

1551 GRAVEL ROAD

Carlisle, Nicholas County, Kentucky

310 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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



A magnificent property for hunting, fishing, farming, or just getting back to nature. This picturesque 310 acre retreat offers woods, open fields, three barns, six ponds, and an 8 +/- acre lake stocked with large-mouth bass, blue channel catfish, blue gill, crappie, shell crackers, and grass carp.

The custom-built two story house with a finished walk-out basement sits at the top of the ridge overlooking the lake and woods beyond. An open floor plan with beamed cathedral ceiling, balconies, and stone fireplaces, along with the abundant use of wood, tile, and stone throughout creates an atmosphere of having your own private lodge with bedroom and bath accommodations offered on all three levels. The kitchen has custom stone, tile, and wood cabinets and is equipped with top-of-the-line appliances that would suit any gourmet chef. Preparations for large parties would be no challenge in this kitchen.

There are approximately 150 acres of woods and 160 acres of cleared land of which 50 to 60 acres are currently leased for the 2013 crop season. The farm improvements include a five bent tobacco barn, stock barn, and equipment building. The boundary is fenced and there is a cross fencing for cattle. The present owners have worked with the Department of Fish and Wildlife with the stocking of the lake and are part of the National Conservation Resource Service's Timber Stand Improvement and Reforestation Program. 2,800 trees were planted in the spring of 2012 and 6,200 have been planted this spring.

This unique property is located 50 miles from Lexington and is easily accessed within an hour by going east on I-64 and exiting at the Flemingsburg/Mt. Sterling exit. The farm is 17.25 miles north via US 460, KY-11, and KY-36

FIRST FLOOR:

The house is entered through French doors from the covered front porch into a spacious two story **Great Room** with vaulted and beamed ceiling; cherry floor; interior wood walls; and large antler chandelier with candle lights. The focal point is a two story stone fireplace with raised stone hearth, stone mantel, and heatilator.



The adjoining **Poker Room** has a beamed ceiling, cherry floor, interior wood walls, chandelier, and staircase to the second floor balcony and bedrooms. French doors lead out to a large deck with a commanding view of the lake and woods.



Kitchen: Two story, vaulted/beamed ceiling, interior log walls, custom cabinetry with stone masonry and pine fronts; double stainless-steel sink; double Star-Max deep fryers; double Star-Max grill; stainless steel Viking dishwasher; True side-by-side Viking refrigerator and separate side-by-side Viking freezer. Tile floor and counter tops. Large center island and work station are masonry with tile counter. Interior log walls and antler chandelier.

Two story breakfast nook with crystal chandelier, Gazebo two-story windows, tile floor, and interior log walls.



Formal Dining Room: Cherry floors, two chandeliers, hutch-nook inset, beamed ceilings, triple windows overlooking the deck and lake.



FIRST FLOOR (continued):

Contained within the entire **RIGHT WING** is the **Master Bedroom Suite**. Double door entry, beamed ceilings, log interior walls, cherry floor, large walk-in closet, private entry to covered front porch, and great window space.

The **Master Bath**, located to the left of the double door entry, has interior log walls, tile floor, crystal chandelier, deep masonry stone soaking tub, tiled walk-in shower, double vanity with pine log-wood cabinetry and vanity top, a second chandelier over the vanity, wood shelving, and a large walk-in closet.



LEFT WING:

The **Laundry Room**, off a tiled hallway, has tiled counter tops, full masonry cabinetry with pine door fronts, deep masonry laundry sink, great storage and utility closet, and wood shelving. Kenmore high-efficiency washer and dryer to stay. Oil-rubbed bronze fixtures.

To the right of the laundry room is a large **Pantry** with a tiled floor and abundant wood shelves, and ice maker hook-up.

Going back toward the end of the tiled hallway is a **Half Bath** with a single log-like vanity cabinet and vanity top, copper sink, oil-rubbed bronze fixtures, and tiled floor. Just to the left is a **Private Entrance** to the back deck overlooking the stocked lake.



FIRST FLOOR (Left Wing continued):

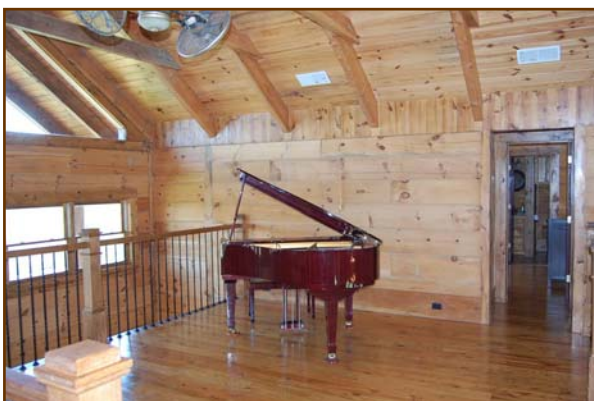
This **Bedroom** is located at the end of the hallway and is currently used as a secondary master bedroom. The room is large enough to use as a gaming room, recreation room, poker hall, etc. It has a tile floor, recessed can lighting, wood ceiling, log interior walls, and wood-burning stove. Spectacular views from every window!



