

4091 NEWTOWN PIKE

Georgetown, Scott County, Kentucky
18 +/- Acres



OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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

Located on Newtown Pike, Jordan Farm is conveniently located to Lexington, Kentucky Horse Park, and Georgetown. This 18 +/- acre farm has an eight stall barn, four bay equipment shed, small sand arena, plank fencing, and three run-in sheds.

Built in 1991, this luxurious home contains 3,850 +/- square feet and is heated by two propane furnaces. This four bedroom, three and one half bath home also features an 18' x 48' deck and in-ground pool.

Additionally, the owners operate a bed and breakfast from two detached units adjacent to the main residence.

MAIN RESIDENCE

First Floor

Foyer: 12' x 11'; two story, inlaid walnut hardwood floor, chandelier, two coat closets, stairs with landing, dentil crown moulding.



Living Room: 14.5' x 15'8"; wall-to-wall carpet, wainscoting to chair rail, dentil crown moulding, bay window with wainscoting above window treatment.



Dining Room: 13.5' x 14.5'; hardwood floor, wainscoting to chair rail, hand-painted above chair rail, tray ceiling with dentil crown moulding, chandelier, built-in corner cabinet, French doors to covered brick front porch.



Kitchen: 14.5' x 22'3"; hardwood floor, crown moulding, cherry cabinets, breakfast bar, double sink, Whirlpool trash compactor, Maytag dishwasher, Amana side-by-side refrigerator with water dispenser, Magic Chef oven range. Hotpoint microwave, utility garage, can lights, pantry, crown moulding.



First Floor (continued)

Breakfast Area: Hardwood floor, crown moulding, bay window, chandelier.

Laundry Room: Vinyl floor, washer/dryer, laundry sink, door to two car garage.

Family Room: 17'7" x 22'; wall-to-wall carpet, cherry-stained wainscoting to chair rail, floor-to-ceiling brick masonry fireplace with raised brick hearth and gas logs, cathedral ceiling, dentil crown moulding, built-in book shelves and cabinets on either side of fireplace, French doors to covered brick porch, window treatments.



Bedroom: 16' x 17.5'; wall-to-wall carpet, crown moulding, French doors to back porch, closet, door to outside covered entrance; full bath with tile floor, raised-panel double vanity, linen closet, whirlpool tub/shower, chandelier, window treatments.

Powder Room:

Tile floor, pedestal sink, mirror, window treatments, crown moulding.

Hall: Wall-in closet, wainscoting to chair rail, crown moulding.

Two car garage



Second Floor (8' ceilings)

Master Suite: 24' x 14.5'; wall-to-wall carpet, crown moulding, bay window, window treatments.

Master Bath: Marble floor, shower, whirlpool tub, window treatments, light fixtures, raised-panel double vanity, commode room, crown moulding. Large master closet (with wall-to-wall carpet) is over the two car garage.



Bridge: Carpet, dentil crown moulding, opens to family room.

Front Bedroom: 13' x 11.5'; wall-to-wall carpet, bay window, ceiling fan/light, walk-in closet, window treatments.

Hall Bath: Tile floor, crown moulding, raised-panel double vanity, vanity mirrors, linen closet.

Back Bedroom: 13'7" x 15'8"; wall-to-wall carpet, window treatments, crown moulding, double closet, door to hall bath.



Full Basement

- Partially finished with closet under stairs.
- Game Room—wall-to-wall carpet, bead board ceiling, crown moulding, wood paneling.
- Wet Bar—wall-to-wall carpet, refrigerator, crown moulding.
- TV Room—wall-to-wall carpet, crown moulding, masonry fireplace with raised brick hearth, built-in bookshelves, corner TV cabinet.
- Unfinished section is poured concrete with wall-to-wall carpet and storage shelves.



In-ground Pool—6' deep.

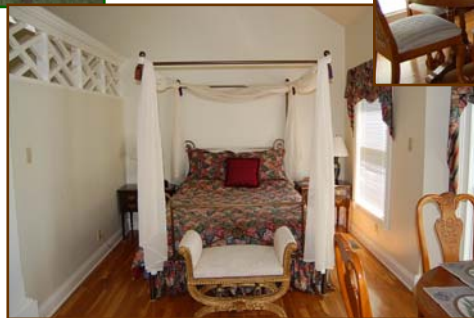
Covered Porch—cathedral ceiling, columns, wood floor.

Extensive Landscaping



In 1993, the owners built an up/down duplex to serve as a bed and breakfast. Each unit has a bedroom, living room, full bath, and kitchenette with microwave, refrigerator, and sink.

They built an adjacent single story home in 2000 which contains a bedroom, living room, den or bedroom, a full bath with Jacuzzi tub, and kitchenette with sink and refrigerator. One could continue to use these attractively-appointed units as a bed and breakfast or use them as guest or employee facilities.



