

COMMISSIONER'S SALE

TUESDAY, APRIL 22, 2025 • 11 AM

305 S. YARNALLTON PIKE

Lexington, Fayette County, Kentucky

50 +/- ACRES

OPEN HOUSE: APRIL 13 & 20 • 2-5 PM



This property is being sold pursuant to an Order of Sale in the Fayette Circuit Court in Civil Action No. 22-CI-01830, styled *JP Morgan Chase Bank, National Association VS Earl A. Skarky at al.* **NOTE:** The full terms on the following page.



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TERMS AND CONDITIONS

1. The property to be sold contains approximately 50 acres located on 305 South Yarnallton Pike in Fayette County, Kentucky and shall be sold in a single tract at public auction in its "as is, where is" condition without any warranty or guaranty as to the physical condition of the Property in accordance with the Order of Sale attached hereto and these terms and conditions.
2. At the time of sale the successful bidder shall either pay cash or make a deposit of 10% of the purchase price with the balance on credit for thirty (30) days. In the event the successful bidder desires or elects to credit the balance, he or she will be required to post bond and furnish an acceptable surety thereon. Said bond shall be for the unpaid purchase price and bear interest at the rate the judgement bears, from the date of sale until paid in full, and shall have the force and effect of a judgement. The bond interest rate charged on any unpaid balance is listed for each case shown in Upcoming Sales on the Master Commissioner Fayette Circuit Court Website.
3. The property shall otherwise be sold free and clear of any right, title and interest of all parties to the action and of their liens and encumbrances thereon, excepting easements and restrictions of record in the Fayette County Court Clerk's Office and such right of redemption as may exist in favor of the United States of America or the defendant(s). The appraised value of the Property for purposes of calculating Defendant's right of redemption pursuant to KRS 426.530 is \$3,500,000.
4. The purchaser shall be required to assume and pay all taxes or assessments upon the property for the current fiscal tax year (i.e. the amount that will be due thru June 30, 2025) and all subsequent years. All other delinquent taxes or assessments upon the property for prior years shall be paid from the sale proceeds if properly claimed in writing and filed of record by the purchaser within ten (10) days from the date of sale.
5. The property to be sold shall not include any movable personal property.
6. All other terms and conditions contained in the Order of Sale and any terms included on the Master Commissioner Fayette Circuit Court Website (faycom.info) are herein incorporated by reference.



A Remarkable Estate of Timeless Elegance

Nestled behind a private gated entrance, this stunning 16,000 +/- square foot estate is ideally located just minutes from the Kentucky Horse Park and downtown Lexington. Offering ultimate privacy and luxury, this home- designed for both sophisticated living and entertaining; featuring six bedrooms, six full baths, and three half-baths.

The expansive main level boasts an open-concept layout with a gourmet kitchen equipped with top-tier appliances and custom cabinetry. The first-floor primary suite is a private retreat, while Brazilian Cherry hardwood floors and exceptional finishes add elegance throughout the home.

The second level features four luxurious en-suite bedrooms and a beautifully appointed two-room office, located at one end of the two stairways.

The lower level is an entertainer's dream, leading to a spacious patio and saltwater pool. It includes a luxurious bedroom suite, a bar, billiard room, rec room, family room, half bath, and two bonus rooms, offering endless possibilities for customization.

Set on 50 +/- acres, the estate also includes a 12-stall barn with a 16' x 28' tack room, a four-bay run-in shed, and a maintenance building. The four-car attached garage provides ample space for vehicles and storage.

This exceptional property offers the perfect blend of luxury living and equestrian facilities—an unparalleled opportunity to acquire a truly remarkable farm.



The grand great room features a 22-foot ceiling, Brazilian cherry floors, a marble-surround fireplace, and sweeping views through arched windows and French doors leading to the patio. The foyer, with its marble floor and arched doorways, seamlessly connects to the great room.



The formal dining room exudes sophistication and comfortably seats 12.



