

THE TALBOTT HOUSE  
5508 RUSSELL CAVE ROAD  
Lexington, Fayette County, Kentucky  
94.5 ± ACRES



Offered Exclusively By



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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



**LOCATION!! SIZE!! HISTORY!! QUALITY!!** Adjoining Hester Equine, across the road from the former “Rockerfeller Farm” and in the immediate area of world renowned Mt. Brilliant, this fabulous farm is conveniently located to the Kentucky Horse Park, Fasig Tipton, and downtown Lexington. A long tree lined drive leads you to this completely restored c. 1830 Colonial home containing 6000 square feet of inviting living area. This four bedroom, three bath home with copper roof and gutters boasts tall ceilings and hardwood floors, a chef’s kitchen to die for, an elevator, and a luxurious primary bath highlighted by mosaic travertine tile, a steam shower and spa tub.

Soils on this horse farm are excellent– a factor one should never overlook. Horse improvements include a 13 stall horse barn with office, a 40’ x 70’ metal hay/equipment barn, run-in sheds, and plank fencing. Employee housing consists of an older three bedroom—two bath modular home conveniently located in the farm.

**A change in life plans for the current owners gives you a unique opportunity to acquire this very special property.**



**Main Residence**—Painstakingly and meticulously renovated, this c. 1830 Colonial home features 6000 square feet of luxurious living space. Beautiful Ash and Poplar floors have been refurbished, its copper roof and gutters will stand the test of time. Highlighted by its gourmet chef's kitchen with high end appliances, granite countertops and charming eat in area, you'll also discover an elevator for your convenience. Custom shutters and an upper deck (off the magnificent large primary bath) have been added. HVAC is provided by 3-zone geothermal and propane fueled steam heat. The grand front brick porch with stately columns, a rear brick patio and enclosed sun room add to its charm and desirability.

### **First Floor:**

**Entrance Hall**—26'8" x 12. This lovely entry has a grand circular open stair case with mahogany newel post and handrail.



#### **The entry boasts:**

- Double door entry
- Gorgeous wall paper
- Crown molding
- Chair rail trim
- Large base molding
- Ash wide-plank antique flooring



**Formal Living Room**—16'7" x 18'7". Views of the garden and front circular drive, Poplar antique wood floors, fire-place, and crown molding with large base molding.



**Parlor** — 18'1" x 19". Ash floors, fire-place, two doors with access to a garden sunroom, crown molding, large base molding, and open to the formal living room.







**Formal Dining Room**— 18'9" x 16'1". Large base molding, crown molding, fireplace, and antique flooring.



**Library**— 19'3" x 18'4". Ash antique wide plank floors, wall to wall built in bookcases, fireplace, crown molding, and large base molding.



**Family Room**— 17'6" x 25'3". Open floor plan with kitchen. This room has wide Ash plank floors, gas log fireplace, built in storage, and French doors to patio, with access to garage and basement.



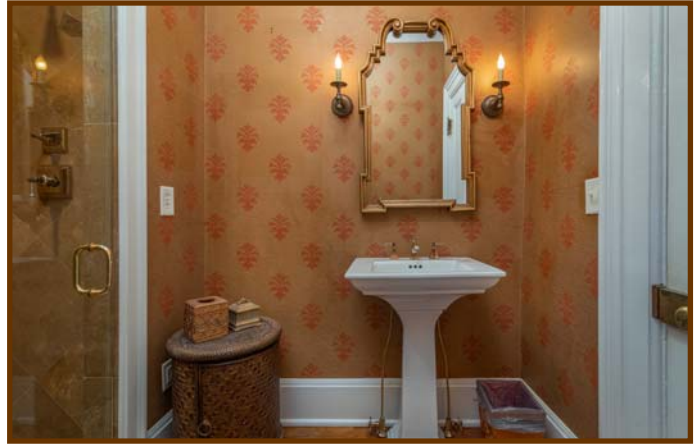
**Kitchen**—17'3" x 26'. Fantastic layout and open to family room. This is a chef's kitchen with all the bells and whistles such as recessed lighting, double Viking wall ovens, Gaggenau Grill, Julian Sink, Sub Zero, Sharp Microwave drawer etc. Italian tile floors and very high quality custom made cabinets, granite counter tops, and storage galore. Center island with seating at an antique wood plank counter top and an office desk having an oak top. The eating area in the kitchen has a bay window with enchanting view of a park like setting.







