

6201 SULPHUR WELL

Lexington, Fayette County, Kentucky

100.84 ACRES



Offered Exclusively By



www.kyhorsefarms.com

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

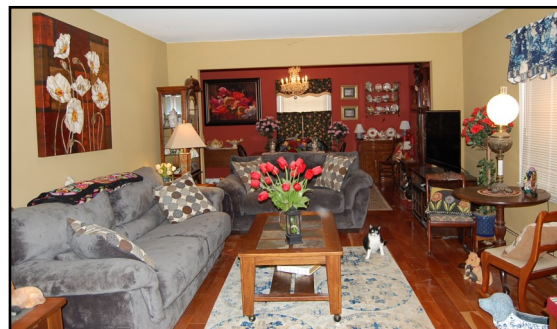


- 1 1/2 story brick home
- 2 car basement garage
- 2400 +/- sq on 1st & 2nd floors
- 319 +/- sq ft finished in basement
- Covered front porch



ENTRY

- Hardwood floors
- Stairs



LIVING ROOM

- Cherry floors
- Window treatments





DINING ROOM

- Cherry floors
- Chandelier
- Window Treatments



KITCHEN

- Ceramic tile
- Chair rail
- Cherry cabinets
- Granite countertops
- Island with cooktop
- Side by side refrigerator
- Double stainless steel sink
- Dishwasher
- Eat-in breakfast area
- French doors to concrete patio



DEN

- Hardwood floors
- Brick fireplace with gas hookup
- Window treatments
- Ceiling fan/light

HALL BATH

- Vinyl floors
- Linen closet
- Single vanity
- Walk-in shower
- Door to Primary bedroom

PRIMARY BEDROOM

- Hardwood floors
- Double closet
- Ceiling fan/light
- Window treatments

GUEST BEDROOM

- Hardwood floors
- Closet
- Window treatments



ADDITIONAL 1ST FLOOR FEATURES

LAUNDRY ROOM

- Tile floors
- Wall cabinets
- Washer/dryer hookup
- 1/2 bath with tile floor

BACK HALL

- Hardwood floors
- Closet
- Door to basement

SECOND FLOOR



STORAGE ROOM

- Furnace located within
- Hardwood floor



HALL BATH

- Vinyl floors
- Tub/shower combo
- Single vanity
- Window treatment

BEDROOM 1

- Hardwood floors
- Closet
- Ceiling fan/light
- No window treatment

BEDROOM 2

- Hardwood floors
- Closet
- Ceiling fan/light
- Window treatments

BEDROOM 3

- Hardwood floors
- Closet
- Ceiling fan/light
- Window treatments

BASEMENT FAMILY ROOM

- Epoxy floor
- Brick fireplace
- Paneled walls
- Access to garages
- Storage room with gas stove hooks
- Double utility sink
- 2nd furnace

HVAC

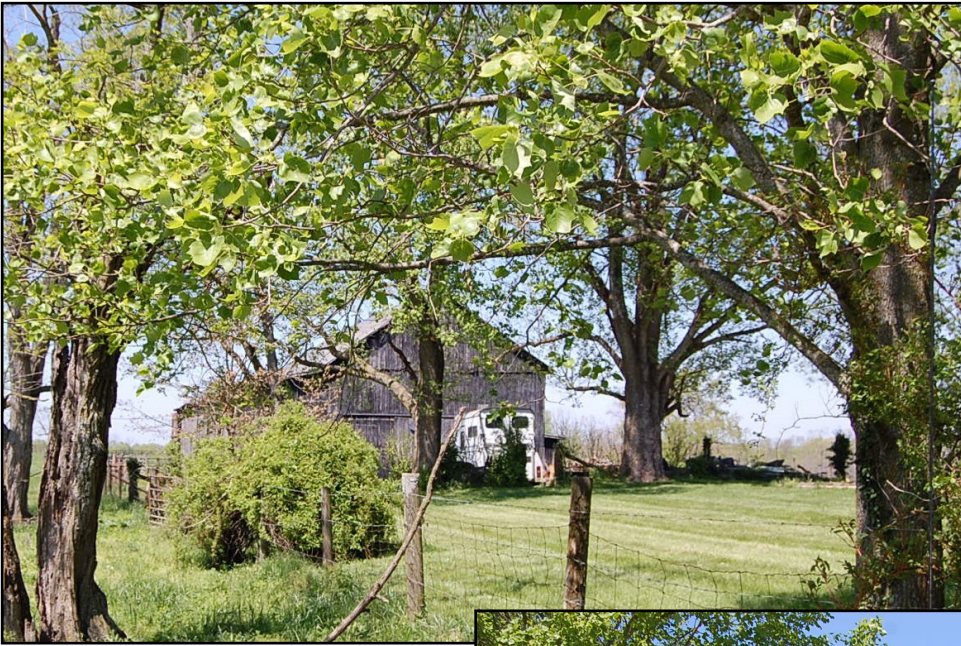
- 2 heat pumps
- Electric auxiliary heat on second floor
- Propane auxiliary heat in basement



MISC INFORMATION

- Leased propane tank
- City water– house, tobacco barn, storage barn, equipment shed, tenant home site
- Septic Tank– recently pumped
- 2nd septic tank near former tenant house
- Brinks alarm system
- 4 board plank fencing around main house

FARM IMPROVEMENTS



10 BENT TOBACCO BARN

- 12' x 12' bents
- Attached enclosed shed is 16' x 120'

STORAGE BARN

- 24' x 72'
- Concrete floors
- Water

7 BAY EQUIPMENT SHED

- 14' x 98'
- Concrete floors in 4 inner bays
- Gravel floor in 2 outer bays



SMALL STORAGE BUILDING



- Pond
- Spring fed concrete 700 gallon water tank
- Spring house
- 2" water line to storage barn
- 1" water line from storage barn to tobacco barn & former tenant house

**NOTE: Accepted contract, will continue to show.
48 hour Kick Out Clause as Buyer needs to sell the property**

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

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PRICE: \$1,650,000.



Agent: Bill Justice
859-255-3657
Bill Bell
859-421-0607



6201 Sulphur Well Rd. Lexington, KY 40509

100.84 Acres



Tables — Farmland Classification — Summary By Map Unit			
Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)		Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)	
Map unit symbol	Map unit name	Rating	Percent of AOI
FaF	Fairmount very rocky silty clay loam, 20 to 50 percent slopes (fairmount-rock outcrop complex)	Not prime farmland	8.1
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	10.4
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	0.4
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	2.1
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	0.0
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	0.0
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	3.4
Rk	Rock land (rock outcrop-fairmount complex, 20 to 50 percent slopes)	Not prime farmland	0.1
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	50.8
uMimC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	24.6
Totals for Area of Interest			100.0
			100.0%