The formal office, located to the left of the foyer, features a marble surround fireplace, cherry paneling, and an adjacent half bath.





This spacious kitchen offers culinary perfection with top-of-the-line appliances, a large bar, entertainment area, striking pillars, and a butler's pantry.

The adjacent breakfast room features a stacked stone fireplace and stunning views of the pool and paddocks.



The primary suite features a double tray marble-inset ceiling, a coffee bar, and spacious closets on either side of the entrance to the luxurious marble bath. It also offers direct access to the travertine deck, with breathtaking views of the gorgeous heated saltwater pool.

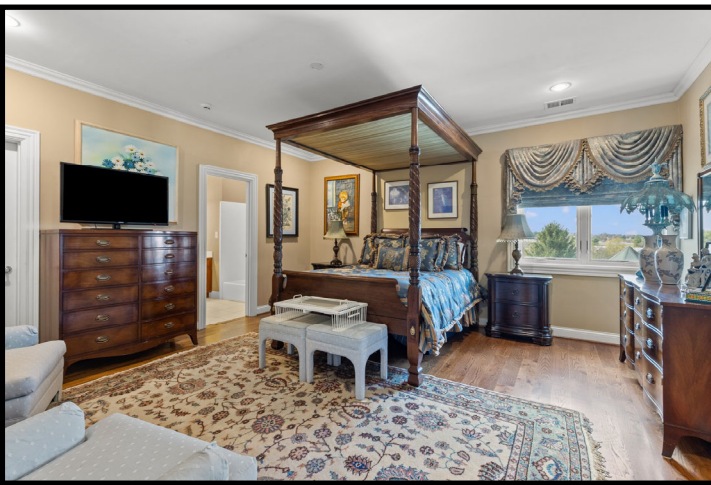
The elegant primary bath features a large glass shower, a Jacuzzi tub, a double vanity, a separate recessed toilet area, and a dressing area. Abundant closets flanking the entrance offer ample space for an extensive wardrobe.



SECOND FLOOR



The open, airy gallery extends the length of the second floor, connecting four bedroom suites and a spacious two-room office. It is accessible by staircases at either end.



Each generously sized bedroom features an en-suite bath and offers sweeping views of the paddocks and pool, creating a tranquil and scenic retreat.

