

LIBERTY FARM

Woodford County, Kentucky

127 +/- Acres



Located just out side of Midway, Kentucky in close proximity to some of the premiere thoroughbred farms in Woodford County this turn key horse facility offers the discriminating horseman unlimited opportunity for his equine endeavors. Extensive up grades and a new office breeding complex with 2 USDA approved labs were completed in 2008 and 2009.

Offered Exclusively By



www.kyhorsefarms.com

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



BARN 1: 19 (12' x 12') stalls, stall mats, wash bay with FRP Paneling, heated tack/feed room with new vinyl flooring, new heated lab/office with vinyl floor, and FRP Paneling, wood cabinets, window A/C, telephone and computer cabling.

2008: New wiring throughout barn, new lighting system on timers in all stalls. Automatic fly-spray system with timers in stalls and aisle. New custom metal exterior stall windows (refrigerator is reserved).



BARN 2: 7 (12' x 12') stalls, 4 (12' x 18') stalls, 3 (12' x 24') stalls converted from 6 (12' x 12') stalls, stall mats, wash bay with FRP paneling, heated feed/tack room with new vinyl flooring and stairs to loft, heated lab/office with half bath, new vinyl flooring, wall cabinets & washer/dryer hook-up, camera, telephone, and computer cabling. Hay storage above.

2008: New wiring throughout barn and lights on timers. Automatic fly-spray system on time in stalls and aisle. New custom metal exterior stall windows.



OFFICE/BREEDING COMPLEX
USDA Approved



BARN 3 STALLION BARN
 (converted tobacco barn with
 new exterior metal siding)



- 18 (14' x 14.5') stalls lined with 3/8" rubber matting.
- 3/4" thick stall mats.
- Fluorescent lighting on timer in 4 stalls.
- Custom stall fronts and stud stall gates.
- Oak paneled stall doors.



- Wash stall.
- Feed room with built-in shelving.
- Attached (30' x 18.5') heated packing/shipping room with work table and metal lined walls.
- Telephone and computer cabling for camera system to barn.
- Hay storage above.
- Automatic fly spray system on timer.
- Covered breezeway to breeding/collection room and covered exercise pen.



OFFICE/LAB



Built in 2008—Office/Lab (36' x 36') plus a covered porch (36' x 10'): Contains dual heating and air conditioning systems, vinyl flooring, acoustical ceiling tiles, and telephone and computer systems cabling throughout.

Reception area.

Efficiency apartment: (presently used as an office): with vinyl floor, wood cabinets, LG oven/range, LG microwave and stainless steel sink. Full bath with vinyl floor, wood cabinets, single vanity, and shower. Door to breeding/collection room. (Side-by-side refrigerator reserved)

Office & File Room: Vinyl floor, built-in file cabinets, 3 work stations, storage cabinets.

Lab #2—USDA Approved: Stainless steel processing sink, door to storage room and lab #1. (Refrigerator reserved)

Storage Room: with brushed concrete floor, ½ bath with vinyl floor, pull down stair to upstairs utility/storage area, and door to receiving room.

Receiving Room: rubber mat flooring, florescent lighting with 8' x 10' automatic roll-up door.

Lab #1—USDA Approved: Vinyl floor, wood cabinets, two stainless steel prep sinks with shelf, door to breeding/collection room. (Refrigerator reserved)

Upstairs Utility Area: with recessed/pull-down stairs, contains two heaters, two 50 gallon hot water tanks, cabling for network computer system, file storage.

Breeding/Collection Room: (37' x 38') with 16 foot high ceilings, heated/cooled, FRP lined walls, concrete flooring with drain and 12' x 12' area with rubber pavers.

Covered Exercise Pen: (48' x 50') has 6' high fencing and four large metal haylide lighting system.



