

2061 HUNTERTOWN ROAD

Woodford County, Kentucky

76 +/- Acres



OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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

Great Room:

- Hardwood
- Ceiling fan
- Brick raised hearth wood-burning fireplace
- Built-in bookcases
- Dining area with chandelier, French door to deck with ramp
- Bar/pass through from kitchen



Entry:

- Hardwood
- Crown moulding
- Ceiling fixture



Kitchen:

- Hardwood floor
- Barber hickory cabinets
- Desk area
- Jenn-Air range top
- Jenn-Air self-cleaning oven
- Double stainless steel sink
- Maytag dishwasher
- GE Profile side-by-side refrigerator with water & ice dispenser
- Recessed lighting
- Ceiling fixture
- Crown moulding



Master Suite:

Bedroom

- Ceiling fan
- Wall-to-wall carpet
- Closet with pocket door

Bath

- Walk-in closet
- Handicap-accessible shower
- Wood vanity—handicap-accessible
- Vinyl floor
- Pocket door



Front Hall:

- Hardwood floor
- Door to basement
- Coat closet

Back Hall:

- Hardwood floor



Guest Bedroom:

- Hardwood floor
- Recessed lighting
- Double closet

Hall Bath:

- Tile floor
- Linen closet
- Cherry cabinets
- Tub/shower combo

Bedroom:

- Hardwood floor
- Built-in bookcases and cabinets
- Walk-in closet



Laundry Room:

- Tile floor
- Toilet closet
- Washer/dryer hook-up
- Sink
- Wood cabinets

Miscellaneous Information:

- Covered front porch with ceiling fan and concrete floor
- Two car attached garage with ramp
- Partial poured concrete basement with 10' ceiling
- Geothermal heat and air
- Sump pump
- 9' ceilings
- Water heated hooked into geothermal system
- Versailles water
- Kentucky Utilities—electric service
- City trash collection every Tuesday



FARM IMPROVEMENTS

BARN 1:

- 21 Stalls (11.5' x 11.5')
- 18' asphalt center aisle
- Wash Stall
- Feed room
- Tack room
- Heated office with half bath and warm room
- Windmill and well with pump



BARN 2:

- 4 Stalls (11' x 11')
- 11.4' asphalt center aisle
- Hay storage over center aisle



Additional Farm Information:

- 8 paddocks and fields
- 2 run-in sheds
- 3 and 4 board plank fencing
- Shop



Manager/Tenant House:

- 3 bedrooms, 1 bath, living room, kitchen, and laundry room
- Hardwood floors
- Propane furnace
- New roof (2003) and new furnace
- Deck
- Tool shed
- City and well water