**Elevator**—located off of the rear hall along with an “L” shaped laundry room.

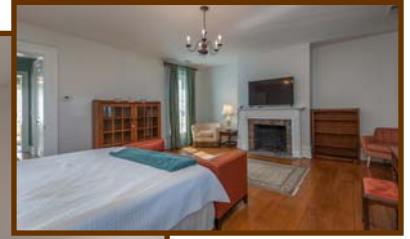


**Full Bath**—8’6” x 7’2”. Adjacent to the library. This room has a tiled shower with a pair of bronze sconces, matching chandelier, and designer wallpaper.

**Garden Sunroom**—34’6” x 9’8”. This room has a peaceful view of the garden, two ceiling fans, and brick floor, and tongue and groove ceiling.



## **Second Floor:**

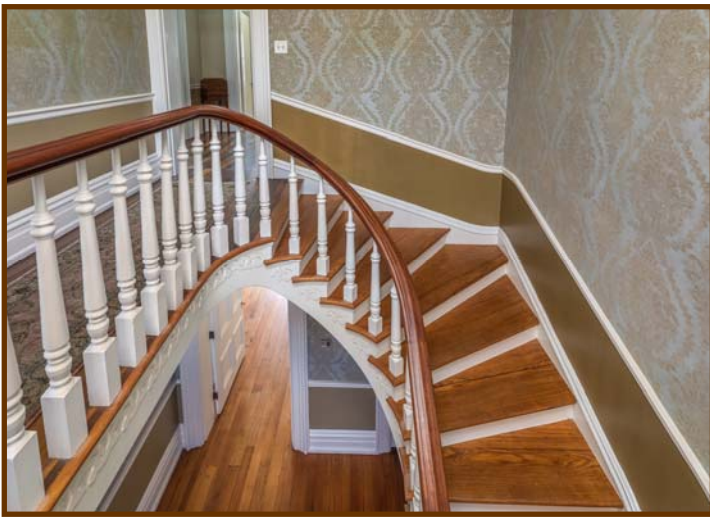


**Primary Bedroom—**  
25' x 18'11". Wide Ash  
plank wood floors,  
fireplace, sitting area,  
2 walk in closets.



**Primary Bath—15'1" x 17'10".** The large picture window above the relaxing European whirlpool spa tub has a door on both sides leading to a patio that has a lovely view from the new balcony. There is also a bidet, a luxurious size shower with rain head shower-head, steam shower, and bench of white marble and travertine. The shower walls and handrail are also travertine with handmade European mosaic tiles made from travertine, marble, and soap stone. The shower door is a very large clear span glass door. There is a two-sink counter with a mosaic travertine and white marble backsplash. The floor is also travertine with a rug pattern centered in the room with decos and same mosaic pattern.





**Bedroom 2**— 16'10" x 18'4"

All bedrooms have ample closet space with hardwood floors.



**Bedroom 3**— 18'9" x 16"



**Bedroom 4**— 18'10" x 18'10"



**Bathroom:** Full bath, tiled shower/whirlpool tub, and Italian tiled floor.











13 stall converted tobacco barn with stalls measuring 14' x 15', center aisle with loft, office with half bath, and an additional storage building.