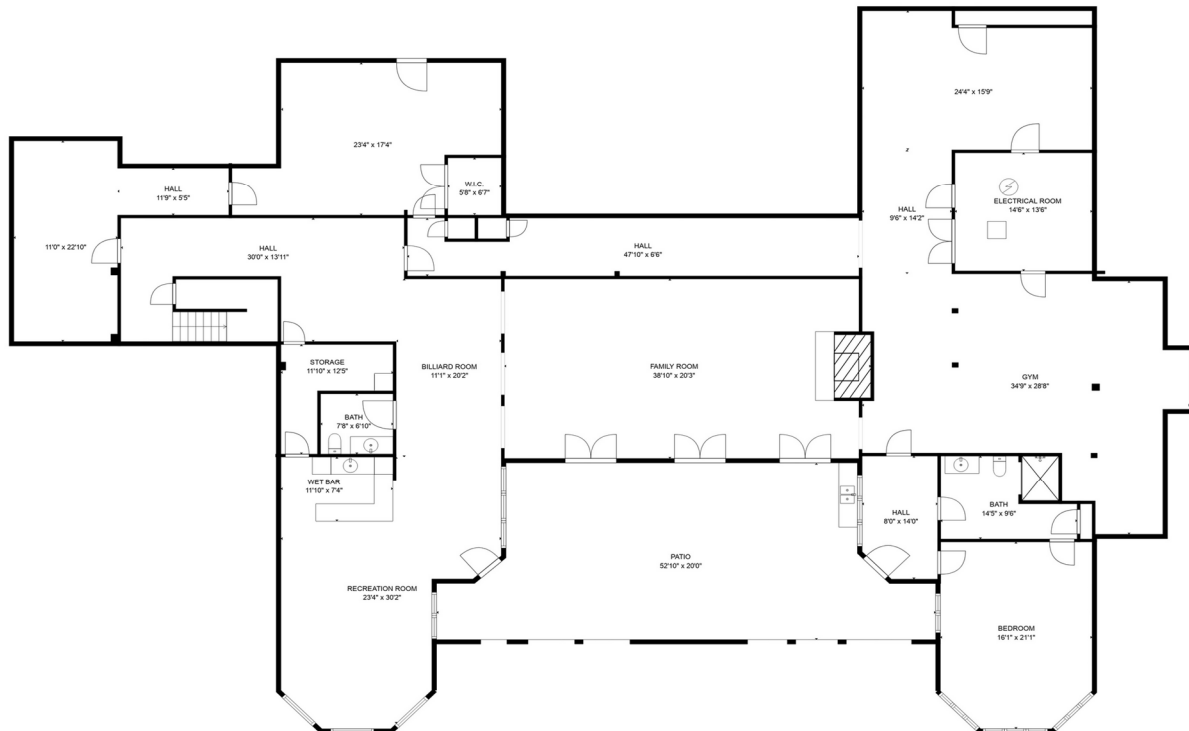
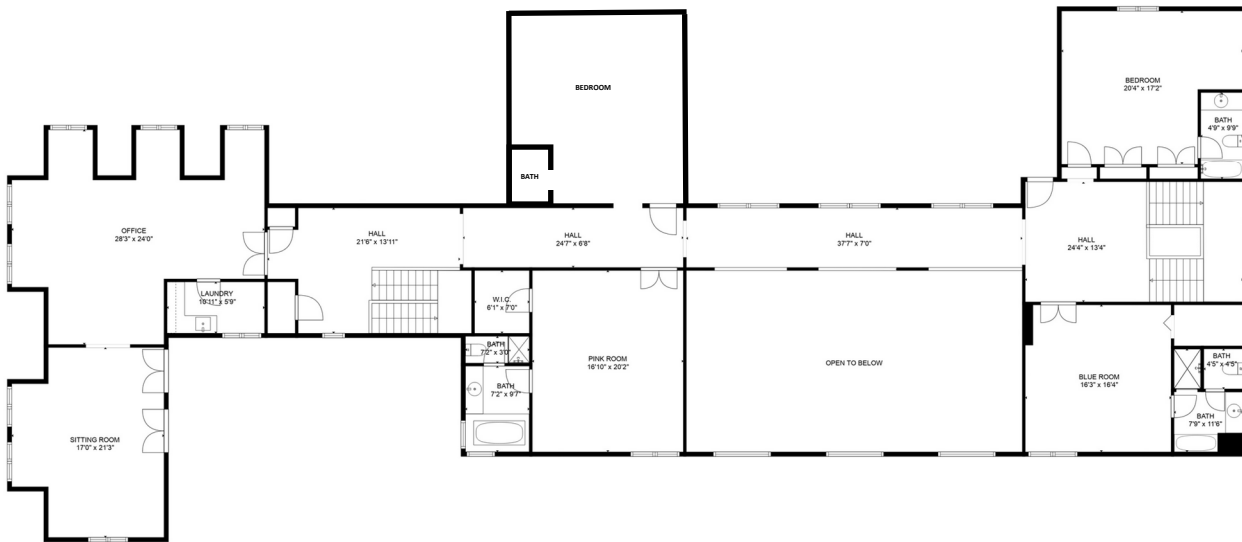
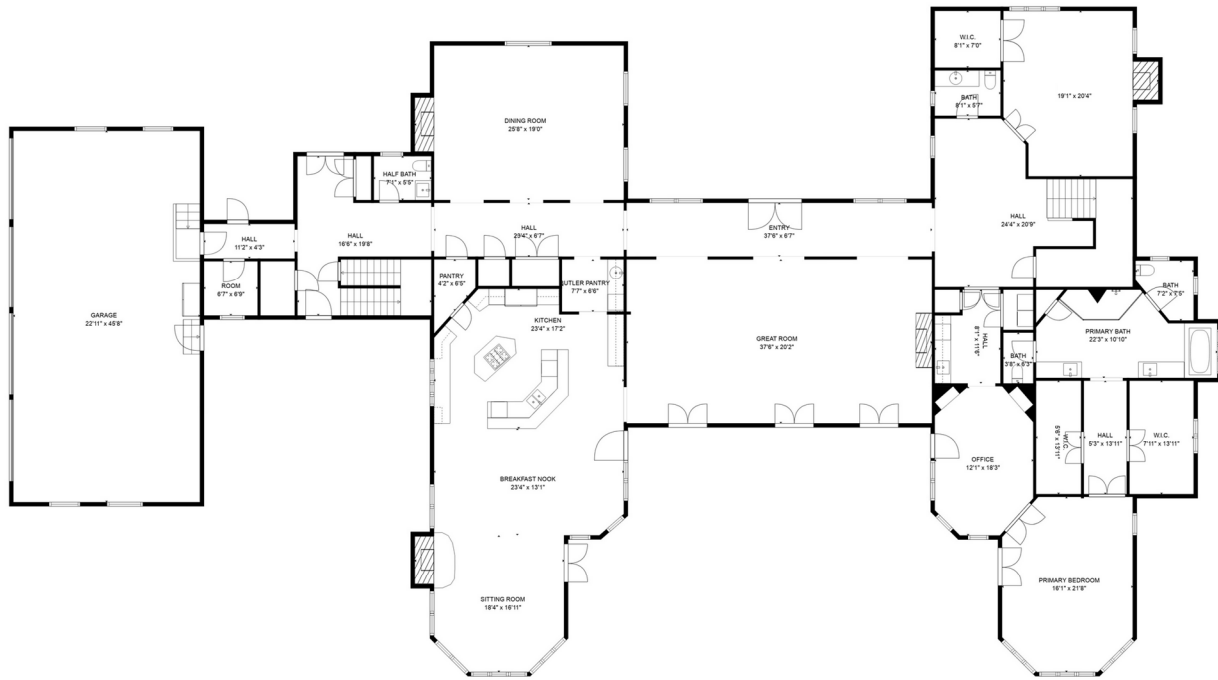
LOWER LEVEL



