

EQUESTRIAN COMPLEX WITH INDOOR ARENA

2125 IRONWORKS PIKE

16 +/- Acres

4 MINUTES FROM THE KENTUCKY HORSE PARK



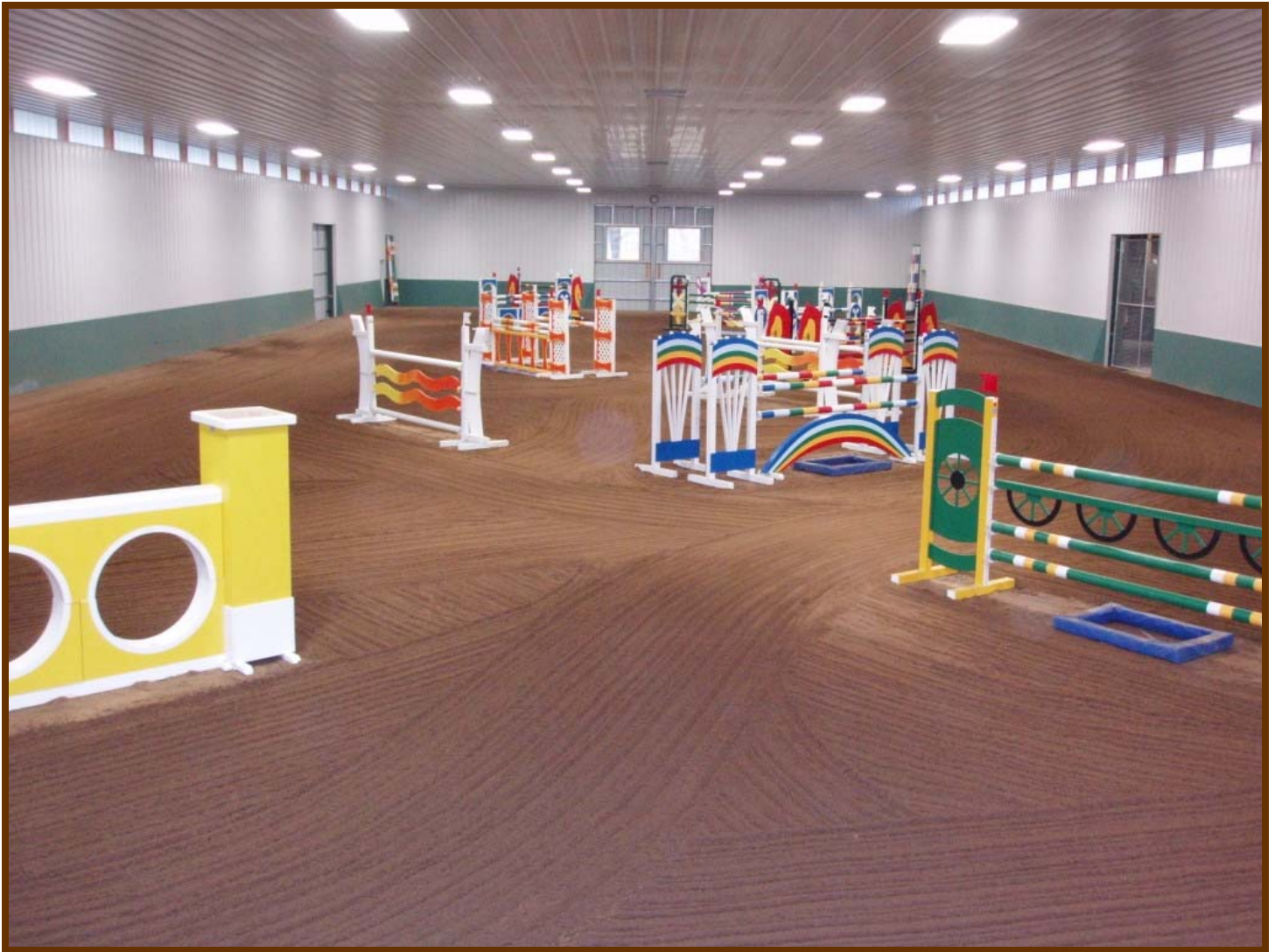
A new gated entrance and road lead to the professionally-designed and constructed equestrian complex featuring an eight stall barn/arena complex; an 81' x 208' insulated indoor arena; an apartment with a full bath; expansion area for up to 15 additional stalls; and a large grass jumper field plus five paddocks.

Offered Exclusively By



www.kyhorsefarms.com

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



Located on desirable Ironworks Pike and only four minutes from the Kentucky Horse Park, you will not find a more professionally-designed and constructed equestrian complex featuring a 81' x 208' indoor arena. The barn/arena complex is under one roof, is fully insulated, and has eight (14' x 14') stalls on one side inclusive of an apartment with full bath; lounge/tack room; grooming stall; wash stall with hot and cold water; laundry room with half bath; and a 9' x 32' viewing room.

The other side of the arena is 30' x 208' and would allow for up to 15 additional stalls. To complete this exceptional facility, you'll discover a large grass jumper field, five paddocks, and a six bent tobacco barn with shop.



FEATURES/AMENITIES

- 8—14' X 14' concrete block stalls; interlocking stall mats imported from England; thermostatically-controlled fans; and grilled dual glass rear windows.
- Owner's one bedroom apartment with living room, kitchen, and full bath (central heat and air conditioning).
- Grooming stall.
- Wash stall with hot and cold water.
- Laundry room with half bath with central heat and air conditioning.
- Lounge/tack room with central heat and air conditioning.
- 16' wide aisle.
- 30' x 208' expansion area (on opposite of arena) would allow for up to 15 additional stalls.





