

TWO BUCKS FARM

4190 McCowans Ferry

132 +/- Acres

Versailles, Woodford County, Kentucky



PRESENTED BY



www.kyhorsefarms.com

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



A unique opportunity to acquire a Woodford County horse farm—well recognized for producing numerous stake horses including Monarchos—a Kentucky Derby winner. Located just minutes from downtown Versailles, a mature, tree-lined drive leads you to this classic and stately two-story home with approximately 5,900 square feet of gracious living area. This magnificent home's original section was constructed in 1789, its front section in 1825, with the latest addition constructed in 1986.

Offering fabulous views of the entire farm, this 4 bedroom, 3.5 bath main residence features large and beautifully restored rooms throughout. This warm, inviting home boasts 4 large bedrooms with a bonus room that could serve as a nursery or home gym, formal living room, formal dining room, gorgeous sun room, classic cherry wood paneled study, and custom kitchen, mostly all showcasing beautiful hardwood floors.

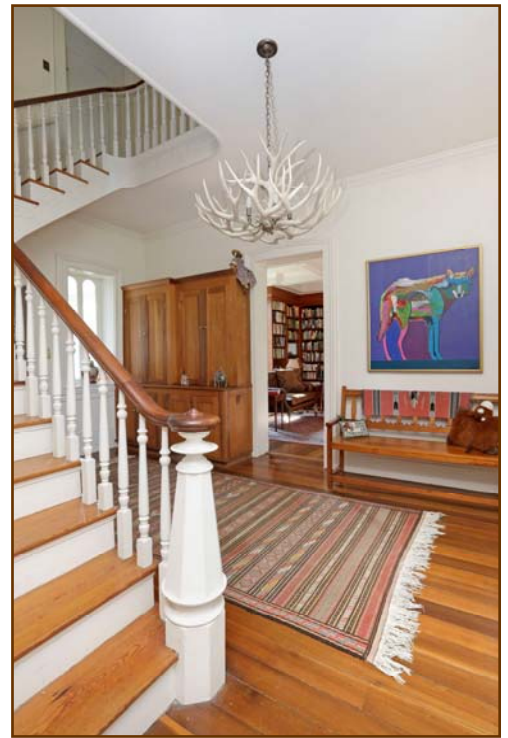
Farm improvements include a 11 stall yearling barn with office/apartment with full bath and kitchenette; a 14 stall broodmare barn; and an 85' x 100' indoor arena currently being used as a weaning management area with 10 temporary stalls. A 2 bedroom, 2 bath manager's home with separate entrance; premium soils throughout; meandering Griers Creek; and mostly 4-board fencing complete this turn-key thoroughbred nursery.

FIRST FLOOR

Entry: 12'1" x 19'7", hardwood floor.

Living Room:

- 18' 6" x 28'8"
- Fireplace with gas logs
- Crown moulding



Formal Study:

- 16'2" x 19'7"
- Coffered ceiling
- Cherry paneling and wainscoting
- Wood-burning fireplace
- Magnificent built-in bookshelves





Formal Dining Room:

- 18'3" x 19'7"
- Wood-burning fireplace
- Chair rail
- Crown moulding
- Gorgeous view of the farm



Kitchen:

- 20'1" x 26'5"
- 6-burner Jenn-Air cooktop
- Sub-Zero refrigerator
- Thermador warming drawer
- Frigidaire oven
- Whirlpool dishwasher
- Stainless steel double sink
- Star-Max griddle with hood



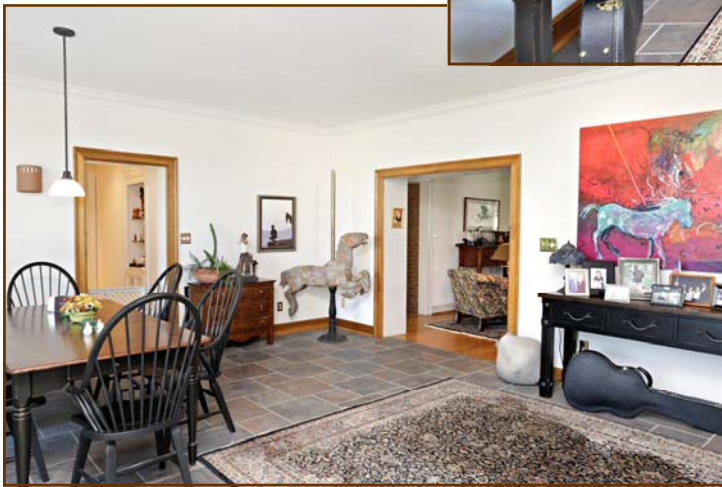
Butler's Pantry:

- Custom paneled wood work
- Perfect for hosting large parties
- Wet bar



Music/Sun Room:

- 13'6" x 28'8"
- Beautiful tile flooring
- Wall of windows which allow sun to pour in.



Half Bath:

- Conveniently located with high-end finishes



Corner Office:

- 9'1" x 7'4"
- Bosch dishwasher
- Wine cooler
- Stainless steel sink
- Custom cabinets
- Work station

Laundry:

- Tile floor
- Abundant built-in cabinets
- Laundry sink
- Clothes folding space
- Hanging rack



SECOND FLOOR

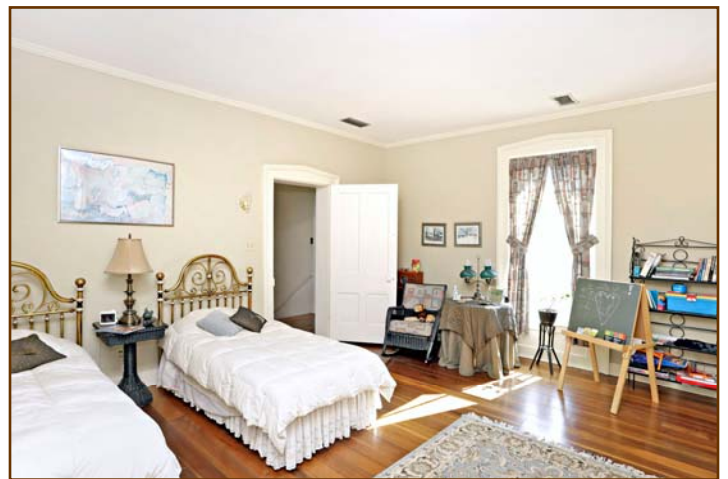
Landing:

- Beautiful curved banister
- Random-width hardwood floor
- Custom, arched full-length window



Bedroom:

- 15'3" x 19'7"
- Fireplace with gas logs



Bedroom:

- 15'3" x 19'7"
- Hardwood floor

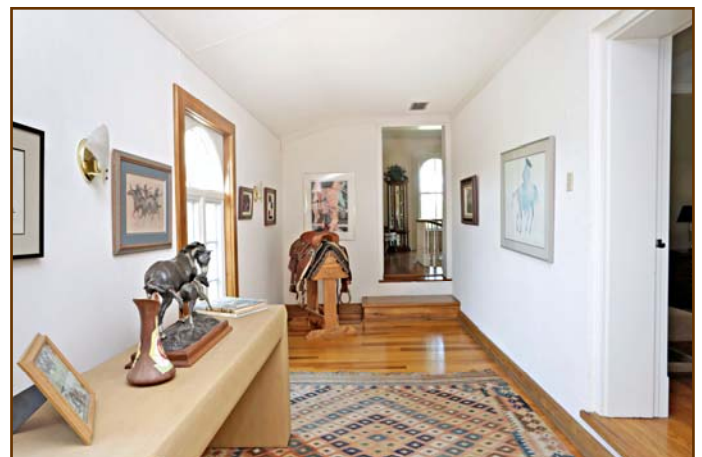
Hall:

- 12'2" x 28'8"
- Random-width hardwood floor
- Beautiful views of farm



Bedroom:

- 14'2" x 16'8"
- Ensuite bathroom



Primary Suite:



Bedroom:

- 20'1" x 31'2"
- Hardwood floor
- Four cedar double closets
- Sitting area
- Back stairs

Bath:

- Ceramic tile floor
- Separate glass shower
- Double closet with mirrored door



Nursery/Bonus Room: 13'3" x 10'5", currently used as home gym

Back Patio:

- 16'5" x 28'8"
- Located off sun/music room
- Commanding view of farm
- Perfect for entertaining



Side view of house with

- Circular drive
- 2-car carport
- Breezeway



Yearling Barn

- 11 stalls
- Office/apartment with full bath and kitchenette
- Wash bay





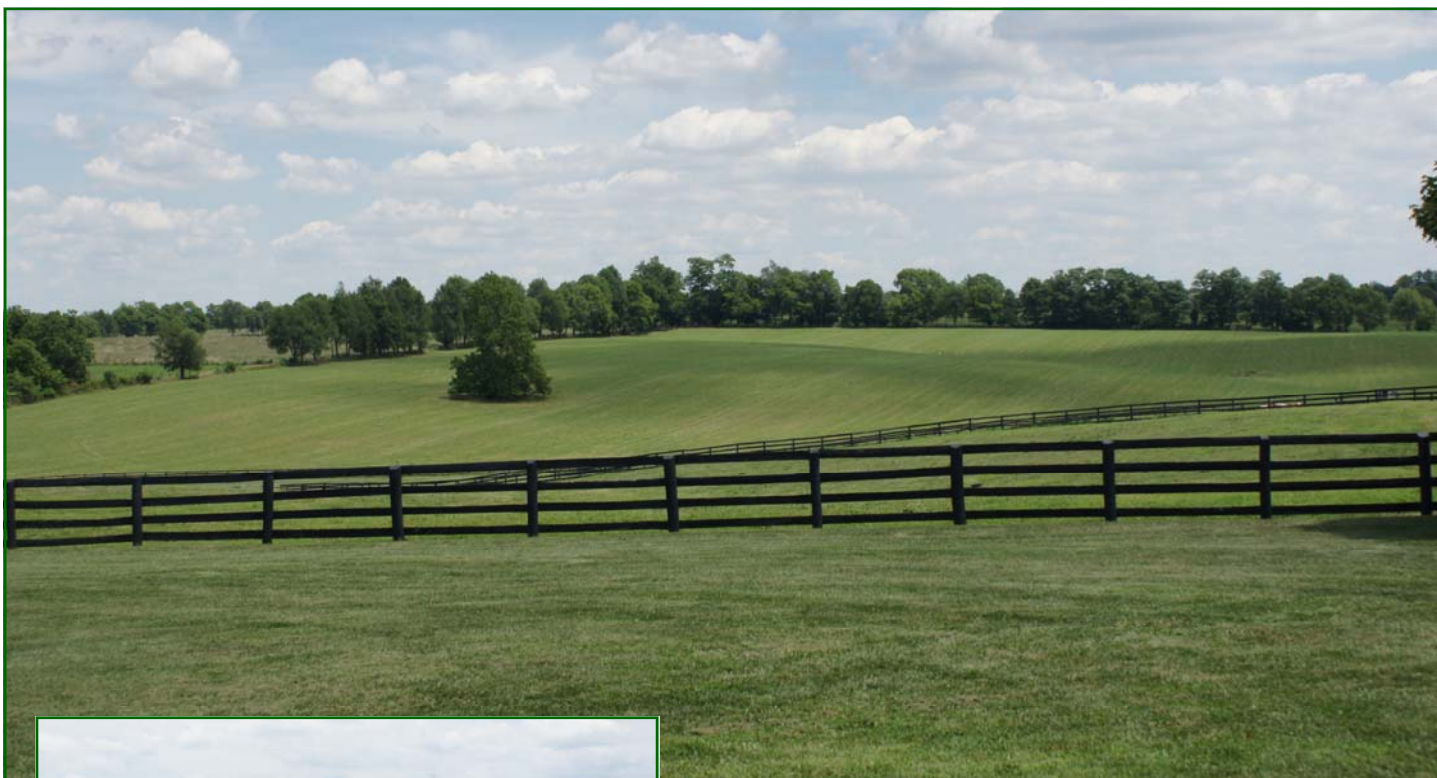
14 Stall Broodmare Barn

- 2 foaling stalls
- Tack room
- Surrounded by large, lush fields

Covered Arena (currently used for weaning management)

- 85' x 100'
- 10 temporary stalls
- Wash bay
- Tack room
- Work shop
- Extra tall rafters make this area easily convertible to a jumper arena
- 6 exterior bays with sliding doors
- Large parking/turn around area





Manager's House

- Two bedrooms and two baths
- Separate entrance
- Ideally-located at corner of farm.