Entertainment or separate living area is personified in the expansive lower level; featuring a very nice “secondary” primary suite, rec room with a bar, billiard room, family room with cozy fireplace and two bonus rooms, completed with a half bath create a perfect space for your desires.



The lower-level patio and upper-level deck offer expansive entertainment areas, both featuring stunning views of the farm and salt water pool.





12-stall barn with a 16' x 28' tack room and its four-bay run-in shed, and a well-maintained maintenance building.





| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|--|----------------------------------|--------------|----------------|
| MnB | McAfee silt loam, 2 to 6 percent slopes | All areas are prime farmland | 0.1 | 0.2% |
| MnC | McAfee silt loam, 6 to 12 percent slopes | Farmland of statewide importance | 1.7 | 3.5% |
| MpB2 | McAfee silty clay loam, 2 to 6 percent slopes, eroded | All areas are prime farmland | 6.0 | 12.5% |
| MpC2 | McAfee silty clay loam, 6 to 12 percent slopes, eroded | Farmland of statewide importance | 15.1 | 31.6% |
| uBlmB | Bluegrass-Maury silt loams, 2 to 6 percent slopes | All areas are prime farmland | 24.8 | 51.8% |
| uMlmC | Maury-Bluegrass silt loams, 6 to 12 percent slopes | Farmland of statewide importance | 0.2 | 0.4% |
| Totals for Area of Interest | | | 47.8 | 100.0% |



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