Lab #1



Lab #2

Office/file room



Breeding/collection room

METAL EQUIPMENT BUILDING

42' x 81' with two isolation stalls presently used as dog pens with access to two dog runs, and a 1 bedroom 1 bath apartment with kitchenette. Large sliding doors at front and back of building; 2 people doors, one at the front and the other on the side into the kitchenette. Building has upgraded metal hayride lighting system.



OTHER FARM IMPROVEMENTS

- 4 Gated Electric Walker (New Wiring to Walker in 2008)
- Small round pen
- Loading chute
- Plank fencing
- 4 Fields
- 16 Paddocks
- 2 Stud Paddocks
- Automatic Waterers





HOUSING:

Brick ranch with 2788 +/- square feet, three bedrooms, three baths, eat-in kitchen, dining room, living room with fireplace, sun room, and one car attached garage with office.



Employee house with 1,125 +/- square feet, three bedrooms, two baths, and two car attached garage.



Employee house with 1,000 +/- square feet, two bedrooms, and one bath.



RECENT FARM IMPROVEMENTS

New in 2008:

- 7 (12' x 36') run-in-sheds
- 3 (12' x 48") run-in-sheds, 2 used for hay and equipment storage.
- 3 Four ton feed bins built in 2008 on concrete slabs – 1 each at Barn #1, Barn #2, and at Barn #3
- Lightening rods on all buildings except run-in-sheds
- New gates on all paddocks and field pastures (Approximately 62)

Barn #1 and Barn #2:

- Completely new electrical wiring throughout
- Stall mats
- Stall lighting system on timer
- Fly spray system for all stalls and aisle on timer
- Custom exterior metal grilled stall windows
- Front and rear double sliding doors with upper paned windows
- Office/lab with vinyl floors and FRP panel added and half bath in Barn #2
- Feed rooms painted and re-floored with vinyl tiles
- Wash racks rebuilt to add FRP paneling on walls
- Painted interior of stalls
- Stained stall fronts
- Painted metal grills of stall fronts and door
- All exterior trim repainted

Barn #3 Stallion Barn:

- Barn/office complex received USDA approval for export to EU and both Australia and New Zealand on case-by-case basis
- Exterior Metal Siding
- Front and rear metal double sliding doors with upper paned windows
- 8' x 10' automatic roll-up metal door connecting to collection or covered exercise areas
- Concrete stall floors with $\frac{3}{4}$ " rubber mats
- Florescent lighting with timers for 4 stalls
- Oak stall fronts with varnish
- Custom stud gates for each stall
- Mesh grills on interior fronts of all stalls
- Stall walls lined with $\frac{3}{8}$ " rubber
- Attached 30' x 18.5' heated packing/shipping room with white metal-lined walls
- Telephone and computer cabling to barn

Metal Storage Barn:

- Above storage in metal building
- Metal Hayride interior lighting system
- Shower and bathroom vanity, kitchenette cabinets and sink
- Painted exterior doors and trim

New in 2009:

2 Stallion Paddocks

NEGOTIABLE ITEMS: Refrigerators and certain farm equipment are available for purchase



Offered Exclusively By

PRICE: \$3,100,000.



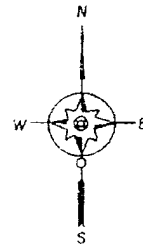
Agent: Bill Bell
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518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