Information contained herein is believed to be accurate but is not warranted

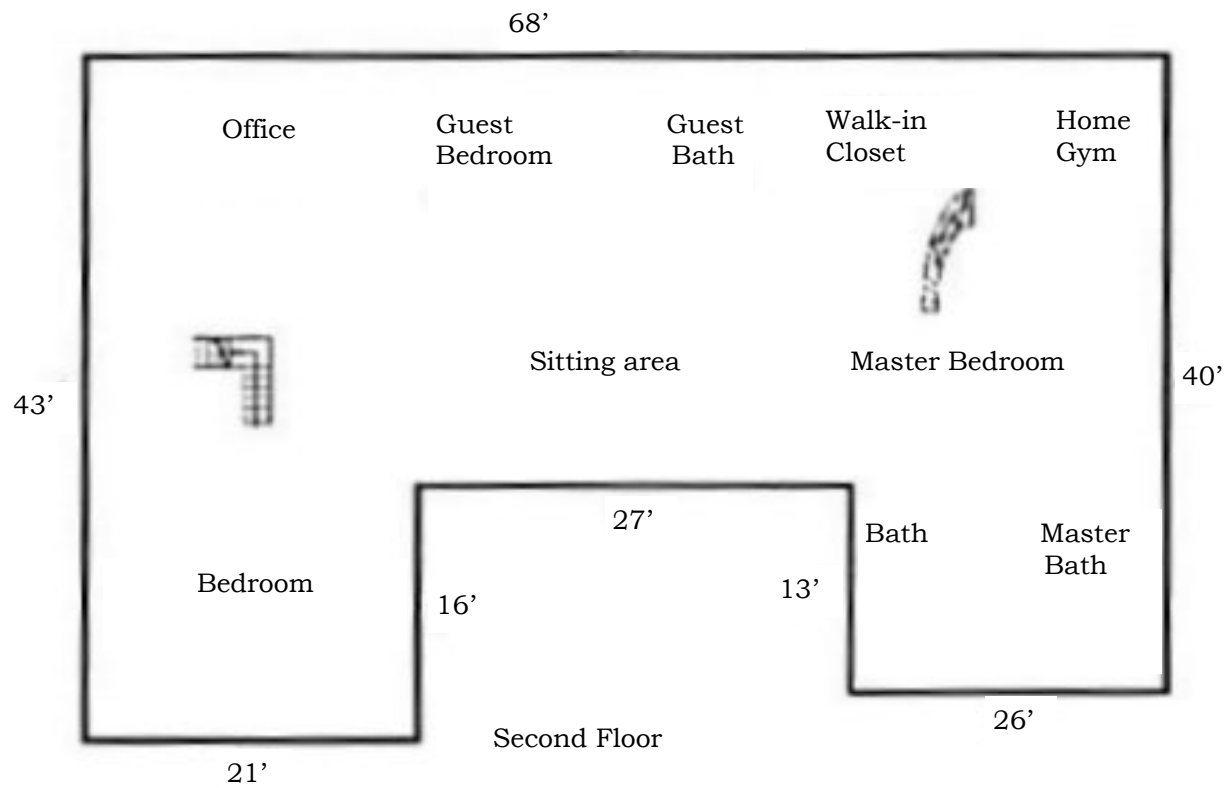
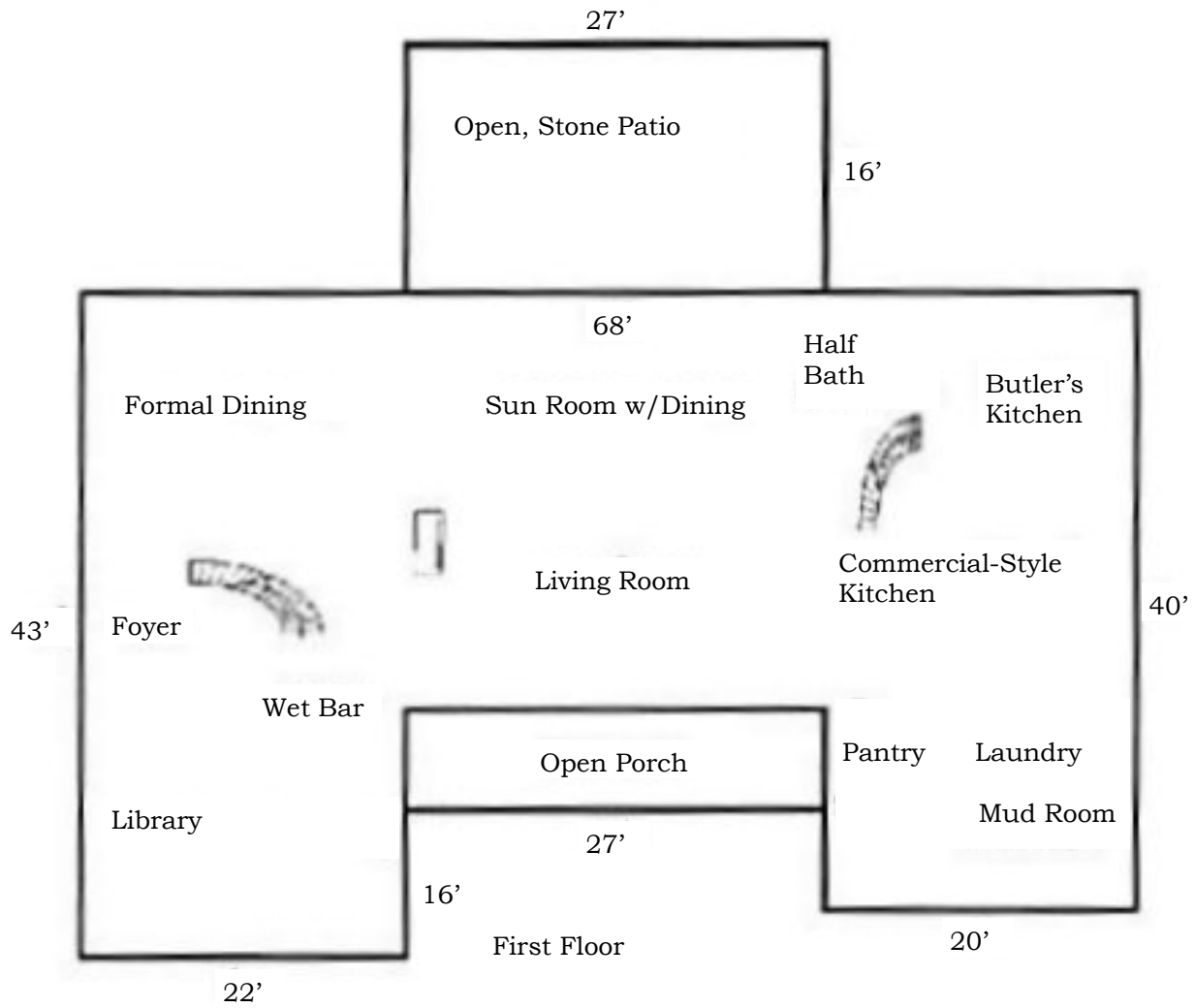
Offered Exclusively By

