

ARROWHEAD FARM

41 +/- ACRES

2305 HARRODSBURG ROAD
(US 127 South)



Offered Exclusively By



www.kyhorsefarms.com

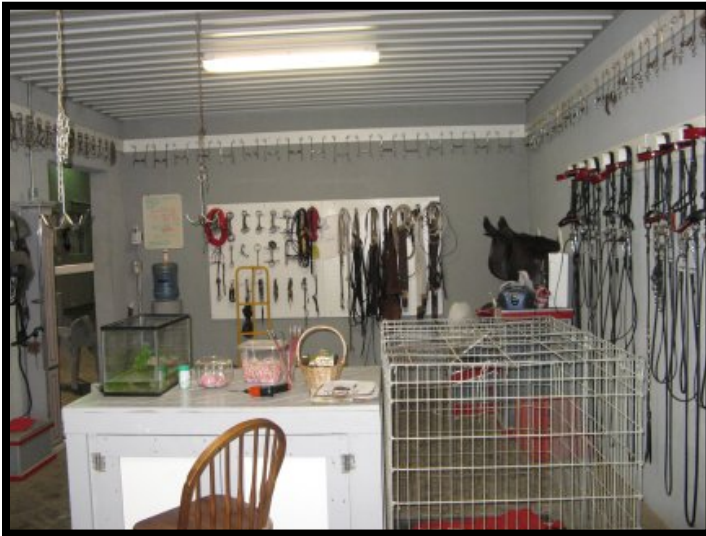
518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



Exceptionally unique horse facility suitable for most breeds. Magnificently-built new structure which consists of a 2,300 square foot two story log home in the center, 24 (14' x 14') stalls, a 50' x 250' indoor arena, and two 1,200 square feet second level apartments. 60' x 100' metal and steel frame building with a two room and full bath lounge (suitable for apartment if needed). 5+ acres on the highway are zoned B-3. Stone entrance with electric gate, Triple Crown and V-mesh fencing, some woods, and stocked lake. Less than 20 miles from the Lexington airport and 1.5 miles off the Bluegrass Parkway.

MAIN BARN:

- Twenty-four 14' x 14' stalls—each equipped with automatic waterer, Nelson feeder, floor drain, and interlocking stall mat.
- Two tack rooms—each with stamped concrete floor.
- Large wash rack.
- Two bay blacksmith area.
- Storage room with half bath and washer/dryer.
- Storage room with sink.
- Feed room.
- Rubber pavers in aisle.
- Metal stall doors and exterior doors.
- Walk-up access (2) to hay loft.



INDOOR ARENA:

- 50' x 250' with fibar over crushed limestone base.
- Direct access to log residence and to barn.
- Heated.
- Well-lit.



Constructed by Willow Brook Log Homes of North Carolina, this wonderful residence contains approximately 2,300 square feet of gracious living.

FIRST FLOOR:

Living Room: Oak floor, stone fireplace, beams, and wood ceiling.
Kitchen/Dining Area: Oak floor, island, maple cabinets.
Office: Tile floor, separate entrance.
Powder Room



SECOND FLOOR:

Master Bedroom: Carpeted, vaulted ceiling, stone fireplace
Master Bath: Tile floor, maple cabinets, double sink, bidet, Aquatic Millennium whirlpool tub, large tiled shower with six side jets and rain drop showerhead.

BASEMENT: Full, unfinished.

ADDITIONAL FEATURES: Two gas furnaces, 12' x 24' side patio with fireplace, first and second floor porches.



AUXILIARY HOUSING:

Two 1,200 square foot apartments are located above and at each end of the main barn. Each are identical with wood floors in the large living room and kitchen; two bedrooms, two full baths, and a utility room.



60' x 100' METAL AND STEEL FRAME BUILDING:

- Concrete floor.
- Six overhead doors.
- Two room lounge with full bath—easily converted to an apartment.
- Separate enclosed area for shavings/ hay.
- Attached run-in shed and equipment shed.





ADDITIONAL FEATURES:

- 5+ acres on the highway are zoned B-3.
- V-mesh and Triple Crown vinyl fencing.
- Stone entrance with electric gate.
- Riding ring surrounds the swimming pool/pond stocked with Japanese koi and a lovely gazebo in the middle; two aerators for circulation.
- Underground electric in conduit.
- 7 +/- acre stocked lake.
- City water.

PRICE: \$1,950,000.



**Agent: Bill Justice
294-3200**

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SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

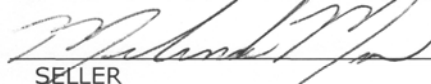
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PROPERTY ADDRESS: 2305 HARRODSBURG Rd. ANDERSON Co. Ky DATE: 1-23-12
Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	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? <u>FENCE ON EAST BOUNDARY NOT ON PLATENT LINE</u>	✓	—	—
(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? <u>HAULED AWAY</u>	✓	—	—
(l) Are any sink holes being used as a dump?	—	✓	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes? <u>FRONT ZONED BUSINESS</u>	✓	—	—
(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.			

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.


1-23-12 5:30

SELLER	DATE	TIME	SELLER	DATE	TIME
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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
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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.