FARM IMPROVEMENTS

- 8 Stall Morton Barn:

- ◆ 12' x 12' stalls.
- ◆ Interior and exterior stall doors.
- ◆ Large office.
- ◆ Tack room.
- ◆ 16' concrete center aisle.
- ◆ 10' shed row on both sides.
- ◆ Outdoor wash area.



- Equipment Building:

- ◆ 24' x 44'.
- ◆ Shop—three bays with overhead doors.
- ◆ Locked tool room.

- Sand arena



- 4 Paddocks
- Automatic waterers
- Underground utilities



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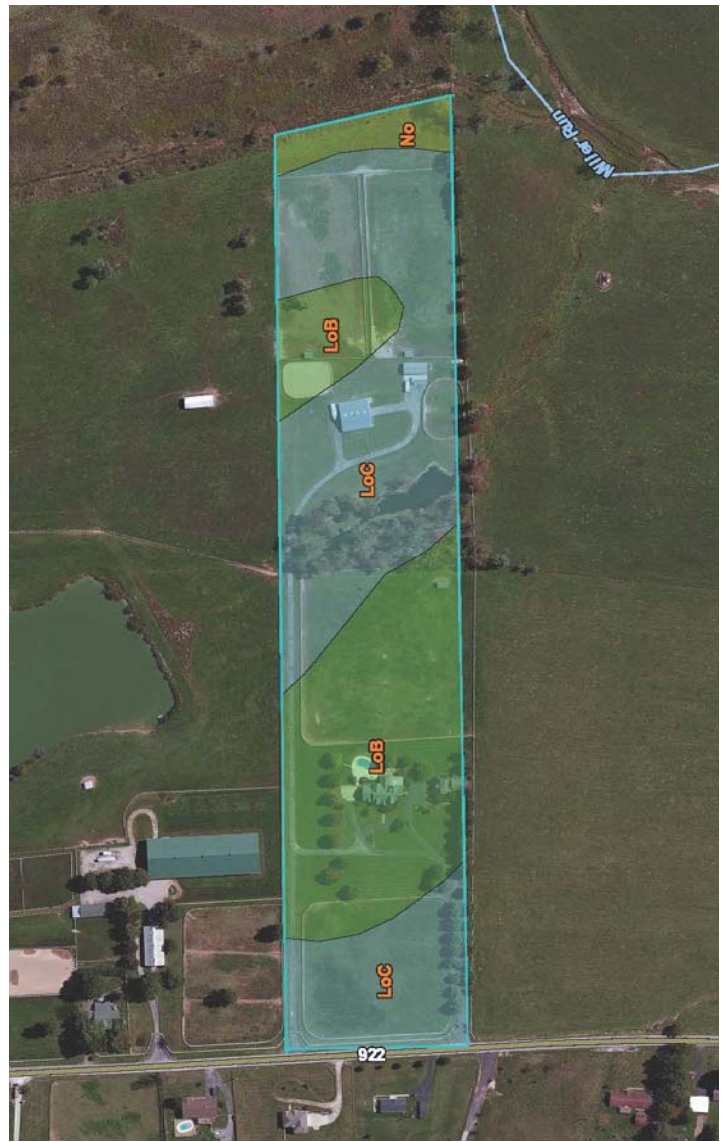
Agent: Bill G. Bell
(859) 621-0607



Price: \$1,575,000.

www.kyhorsefarms.com

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
LoB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	7.2	40.8%
LoC	Lowell silt loam, 6 to 12 percent slopes	Farmland of statewide importance	9.7	55.0%
No	Nolin silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	0.8	4.2%
Totals for Area of Interest			17.7	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 4091 Newtown Pk., Georgetown KY. DATE: 6/24/13
 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 <i>new windows 2011</i>	✓	—	—
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>new roof total 2011</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? <i>fence</i>	✓	—	—
(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. 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 | <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4) Telephone lines | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Have you ever had a soil analysis done?.....
If yes, by whom and when. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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. | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

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.

<i>Harold Jordan</i>	6/24/13	TIME	<i>Rebecca H. Jordan</i>	6/24/13	TIME
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 my result from your use of this form.

4091 Newtown Pk. - Georgetown, KY

SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

(date of purchase) and ending on (date of this form)

PROPERTY ADDRESS:

This form applies to sales and purchases of residential real estate. This form is not required for:

- 1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon.

Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9).

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS

Any past or current problems affecting:

- (a) Plumbing
(b) Electrical system
(c) Appliances
(d) Floors and walls
(e) Doors and windows - new 2011
(f) Ceiling and attic fans
(g) Security system
(h) Sump pump
(i) Chimneys, fireplaces, inserts
(j) Pool, hot tubs, sauna
(k) Sprinkler system
(l) Heating - age 10 replaced
(m) Cooling/air conditioning - age 10 repl

YES NO UNKNOWN

Table with 3 columns: YES, NO, UNKNOWN. Contains handwritten checkmarks for various house systems.