SECOND FLOOR:

Overlooking the Great Room and Kitchen, the **Balcony** has wood and wrought iron railings with pine floor, a magnificent view of the lake and front perimeter of the farm. Two oscillating fans with light.

The grand piano can stay but is sold separately.



Office/Bunk Room/Loft Bedroom: This multi-use area of the balcony has a vaulted and beamed ceiling, interior log walls, double oscillating ceiling fan, pine floor, double closets, separate storage and utility closet.



#3 Front Bedroom: Pine floor, log interior walls, knotty pine ceiling, chandelier, French doors leading to the private balcony overlooking the front entrance of the farm.

Jack and Jill Bath: Tile floor, tiled shower, two separate vanities with copper sinks, log-like wood cabinets and wood vanity tops, oil-rubbed bronze fixtures, and knotty pine ceiling.



#4 Back Bedroom: Pine floor, knotty pine ceiling, chandelier, large walk-in closets with wood shelving, and features French doors leading to private balcony with a spectacular view of the lake.

FULL FINISHED WALK-OUT LOWER LEVEL:

Break Room and Media Room: Entered from the first floor staircase or lower level French door, the **Break Room** has tile floors, chandelier, and French doors leading out to lower level patio overlooking the lake and stone archways leading to the media room. The **Media Room** offers tile floor, wooden book shelves and media center, masonry stone fireplace with built-in heatilator, ceiling fans, and chandelier.



BASEMENT:

#5 East Bedroom to the left: Papered walls and tile floor, ceiling fan with light, crown moulding, double closet. Overlooks the 8 acre lake.



Bunk Room: Sleeps six or more guests. Not a true bedroom—no window or closet. This room is very utilitarian by design. The owners have two bunk bed sets plus a double bed in this room. Tile floor, ceiling fan with light. One could comfortably have four bunk sets or sleep eight people.



Lower Level Main Bath: Tile floor, tile shower, vanity, chandeliers. Extremely spacious with large closet.



Gaming Room: Tile floor, three Tiffany chandeliers, crown moulding, large window overlooking the lake. Separate door to back patio.



Utility/Storage Room: Located to the right of the Main Bath with a tile floor, work bench, and two of the three electric furnaces.

FARM IMPROVEMENTS:

- **Three Barns**
 - Cattle barn
 - Equipment/hay barn (five bent tobacco barn)
 - Shop
- **Four Ponds**
- **8 +/- Acre Lake**
- **Creek and Bottom Grounds**



MISCELLANEOUS:

- City water—Carlisle
- Bluegrass Electric
- 3 Heat Pumps—1 upstairs; 2 downstairs
- Hughes Net Satellite dish
- Both fireplaces have heatilater systems
- Video surveillance and security system.
- New zone controlled panel added for 2 downstairs pumps.
- 9,000 trees planted in past two years.
- Added 2,000 feet of boundary fence.
- 4,800 feet of electric cattle fence.
- Both fireplaces have heatilater systems





