

LAKLAND FARM

104.4 +/- Acres

1425 Paynes Mill Road

Versailles, Woodford County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Down a canopy-covered tree-lined road in the heart of Woodford County, there is a place to make your dreams come true. Lakland Farm, consisting of approximately 104 acres, is conveniently nestled in the lush curves of prime countryside just minutes from Keeneland and the airport.

Immediate neighbors include WinStar, Buckpond, and Ashview. The farm is in impeccable condition, and the soils are primarily Maury Silt—the best in the Bluegrass. The sprawling redwood and stone main residence was renovated by master craftsman Tom Padgett and consists of approximately 5,000 square feet of gracious living. There are three additional employee houses plus an office (built on the same design as the main residence) which could convert into a guest home.

Five barns, also in excellent condition, provide a total of 52 stalls. Lakland is completely fenced for horses, is located on desirable Paynes Mill, with city water and underground electric.

MAIN RESIDENCE:

This sprawling, magnificent redwood and stone home consists of approximately 5,000 square feet. Front and rear porches are shaded by copper overhangs and overlook a manicured landscape. Renovated by Master Craftsman Tom Padgett, the main residence offers quality, grace, and a unique design.

There are three separate bedroom wings. The luxurious master suite features his and her bathrooms, Mexican tile floors, oversize shower, whirlpool, and bidet. A children's wing with two bedrooms—each with its own bath, and a guest suite with a bedroom, bath, and sitting room are also wonderfully appointed.

French doors lead into the huge slightly L-shaped family room and dining area. Wide-planked burnished hardwood floors compliment the cherry accents of the bar and built-in bookcases. A slate hallway wraps around the room and leads into the massive living room. The hallway is lined with floor-to-ceiling windows and doors for a panoramic vista. Adjoining the main wing is an eat-in gourmet kitchen with Mexican tile, a powder room, and spacious laundry room.

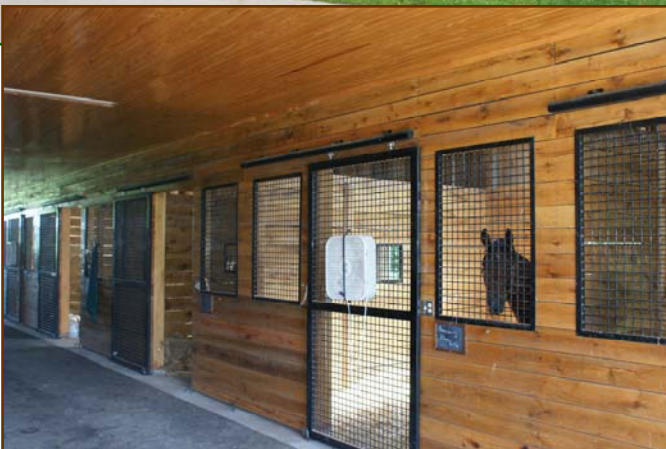
A wine/storage room is accessible from the outside. A four-car garage, a generator, and security system complete this grand estate.

NOTE: Seller will lease back main residence for several years or will retain house and 10 acres.



FARM IMPROVEMENTS:

- 25 stall converted tobacco barn with 15 interior stalls (13' x 16'), 10 exterior stalls (11' x 11'), 18.5' aisle, feed area, a 19' x 27.5' tack room/lounge, and an insect spray system.
- 12 stall converted tobacco barn with the stalls measuring 11' x 11.5', hay loft, a 15' aisle, and paneled and heated tack/feed room with half bath.
- 15 stall barn with double rear windows, insect spray system, loft over center aisle, and a heated office with half bath, double sink, and washer/dryer hook-up.
- Two—2 stall concrete block stallion/yearling barns with stalls measuring 15' x 15'. Hay storage over the stalls.
- 24' x 60' metal equipment building with attached workshop.
- Six horse walker.



ADDITIONAL RESIDENCES:

Office: Redwood exterior and a wood shake roof. This wonderful farm office would readily convert into a guest house if desired. There is a large main room with hardwood floors, cathedral ceiling, and a stone fireplace. A private office is adjacent with hardwood floors, cathedral ceiling, , stone fireplace, full bath, and a walk-in closet. A galley kitchen with half bath and utility room make up the balance of the 1,240 square feet.



- 1,465 square foot three bedroom—two bath home.
- 1,575 square foot three bedroom—one bath home.
- 780 square foot two bedroom—one bath home.





Lakland Farm is strategically located in the heart of the Bluegrass and offers every amenity a true horseman would desire. The quality of the improvements and soils are unparalleled. Tremendous road frontage, mature trees, and landscaping combine to make Lakland a rare find in the Bluegrass.

NOTE: Seller will lease back main residence for several years or will retain house and 10 acres.

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

PRICE: \$3,125,000.



Agent: Bill Justice
859-294-3200

www.kyhorsefarms.com

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



PAYNES MILL

PAYNES MILL
© 2013 Google

Imagery Date: 9/1



Map Unit Name— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam	Huntington silt loam	2.7	2.7%
MnC	McAfee silt loam, 6 to 12 percent slopes	McAfee silt loam, 6 to 12 percent slopes	20.3	19.8%
MnD	McAfee silt loam, 12 to 20 percent slopes	McAfee silt loam, 12 to 20 percent slopes	2.5	2.5%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	Bluegrass-Maury silt loams, 0 to 2 percent slopes	7.6	7.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	Bluegrass-Maury silt loams, 2 to 6 percent slopes	56.2	54.9%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Maury-Bluegrass silt loams, 6 to 12 percent slopes	11.6	11.3%
W	Water	Water	1.5	1.5%
Totals for Area of Interest			102.3	100.0%

E-Mail

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 1425 PAYNES Hill Rd. Versailles, Ky

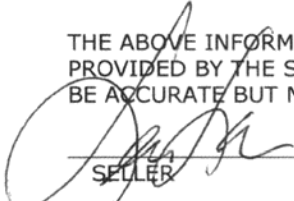
DATE: 7-9-08

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? <i>N.D. - in 2010</i>	✓	—	—
(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?	—	<i>SS</i>	✓
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.	—	<i>None</i>	✓
(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. BARNS/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. | | | |

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.


7/08/2013

 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

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
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 7-9-13 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 1425 PAYNES HILL ROAD, VERSAILLES, KY 40383

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)

LD (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or paint hazards are present in the housing. (explain): _____

Le Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(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 reports or records pertaining to lead-based 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 hazards under the same terms and conditions as "Other Inspections". (See the 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)

BJ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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 LD Date 7/9/13 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent BJ Date 7/8/13 Agent _____ Date _____