LIBERTY FARM

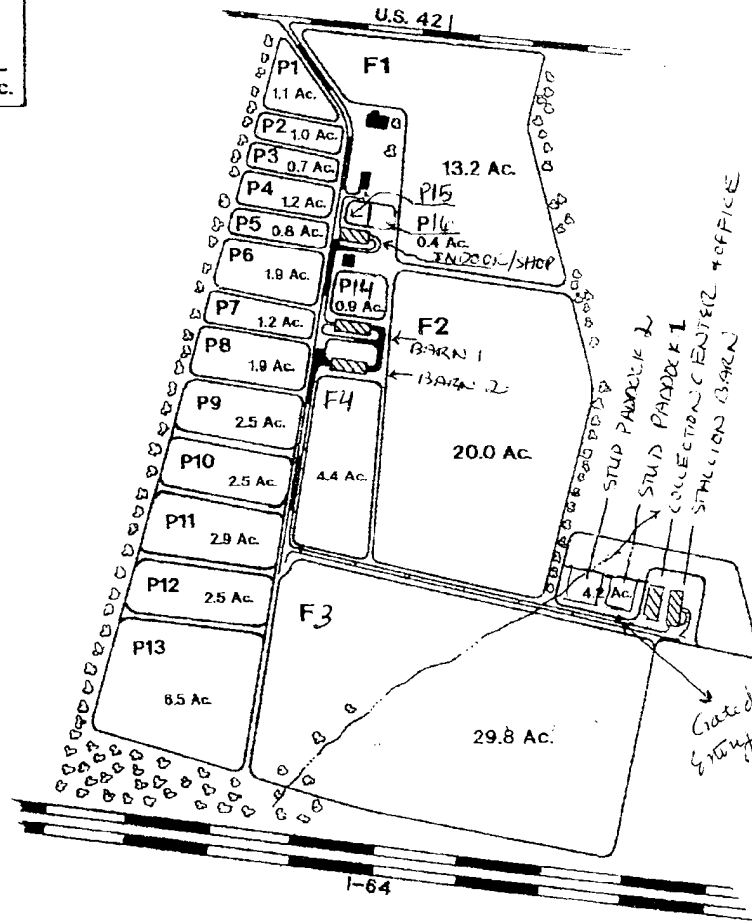
MIDWAY, KENTUCKY



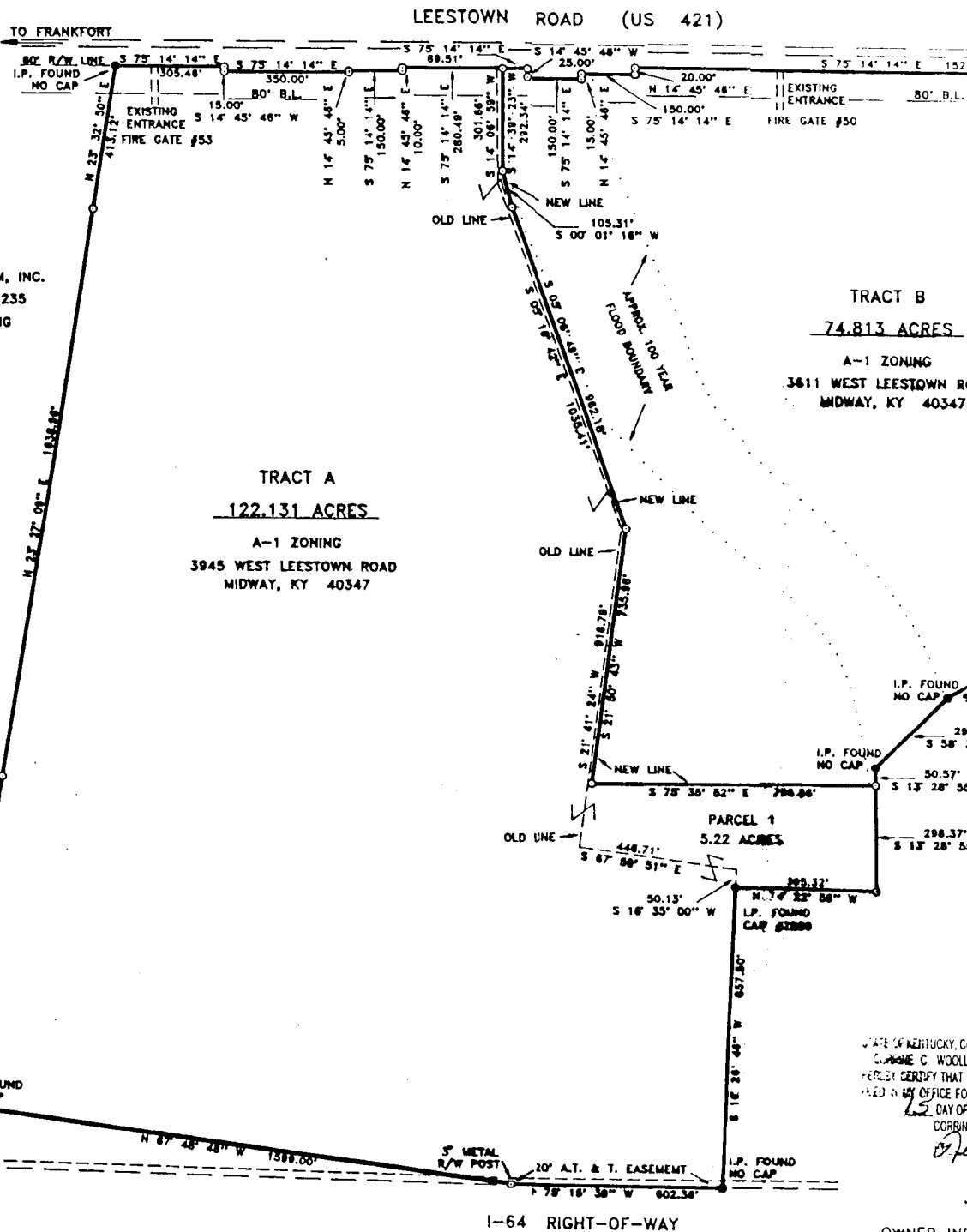
0' 330' 660'