Indoor Arena:

81' x 208' with 18' high x 16' wide double sliding doors at each end, four steel walk-in doors, and three 12' x 12' sliding doors to allow access from both sides. The entire inside is fully finished with 18' high side walls with belly boards completely around the inside. The ceiling has a complete steel liner insulated with R-19 factor for soundproofing and additional winter warmth and summer cooling. 32 energy-saving light fixtures, each with six 4' light tubes giving shadow-free light in a daylight atmosphere.

The footing is 10" Class I sand (packed and rolled) then topped with 2.5" of river sand and clay mix make for a solid yet cushioned footing. The professional design of this indoor arena is such that after the placing of the jumps it also allows one to ride around its perimeter. A lovely 9' x 32' viewing area was installed from where people can watch the horses perform behind three large 4' x 6' windows.



Additional Features:

- Large grass jumper field.
- 5—four board paddocks.
- 6 bent tobacco barn with shop/tool shed.
- Outside shavings storage bin.
- 25 kw generator (automatically checks itself weekly).
- Underground utilities.
- City water
- Riding path circles the property.

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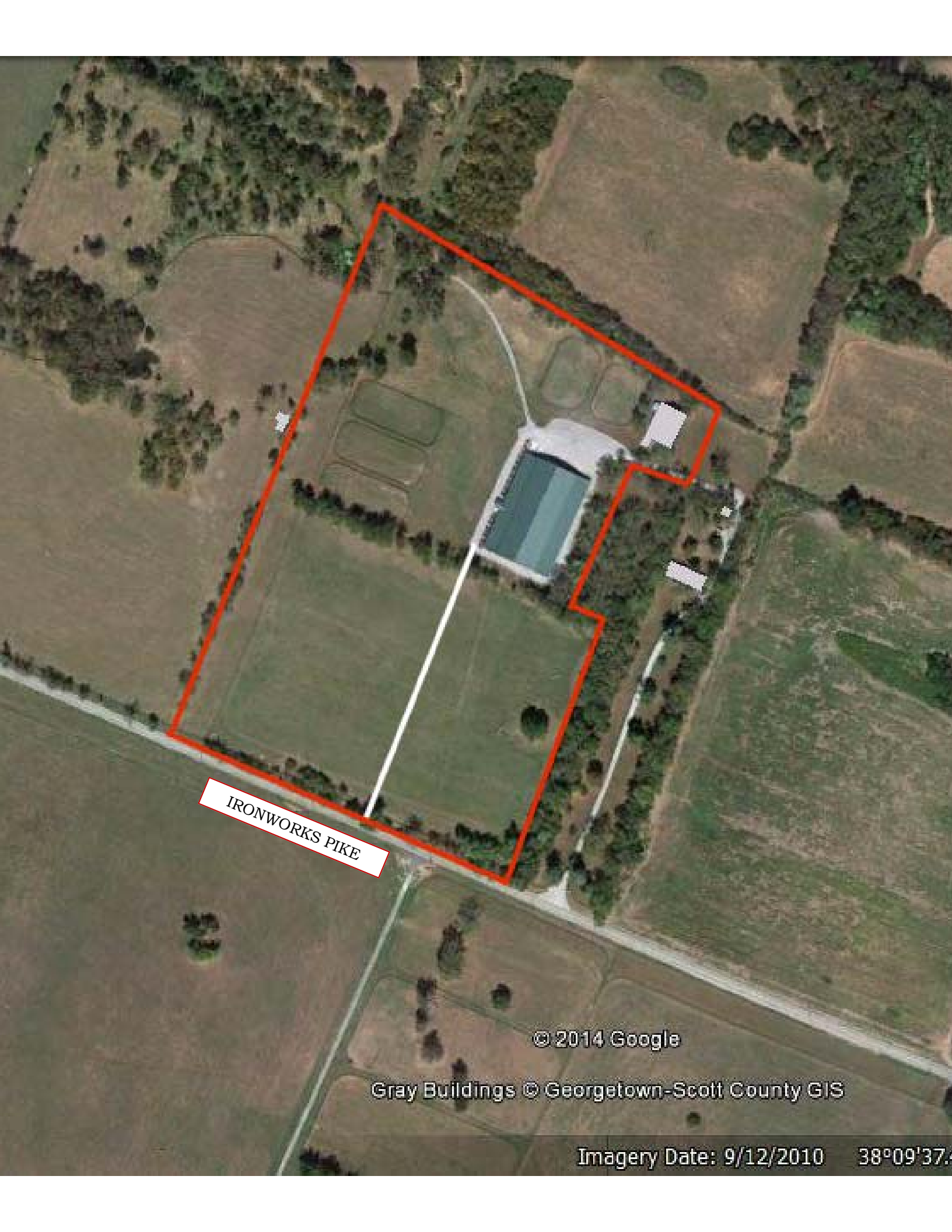


PRICE: \$1,150,000.

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

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IRONWORKS PIKE

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Gray Buildings © Georgetown-Scott County GIS

Imagery Date: 9/12/2010 38°09'37.

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 2125 Ironworks Pike, Georgetown, Ky DATE: 5/5/14
 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? <i>utility easements</i>	✓	—	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. <i>by law</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. 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? <i>OLD - SOLD AS-IS</i>	✓	—	—
<i>"TUBACCO BARN"</i>			

- | | 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.

Charles Stevens 5/9/14 1:34 PM Ma Stevens 5-9-14 1:34 pm.
 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.
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