

1155 MUNDYS LANDING

Harrodsburg, Kentucky

173 +/- Acres



173.4 acre horse farm with all the improvements one needs for a complete saddlebred/ horse farm ideally located in Mercer County. Improvements include a 3,750 +/- square foot tri-level home featuring five bedrooms and three and one half baths; a story and a half manager's home with approximately 2,950 square feet.

Horse improvements include a 12 stall main barn with two lighted indoor arenas, office, and attached rear equipment sheds. The 19 stall show/training barn has a 44' x 106' indoor arena and a two level apartment plus ancillary facilities. This farm is fully fenced with twelve paddocks/fields, has city water, and eight ponds. Tremendous road frontage and scenic vistas.

Offered Exclusively By

PRICE: \$875,000.



Agents: Bill Justice
(859) 294-3200

Mary Sue Walker
(859) 619-4770

www.kyhorsefarms.com
518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657

The spacious great room on the first level offers expansive views from every window.



First floor master bedroom with Jacuzzi and three additional bedrooms, two full, and two half baths provide for families large and small.



Whether gathered around the stone floor to ceiling fireplace watching TV or just enjoying the incredible views, there is room for every activity in this welcoming space.

Lower level family room with stove.



The large kitchen on the second level adjoins two dining areas.





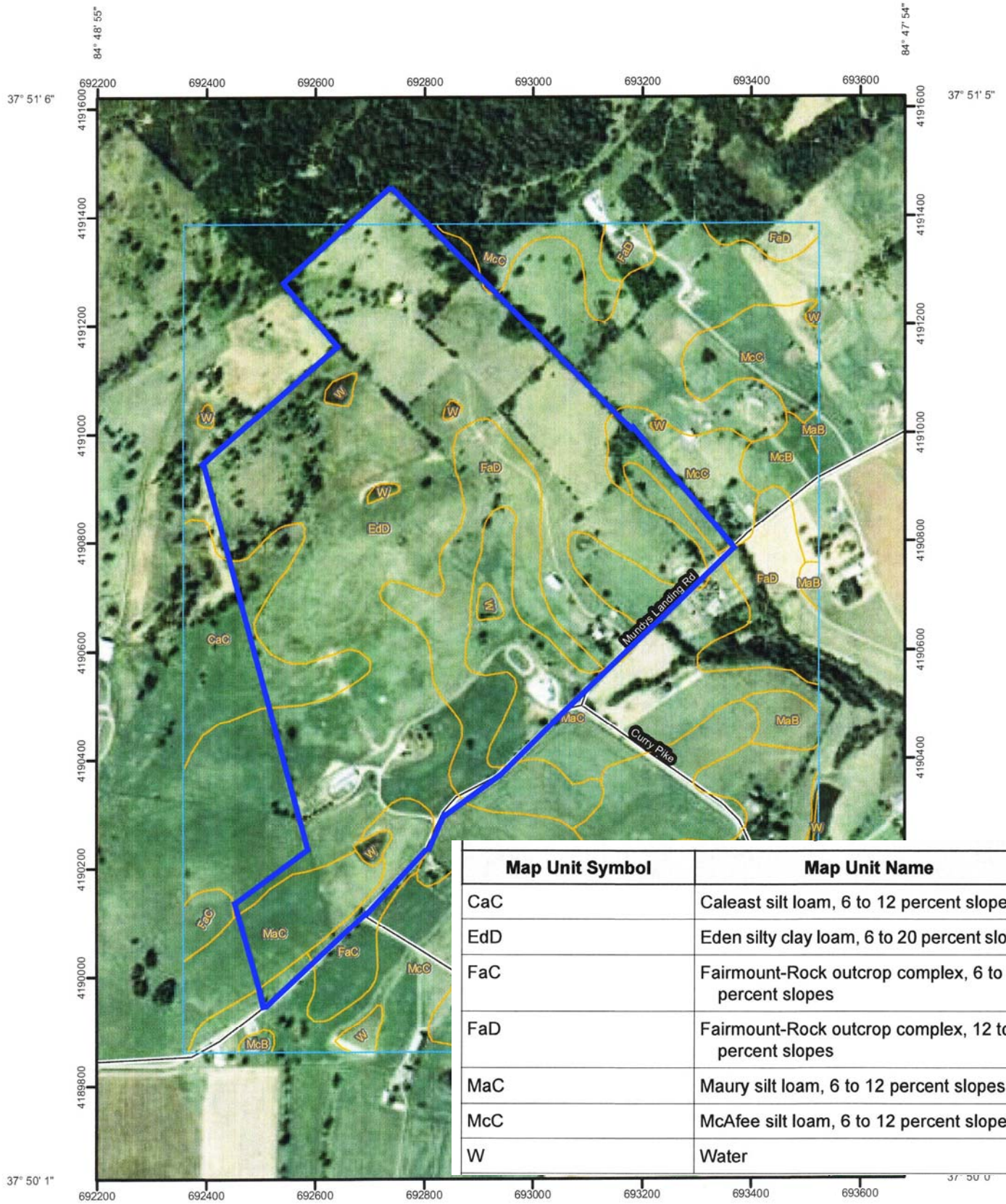
Step back in time in this charming white stucco home with living room, dining room, family room, office, three bedrooms, two full baths, hardwood floors, and intricately-carved newel posts. Nestled among old trees.



The living room, dining room, and office feature fireplace mantels with beautiful antique brass fire screens.

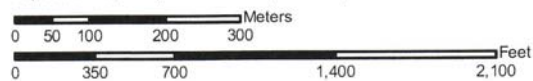


Soil Map—Boyle and Mercer Counties, Kentucky



Map Unit Symbol	Map Unit Name
CaC	Calest silt loam, 6 to 12 percent slopes
EdD	Eden silty clay loam, 6 to 20 percent slopes
FaC	Fairmount-Rock outcrop complex, 6 to 12 percent slopes
FaD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes
MaC	Maury silt loam, 6 to 12 percent slopes
McC	McAfee silt loam, 6 to 12 percent slopes
W	Water

Map Scale: 1:9,510 if printed on A size (8.5" x 11") sheet.



SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 1155 Mundy's Landing Road, Harrodsburg DATE: 6/4/09
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?	X	—	—
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?	X	—	—
(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
11. UTILITIES			
(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?	___	___	___
12. MISCELLANEOUS			
(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?	___	___	___
13. If the answer was "yes" to any of the above questions, please explain.			
Sellers are co-trustees and have no factual knowledge of subject property.			

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.

THE NORTHERN TRUST COMPANY, as Trustee
as aforesaid

7-15-2009

SELLER _____ DATE _____ TIME _____

as its SECOND VICE PRESIDENT

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: [Signature] DATE: 8-5-09 TIME: 4PM

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

BUYER _____ DATE _____ TIME _____

If you have specific questions please consult an attorney.

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

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: 6/4/09 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 1155 Mundy's Landing Road
Harrodsburg, Kentucky 40330

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)

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

[Signature] (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 knowledge of lead-based paint and/or lead based paint hazards in the housing.
☒ Seller has no reports or records pertaining to lead-based paint 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 paint hazards under the same terms and conditions as "Other Inspections", Sec. 9(b)(2), i, ii, of 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)

- [Signature] (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d 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 [Signature] Date 7/15/09 Buyer _____ Date / /
Seller _____ Date / / Buyer _____ Date / /
Agent [Signature] Date 6/15/09 Agent _____ Date / /