- 40' x 70' metal hay / equipment building
- 66' older round pen
- 3 run-in sheds
- Plank fencing
- Automatic waterers
- City water

*Offered Exclusively By*

**\$2,995,000.**



**Bill Justice**  
**859-255-3657**

[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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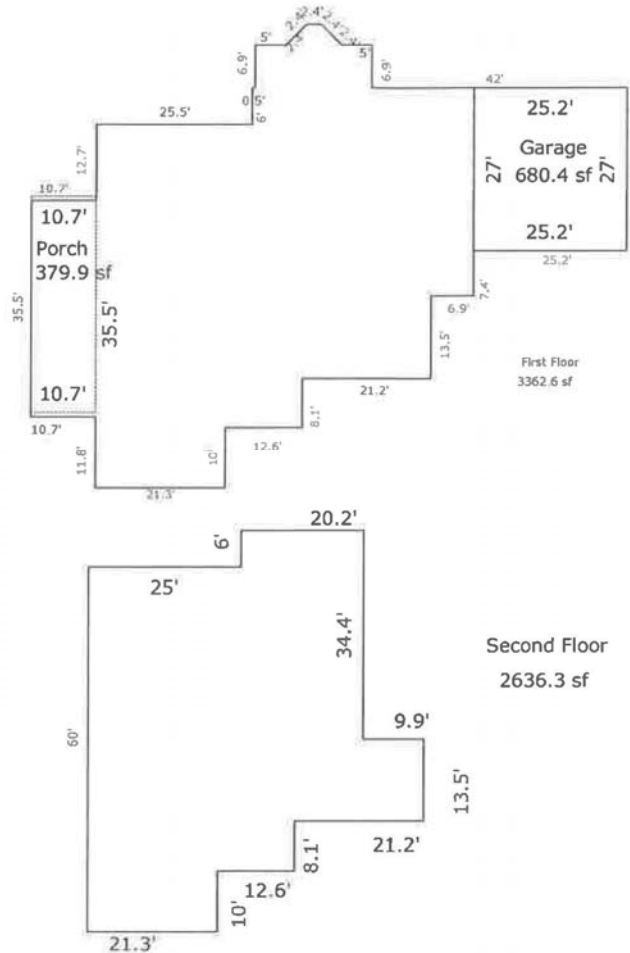