PRICE: \$2,750,000.



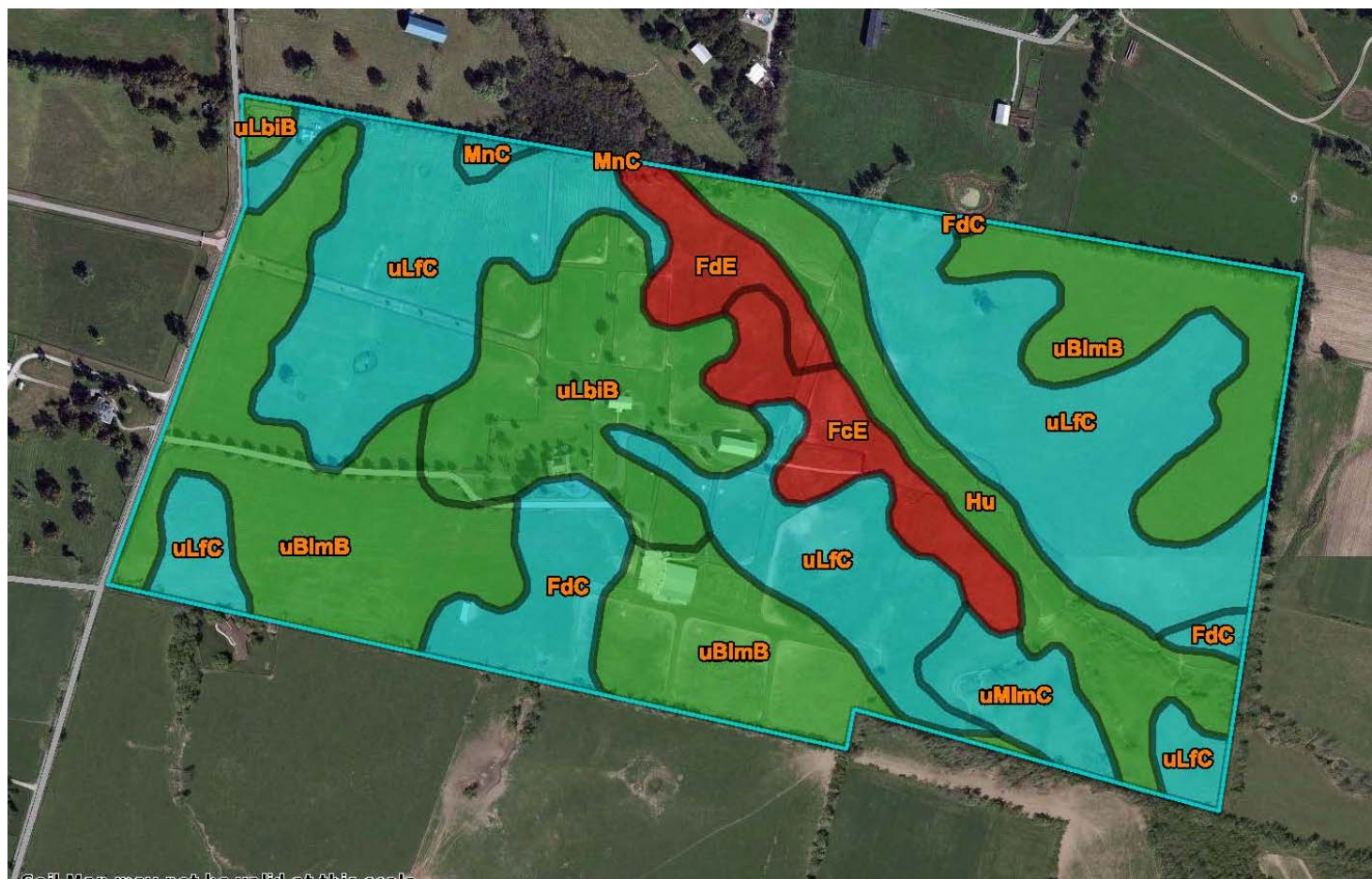
**Bill Justice
859-255-3657**

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McCowans Ferry



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	6.4	4.8%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.4	4.8%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	3.9	2.9%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	10.7	8.1%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	0.5	0.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	38.1	28.7%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	15.6	11.7%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	47.4	35.6%
uMlmc	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	3.9	3.0%
Totals for Area of Interest			133.0	100.0%

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 6-22-22 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 4190 McCowans Ferry Road, Versailles, Woodford County, Kentucky 40383

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

MAA (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or paint hazards are present in the housing. (explain): _____

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

MAA (b) Records and Reports available to the seller (check one below):
☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

____ (c) Purchaser has received copies of all information listed above
____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*
____ (e) Purchaser has (check one below):
☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)
☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

B (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Mary Anne Squier Date 6/22/2022 Buyer _____ Date _____
Seller For D Squier Date _____ Buyer _____ Date _____
Agent B Date 6/22/22 Agent _____ Date _____