LAND USE	
PASTURE	63.0 Ac.
PADDOCKS	36.6
BUILDINGS & LOTS	24.0
ROADS	3.4
TOTAL	127.0 Ac.

SYMBOLS	
	PAVED ROAD
	GRAVEL ROAD
	BUILDINGS
	TREES
	DRAINAGE

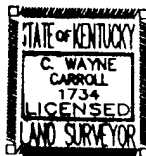


Prepared by
FARM CLINIC, INC.
 932 Robinson Street
 West Lafayette, Indiana 47906
 2007



LEGEND

- - IRON PIN SET WITH
ID CAP "RLS #1734"
(1/8" x 1/2" REBAR)
- - IRON PIN FOUND WITH
ID CAP AS NOTED
- ↙ - CONSOLIDATION NOTATION



BY: C. Wayne Carroll

C. WAYNE CARROLL
P.L.S. # 1734
365 HARRODSWOOD ROAD
FRANKFORT, KY 40601
PHONE (502) 223-8593

STATE OF KENTUCKY, CO.
CORRINE C. WOOLLEN
HEREBY CERTIFY THAT THE
FIELD BOOK OFFICE FOR
15 DAY OF
CORRINE
C. WOOLLEN

OWNER INFO
DAN W. WH
3945 WEST
MIDWAY, KY
PHONE (859)

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 3945 Leestown Road Midway KY 40347 DATE: Jan 6 2010

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	—	N/A	—
(f) Appliances	—	✓	—
(g) Doors and windows <u>1 window missing pane in sun porch - will be fixed</u>	✓	—	—
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? <u>NOT SINCE WE'VE HAD IT</u>	—	✓	✓
(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? <u>NOT SINCE WE'VE HAD IT</u>	—	—	✓
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. <u>Small area by Barnes. We do not maintain it</u>	✓	—	—
(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? <u>Barnes + House only</u>	✓	—	—
(b) IF NOT, please state your water sources and explain. <u>Automatic waterers</u>	—	✓	—
(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? <u>hydrant behind storage barn</u>	✓	—	—
(e) Is your water supply shared with anyone else? <u>to be repaired</u>	—	—	—
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? <u>Oct 2007 / Elite Pest Control</u> ...	✓	—	—
(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 that 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.

DeGraft Stables KY LLC, Robin DeGraft, President Robin DeGraft, President
 SELLER DATE TIME 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
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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.