Missy Marrs Appraisal Services  
**SKETCH ADDENDUM**

File No.  
Case No.

Borrower

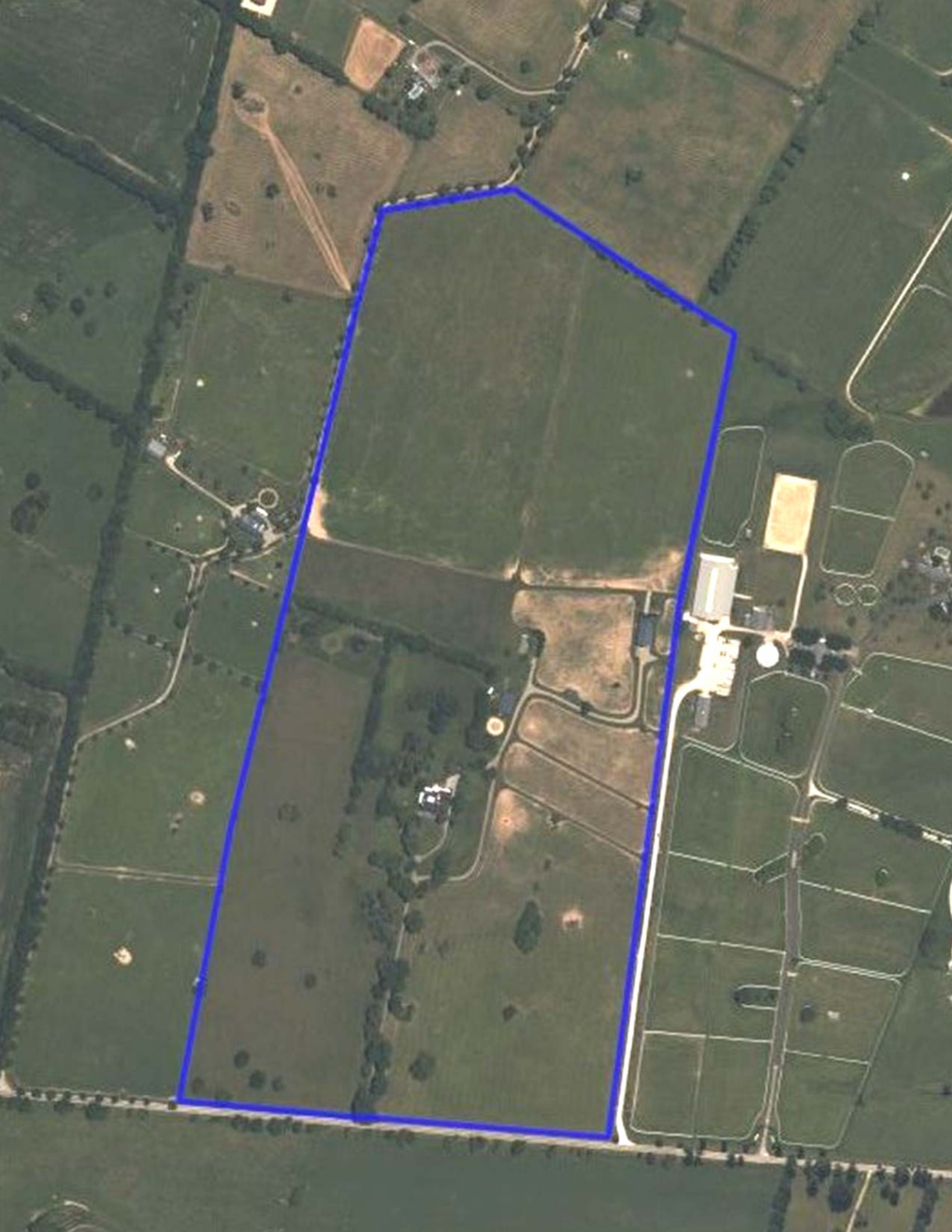
Property Address 5508 Russell Cave Road  
City Lexington County Fayette State KY Zip Code 40511  
Lender/Client 5508 Russell Cave Road Address Lexington, KY 40511