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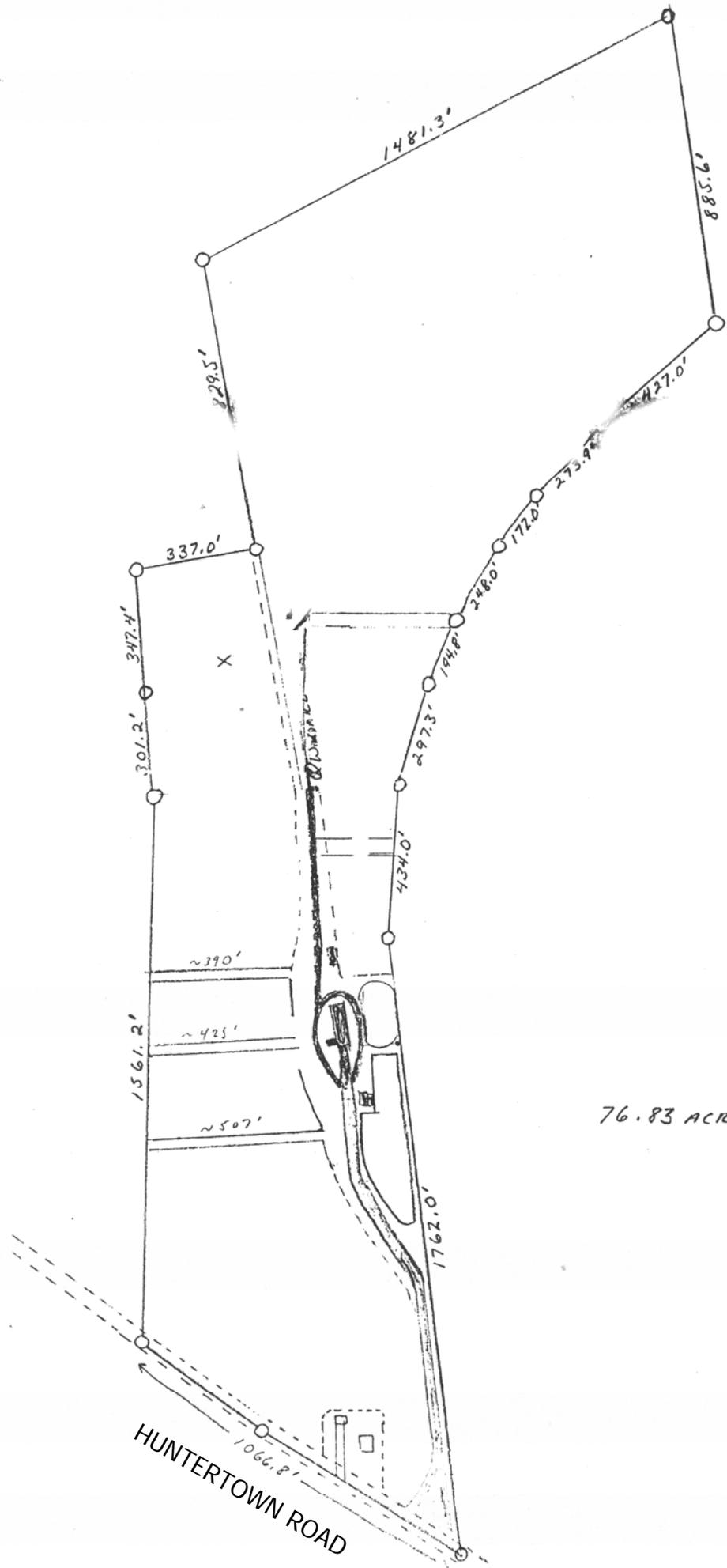
Agent: Bill G. Bell
(859) 621-0607



Price: \$1,290,000.

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76.83 ACRES

HUNTERTOWN ROAD

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 2061 Huntstown Rd, Versailles Ky 40383 DATE: 3/7/13
 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>SMOKE DETECTORS DON'T WORK</i>			
(b) Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>CLEANED DES. 2012</i>			
(d) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>MINOR REPAIR AROUND VENT-BR</i>			
(b) Has the roof ever been repaired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>SM. REPAIR</i>			
(c) Do you know of any problems with the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>(1999) NO</i>			
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>BACK FENCE - BACK LINE W/ HAGGIN FAR</i>			
(f) Any improvements shared in common with adjoining or adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. WATER			
(a) Are all the improvements connected to a public water system?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>CITY WATER</i>			
(b) IF NOT, please state your water sources and explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>WELL IN MIDDLE OF PROPERTY</i>			
(c) Has your water system ever gone dry? If yes, explain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>NEW ROOF SMALL HOUSE 2003</i>			
(b) Were any auxiliary houses built before 1978?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>SMALL PIPHOLES IN BIG BARN ROOF</i>			

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: _____ CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: Employee housing, Huntertown Rd, 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)

JHB (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.

JHB (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)

RTB (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 Jane H. Brooke Date _____ Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent Tim G. Tall Date _____ Agent _____ Date _____

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

TODAY'S DATE: _____ CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 2071 Huntertown Rd, Versailles, Ky 40383
(Manager's house)

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)

JHB (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.

JHB (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)

BGB (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 Jane H. Burton Date _____ Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent T. G. Roll Date 7/2/11 Agent _____ Date _____