Explain:

2. FOUNDATION/STRUCTURE/BASEMENT

- (a) Any defects or problems, current or past, to the foundation or slab?
(b) Any defects or problems, current or past, to the structure or exterior veneer?

Explain:

- (c) Has the basement leaked at anytime since you have owned or lived in the property?
(d) When was the last time the basement leaked?
(e) Have you ever had any repairs done to the basement?
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed?

Explain:

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

Initials (Buyer) Date/Time Initials (Seller) Date/Time

Property Address 4091 Newtown Pk. Georgetown, KY 40324

YES NO UNKNOWN

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

— ✓ —

3. ROOF

- (a) Age of the roof? 2 yrs
- (b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....
2. When was the last time the roof leaked? _____
- (c) 1. Have you ever had any repairs done to the roof? replaced fully.....
2. If you have ever had the roof repaired, when was the repair performed? _____
- (d) 1. Have you ever had the roof replaced?..... yes.....
2. If you have had the roof replaced, when was the replacement performed? 2011
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?.....
2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? _____

— ✓ —
— ✓ —
✓ — —
✓ — —
— ✓ —

4. LAND/DRAINAGE

- (a) Any soil stability problems?.....
 - (b) Has the property ever had a drainage, flooding, or grading problem?.....
 - (c) Is the property in a flood plain zone?.....
 - (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?
- Explain: _____

— ✓ —
— ✓ —
— ✓ —
— ✓ —

5. BOUNDARIES

- (a) Have you ever had a staked or pinned survey of the property?.....
 - (b) Do you know the boundaries?.....
 - (c) Are the boundaries marked in any way?.....
 - (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
- Explain: _____

✓ — —
✓ — —
✓ — —
— ✓ —

6. WATER

- (a) 1. Source of water supply City - Lexington
2. Are you aware of below normal water supply or water pressure?
 - (b) Is there a water purification system or softener remaining with the house?.....
 - (c) Has your water ever been tested? If yes, give results _____
- Explain: _____

— ✓ —
— ✓ —
— ✓ —

7. SEWER SYSTEM

- (a) Property is serviced by:
 - 1. Category I. Public Municipal Treatment Facility;.....
 - 2. Category II. Private Treatment Facility;.....
 - 3. Category III. Subdivision Package Plant;.....
 - 4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")
 - 5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;
 - 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....
 - 7. Category VII. No Treatment/Unknown.....
 - (b) For properties with Category IV, V, or VI systems:
 - Date of last inspection (sewer): _____
 - Date of last inspection (septic): _____ Date last cleaned (septic): _____
 - (c) Are you aware of any problems with the sewer system?.....
- Explain: _____

— ✓ —
— ✓ —
— ✓ —
✓ — —
— ✓ —
— ✓ —

8. CONSTRUCTION/REMODELING

- (a) Have there been any additions, structural modifications, or other alterations made?.....
 - (b) Were all necessary permits and government approvals obtained?.....
- Explain: _____

— ✓ —
✓ — —

9. HOMEOWNER'S ASSOCIATION

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?.....
- 2. If yes, what is the yearly assessment? \$ _____

— ✓ —

Initials (Buyer) _____ Date/Time _____

Initials (Seller) HS Date/Time 6/24/13

4091 Newtown Pike Georgetown Ky 40329

YES NO UNKNOWN

- (b) Are you aware of any condition which may result in an increase in taxes or assessments?
(c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?

Checkmarks in YES, NO, UNKNOWN columns for items (b) and (c).

10. MISCELLANEOUS

- (a) Was this house built before 1978?
(b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?
(c) 1. Are you aware of any testing for radon gas?
2. Results, if tested
(d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?
(e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?
(f) Are you aware of any damage due to wood infestation?
(g) 1. Have the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties?
(h) Are you aware of any existing or threatened legal action affecting this property?
(i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?
(j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?
(k) Are you aware of any other conditions which are defective with regard to this property?
(l) Are there any environmental hazards known to seller?
(m) Are there any warranties to be passed on?
(n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?
If yes, please explain:
(o) Are you aware of the existence of mold or other fungi in the property?
(p) Has this house ever had pets living in it?
If yes, Explain
(q) Is the property in a historic district?

Checkmarks in YES, NO, UNKNOWN columns for items (a) through (q).

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller: Harold Jordan Date: 6/24/13 Seller: Rebecca A. Jordan Date: 6/24/13

The licensee named here () has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).

Seller: Date:

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: Seller: Date: Date:

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent: Date:

The Buyer Acknowledges receipt of this form..

Buyer Date Buyer Date

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) Date/Time Initials (Seller) Date/Time