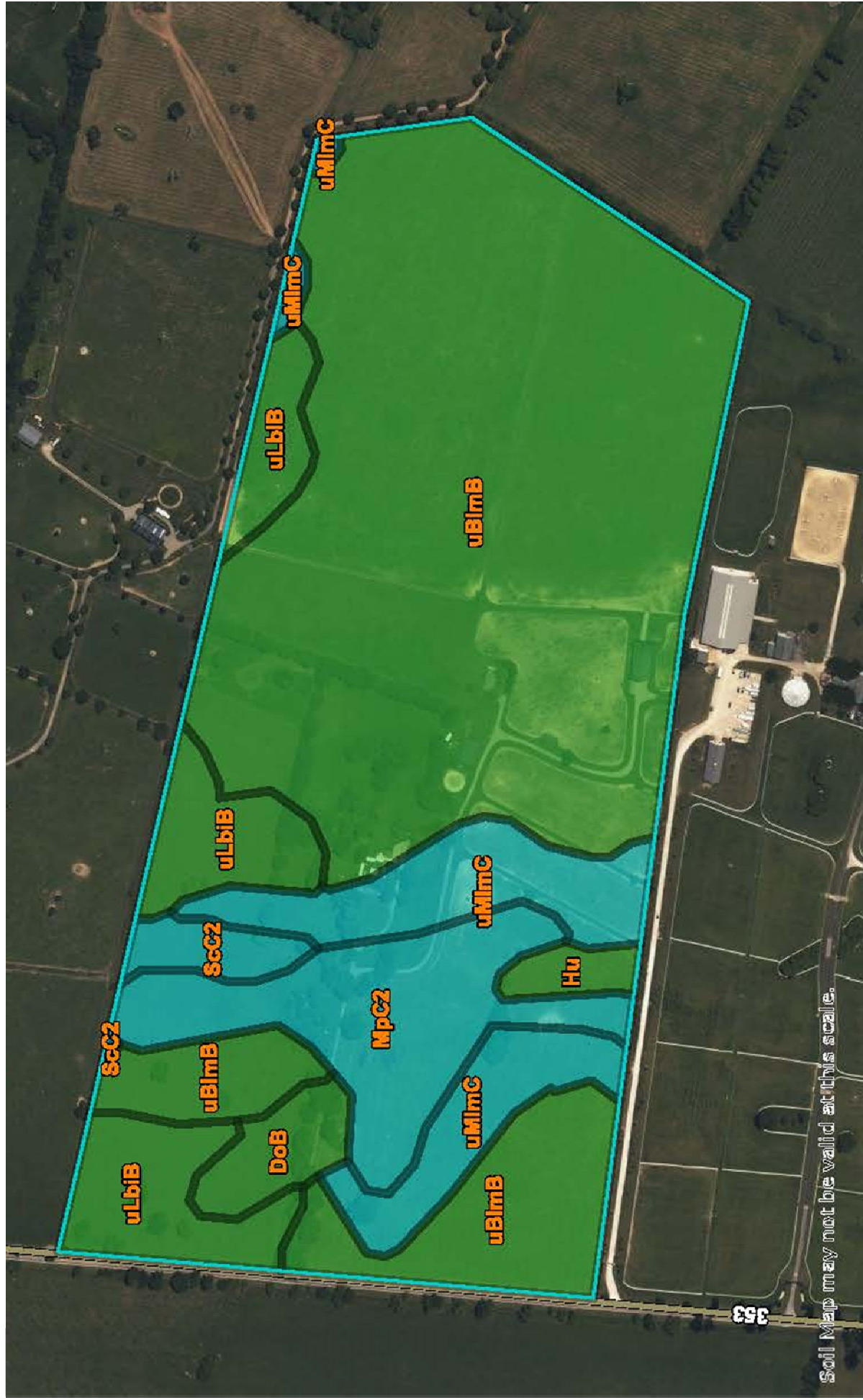
Sketch by Apex Sketch v5 Standard  
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3362.60	
	Second Floor	2636.32	5998.92
GAR	Garage	680.40	680.40
P/P	Porch	379.85	379.85
Net LIVABLE Area		(rounded)	5999