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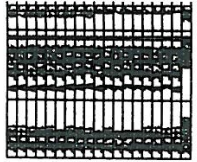
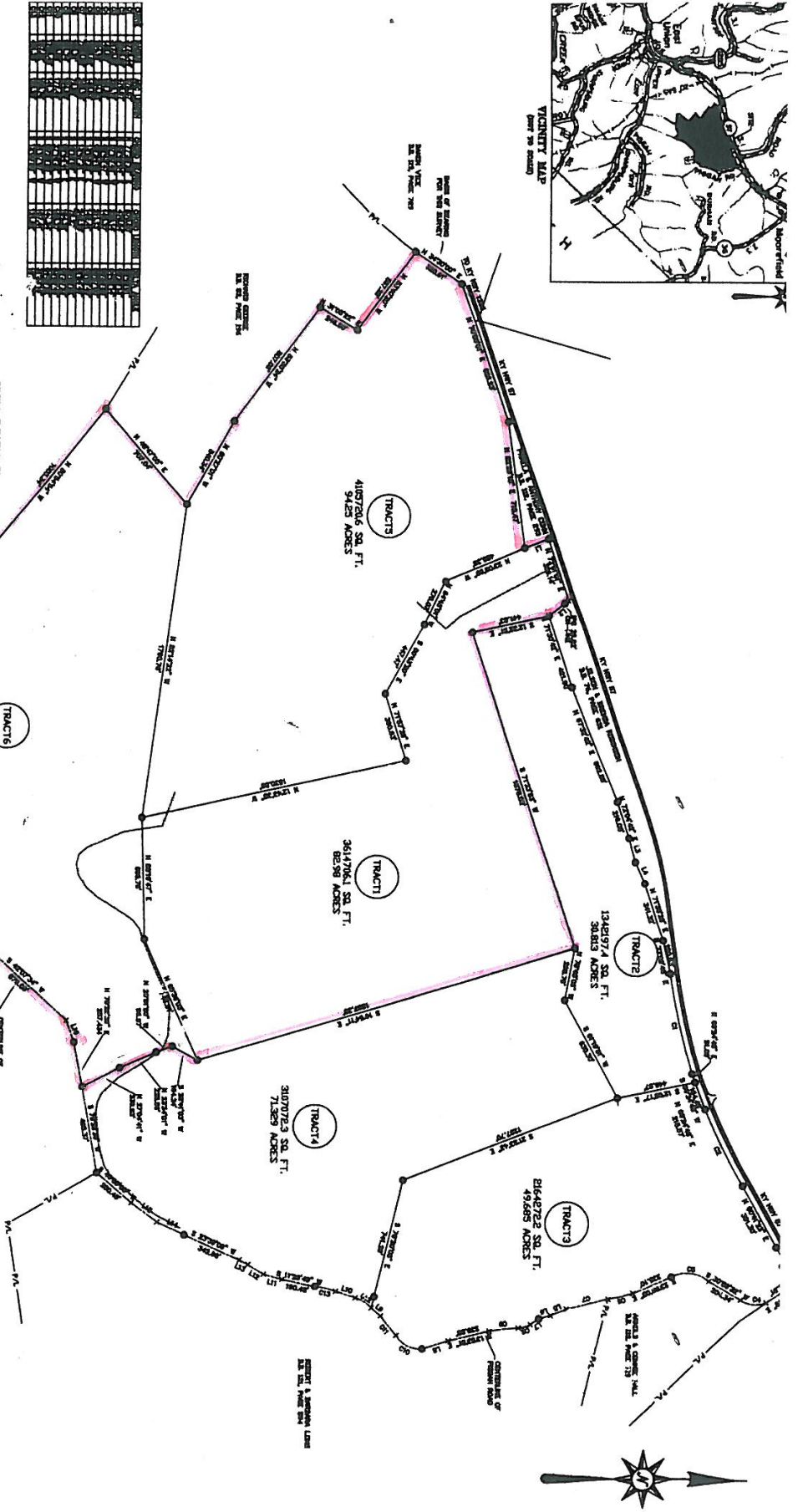
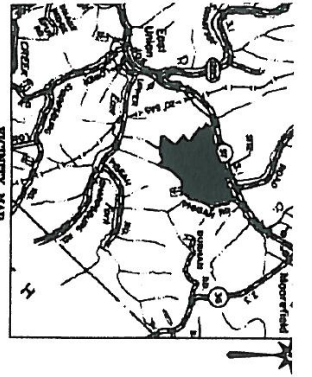
PRICE: \$1,695,000.



**Agent: Bill Bell
(859) 621-0607**

www.kyhorsefarms.com

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NOTE: THIS PROPERTY IS SUBJECT TO ALL RIGHTS, EASEMENTS AND ENCUMBRANCES OF RECORD OR ASSERTED.

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPERTY LINE
- EASEMENT
- EASEMENT
- EASEMENT

DESCRIPTION OF OWNERSHIP AND ACQUISITION

(The) hereby certify that I am (we are) the owner(s) of the property shown and described herein, and that (they) hereby accept this plat.

STATE OF KENTUCKY

BEFORE ME, the County Clerk of Nicholas County, Kentucky, on this _____ day of _____, 20____, I have personally known and examined the above-named person(s) and the instrument of conveyance, and the instrument of conveyance is a true and correct copy of the original instrument of conveyance, and the instrument of conveyance is a true and correct copy of the original instrument of conveyance, and the instrument of conveyance is a true and correct copy of the original instrument of conveyance.

LONG PROPERTY
RONALD AND BARBARA LONG
 DEED BOOK 121, PAGE 728
 KY HEY 57 (GRAYZEL ROAD)
 NICHOLAS COUNTY, KENTUCKY

LAN JUSTICE

DESIGNED BY	DATE	SCALE
DRAWN BY	DATE	SCALE
CHECKED BY	DATE	SCALE
REVISIONS	DATE	SCALE

GRAPHIC SCALE

0' 400' 800' 1200'

(IN FEET)
1 inch = 400 ft.



Image USDA Farm Service Agency

Google ea

Imagery Date: 6/20/2010 38°15'09.67" N 83°57'24.74" W elev 914 ft eye alt 1037

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 1551 Gravel Rd, Carlisle, KY 40311

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?	—	✓	—
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>Electric & Water</u>	—	—	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. ... <u>Fences are jointly owned & maintained.</u>	✓	—	—
(f) Any improvements shared in common with adjoining or adjacent properties? ... <u>(Fence)</u>	✓	—	—
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>Water @ all</u>	✓	—	—
(b) IF NOT, please state your water sources and explain. <u>Barns</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?	—	✓	—
(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? ... <u>Leaks in barn roofs</u> ✓	—	—	—

1551 Gravel Rd, Carlisle, Ky 40311

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Are any sink holes being used as a dump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when. <u>Ky. Dept of Agriculture</u>			
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

13. If the answer was "yes" to any of the above questions, please explain.
 (n) Approx. 60 acres leased for corn + soybeans at \$7,500/yr. Lease is 1 year & negotiated each year.
 (o) Done this year by the farmer who has the lease & by Ky. Dept of Agriculture.

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.

J. L. Blue 5/5/13 9:30pm
 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.