

IVY GREEN FARM

52 Acres

5366 LEESTOWN ROAD

Lexington, Kentucky



Exquisite 52 acre farm ideally located between Lexington and Midway. Lovely Tudor-style home with slate roof with over 7,700 square feet (including basement). This six bedroom, five and a half bath house features beautiful hardwood and tile floors. Rustic pool house, inground pool, and brick sidewalks complement this great family home. Horse improvements include a very nice 16 stall barn and run-in shed. Fenced for horses and mature trees through out.

OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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



FIRST FLOOR:

Entrance Foyer: Hardwood floor.

Living Room: Hardwood floor, sunken, fireplace.

Den: Hardwood floor, step up.

Dining Room: Carpet.

Kitchen: Mexican tile floor, eat-in.

Family Room: Mexican tile floor, built-in bookcases.

Master Bedroom: Carpet.

Master Bath: Mexican tile floor, new shower, tub.

Powder Room: Mexican tile floor.



Additional first floor photos:



SECOND FLOOR:

Master Bedroom: Carpet, fireplace, double closets, balcony.

Master Bath: Dressing table, shower/tub, cathedral ceiling.

Bedroom: Carpet.

Bedroom: Carpet, full bath, two closets.

Bedroom: Carpet.

Office/Bedroom: L-shaped.

Hall Bath: Ceramic tile floor, sunken tub, dressing table.



THIRD FLOOR:

Bonus/Playroom: Spiral staircase.

LOWER FLOOR:

Rec Room: Stone fireplace with log mantel, stone bar.

Kitchen Area: Sink only.

Dining Area

Storage Room with Cabinets

**Storage Room with Outside
Walk-up Entrance**

Furnace Room with Washer/Dryer

Ham Room

Full Bath



MISCELLANEOUS:

- Age: 33 +/- years.
- HVAC: 2 Heat pumps (2006 and 2007).
- Construction: Stone, brick, and stucco.
- Slate Roof.
- Square Footage: 1st—2,475±; 2nd—2,350±; 3rd—880±; Basement—2,100±.
- Inground Pool with built-in brick barbeque, brick walls, and sidewalks.
- Pool House: 1,080 SF, carpet, full kitchen, grill, and full bath. Lower level contains a three car garage.



HORSE IMPROVEMENTS:

- 16 Stall converted tobacco barn with tack and feed rooms and loft over stalls.
- Run-in shed.
- Older outdoor ring.



Ivy Green Farm is located just 6.2 miles from New Circle Road between downtown Lexington and Midway—close to the Horse Park, Masterson Station, and I-64. A stone entrance, tree-lined drive, and mature trees throughout make this an exceptionally attractive farm. For investment purposes, the farm is in two tracts—42 and 10 acres. Fenced for horses and city water.

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

PRICE: \$1,695,000.



**Agent: Bill Justice
(859) 294-3200**

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LEESTOWN PIKE

S 72° 09' 43" E 303.96' S 69° 42' 16" E 199.44' S 68° 50' 23" E 208.84' S 67° 28' 10" E 428.88' S 64° 52' 37" E 272.16'

TRACT 2
52.131 ACRES

S 24° 34' 19" W 544.68' N 13° 51' 47" E 531.80'

S 78° 45' 02" E 87.72'

S 22° 36' 04" W 464.18'

S 26° 40' 11" W 595.95'

SCOTT COUNTY,
FAYETTE COUNTY

BARN

HOUSE

GARAGE

/Pool House

S 21° 53' 30" W 1584.63'

N 72° 03' 02" W 453.24'

N 67° 56' 17" W 1034.35'

LP.

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 5366 Leestown Rd. Lexington, Ky 40511 DATE: _____
 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..... <i>not now</i>	—	—	—
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?	✓	—	—
(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

Response grid for utilities section with handwritten checkmarks.

(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? Four Dollars Water Measurement TO KAWC \$44.9 PMO

(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?

Response grid for miscellaneous section with handwritten checkmarks.

13. If the answer was "yes" to any of the above questions, please explain.

Handwritten explanations for 'yes' answers: 2a have had some water in basement, but not now; 3a some flashing has leaked, has been repaired, Main slate roof has not leaked to our knowledge; 6d utility easements; 12c We tested: acceptable range; 12i Propane gas tank for pool heater. Not used. We have electrical pool water heater; 12n Leased on 60 day notice to vacate.

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.

Signature and date of first seller: E B Gault, 3-24-10

Signature and date of second seller: Betty N. Smith, 3-24-10

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: 3-31-10 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 5366 LEESTOWN RD. LEXINGTON, KY.

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)

CS (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):

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

CS (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)

[Signature] (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 [Signature] Date 3-24-10 Buyer _____ Date _____

Seller [Signature] Date _____ Buyer _____ Date _____

Agent [Signature] Date 3-31-10 Agent _____ Date _____