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
0.5 x	10.0 x	0.0	0.05
0.5 x	1.8 x	0.0	0.00
	21.3 x	10.0	212.90
	65.8 x	13.5	888.14
	6.3 x	44.6	280.91
	33.9 x	1.8	61.00
	72.7 x	7.4	537.89
	97.9 x	8.3	812.47
	6.9 x	19.2	132.40
	6.0 x	61.7	370.13
	12.7 x	87.2	1107.29
0.5 x	1.7 x	1.7	1.44
0.5 x	1.7 x	1.7	1.44
	5.8 x	1.7	9.83
	2.4 x	1.7	4.07
0.5 x	1.7 x	1.7	1.44
0.5 x	1.7 x	1.7	1.44
<b>Second Floor</b>			
	28.4 x	45.2	1283.68
	10.0 x	21.3	213.00
			79.39
3	22 Items	(rounded)	5999



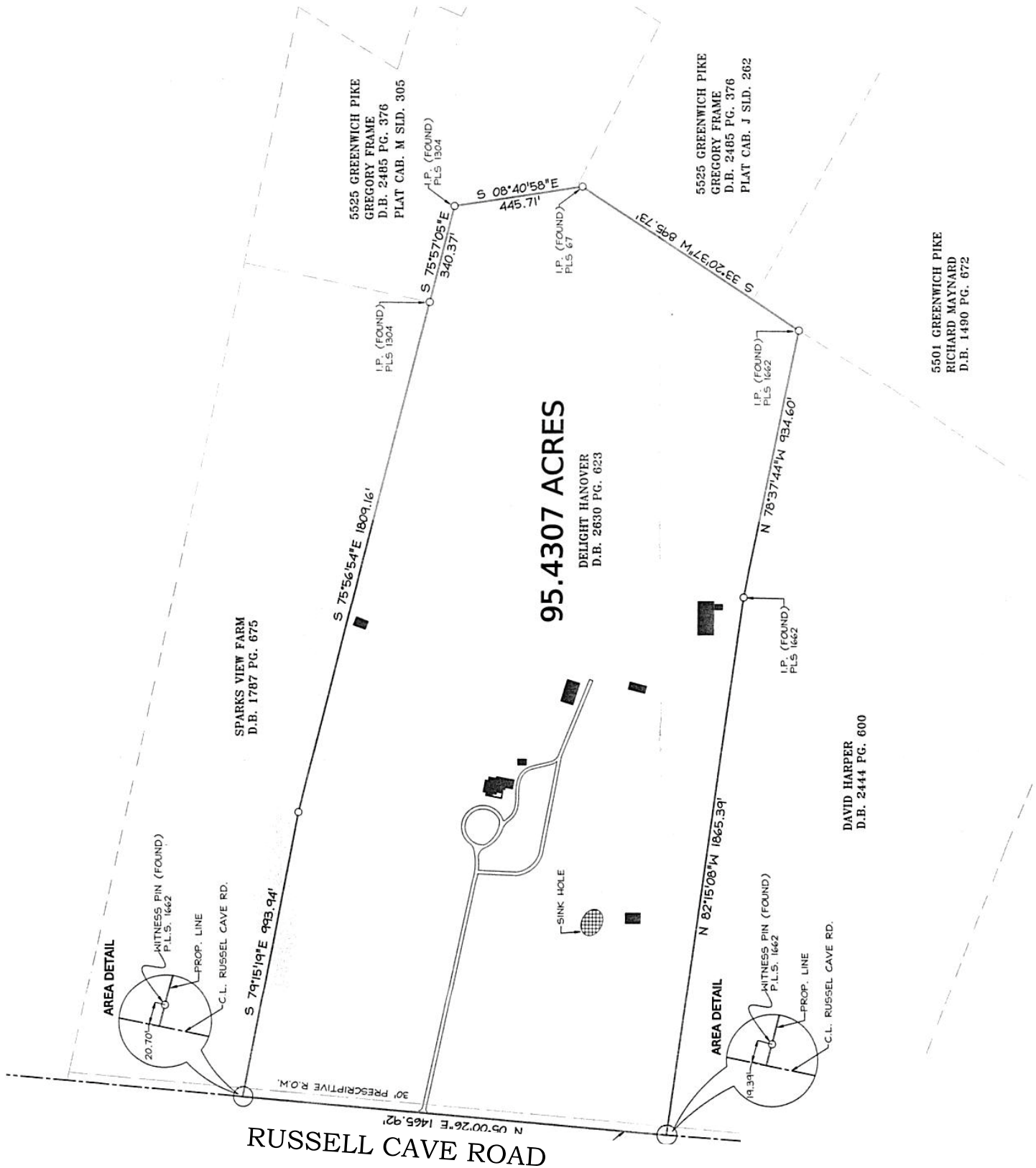




Soil Map may not be valid at this scale.

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.2	2.4%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	1.1	1.2%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	9.2	10.0%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.6	1.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	58.9	64.1%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	9.3	10.1%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	9.7	10.5%
<b>Totals for Area of Interest</b>			<b>92.0</b>	<b>100.0%</b>





## SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 5508 Russell Cave, Lexington KY 40511

DATE: \_\_\_\_\_

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
1. MAIN RESIDENCE – HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	_____	_____	_____
(b) Air Conditioning .....	_____	_____	_____
(c) Plumbing/Septic .....	_____	_____	_____
(d) Heating .....	_____	_____	_____
(e) Pool/Hot tubs/Sauna .....	_____	_____	_____
(f) Appliances .....	_____	_____	_____
(g) Doors and windows .....	_____	_____	_____
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement? .....	_____	_____	_____
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....	_____	_____	_____
(c) Are you aware of any defects or problems relating to the foundation? .....	_____	_____	_____
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked? .....	_____	_____	_____
(b) Has the roof ever been repaired? .....	_____	_____	_____
(c) Do you know of any problems with the roof? .....	_____	_____	_____
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978? .....	_____	_____	_____
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone? .....	_____	_____	_____
(b) Has the property ever had a drainage, flooding or grading problem? .....	_____	_____	_____
6. BOUNDARIES			
(a) Have you ever had a survey of your property? .....	_____	_____	_____
(b) Do you know the boundaries of your property? .....	_____	_____	_____
(c) Are the boundaries of your property marked in any way? .....	_____	_____	_____
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	_____	_____	_____
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. ....	_____	_____	_____
(f) Any improvements shared in common with adjoining or adjacent properties? ....	_____	_____	_____
7. HOMEOWNER'S ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	_____	_____	_____
8. WATER			
(a) Are all the improvements connected to a public water system? .....	_____	_____	_____
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain. ....	_____	_____	_____
(d) Are you aware of any problems with your water lines and/or waterers? .....	_____	_____	_____
(e) Is your water supply shared with anyone else? .....	_____	_____	_____
9. AUXILIARY HOUSES			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses? .....	_____	_____	_____
(b) Were any auxiliary houses built before 1978? .....	_____	_____	_____
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
10. BARN/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings? .....	_____	_____	_____



	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	___	___	___
2) Electric lines.....	___	___	___
3) Natural Gas/Propane .....	___	___	___
4) Telephone lines .....	___	___	___
5) Septic/Field lines.....	___	___	___
(b) If you answered yes to any of the above, can you furnish a diagram of same?	___	___	___
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	___	___	___
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....	___	___	___
(c) Are you aware of any Radon test being performed on this property? .....	___	___	___
(d) Are you aware of any existing or threatened legal action affecting this property?	___	___	___
(f) Are there any assessments other than property assessments that apply to this property? .....	___	___	___
(g) Are you aware of any damage due to wood infestation? .....	___	___	___
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....	___	___	___
(i) Are you aware of any underground storage tanks? .....	___	___	___
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....	___	___	___
(k) Are you aware of any dumps on the property, present or past? .....	___	___	___
(l) Are any sink holes being used as a dump? .....	___	___	___
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	___	___	___
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	___	___	___
(o) Have you ever had a soil analysis done?..... If yes, by whom and when. ....	___	___	___
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....	___	___	___
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	___	___	___
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

Seller has never lived in the home, except very occasional visits, and, therefore, are not comfortable with completing this form.

It should be noted that J. D. Harper & Sons did extensive repairs to the copper roof and gutters; Seller added new custom shutters, a new master deck and railing, new HVAC to sunroom and garage; replaced recessed lighting in family room/kitchen with LED; some interior drywall and painting; repair of sunroom window sills, rotten wood, and baseboards; plus numerous repairs for plumbing, electrical, and HVAC.

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

*Larry Overly*

dotloop verified  
07/20/22 8:50 AM PDT  
86R2-QBAB-UECT-BAGJ

SELLER

DATE

TIME

*Alison Patricelli or assigns*

dotloop verified  
07/25/22 5:07 PM EDT  
RDUD-UX2J-0ZWS-CHWV

SELLER

DATE

TIME

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER

DATE

TIME

BUYER

DATE

TIME

If you have specific questions please consult an attorney.

The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result from your use of this form.

LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS  
2250 Regency Road 276-3503

**ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT**  
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**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS**

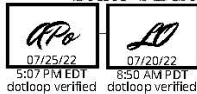
TODAY'S DATE: 07/20/2022 CONTRACT DATE: 07/25/2022 CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 5508 Russel Cave Rd. Lexington KY 40511

**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.*

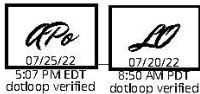
**Seller's Disclosure (Initial)**



(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.



(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.

**Acknowledgment (Initial)**

 (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 comply.

**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.

	dotloop verified 07/20/22 8:50 AM PDT TDBG-IAMV-UGNF-WOCM
	dotloop verified 07/25/22 5:07 PM EDT OMJ-KWJW-WZAA-Y10C
	dotloop verified 07/20/22 9:41 AM EDT NORI-UDTL-PREA-HFML

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent \_\_\_\_\_ Date \_\_\_\_\_