

353 STONEY POINT

178 +/- Acres

Paris, Bourbon County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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

Residence includes:

- **Living room** with wall-to-wall carpet, closet, French doors to sun room.
- **Sun room** (20'9" x 26'5") with wall-to-wall carpet and 2 ceiling fans with lights.
- **Kitchen** with vinyl floor, French door to covered porch, wood cabinets, Kenmore oven, Kenmore dishwasher, and double stainless-steel sink.



- **Den** with vinyl floor, paneled walls, and 2 chandeliers.
- **Hall** with wall-to-wall carpet.
- **Front bedroom** with wall-to-wall carpet and closet.
- **Hall bath** with vinyl floor, linen closet, single vanity, and tub/shower.
- **Master bedroom** with wall-to-wall carpet, French doors to outside, and 2 walk-in closets.
- **Laundry room** with washer/dryer hook-up, linen closet, concrete floor, shelving, half bath with shower and toilet.
- **Family room** with wall-to-wall carpet, wood-burning stone fireplace with raised hearth, track lighting, ceiling fan with light, and walk-in closet.
- **2 car detached garage** with automatic door and shop area (24' x 32').



7 Bent Tobacco Barn with 17' center aisle.

6 Stall Shed Row Barn

- Stalls measure 12' x 12' and have Dutch doors.
- 11'7" asphalt floor.
- Tack/feed room (13' x 12') with wood floor.





- 3 water lines
- Well with mineral water
- Pond
- Shared drive with deeded ingress and egress; no maintenance agreement.
- Two five-acre tracts not included (351 and 355 Stoney Point).



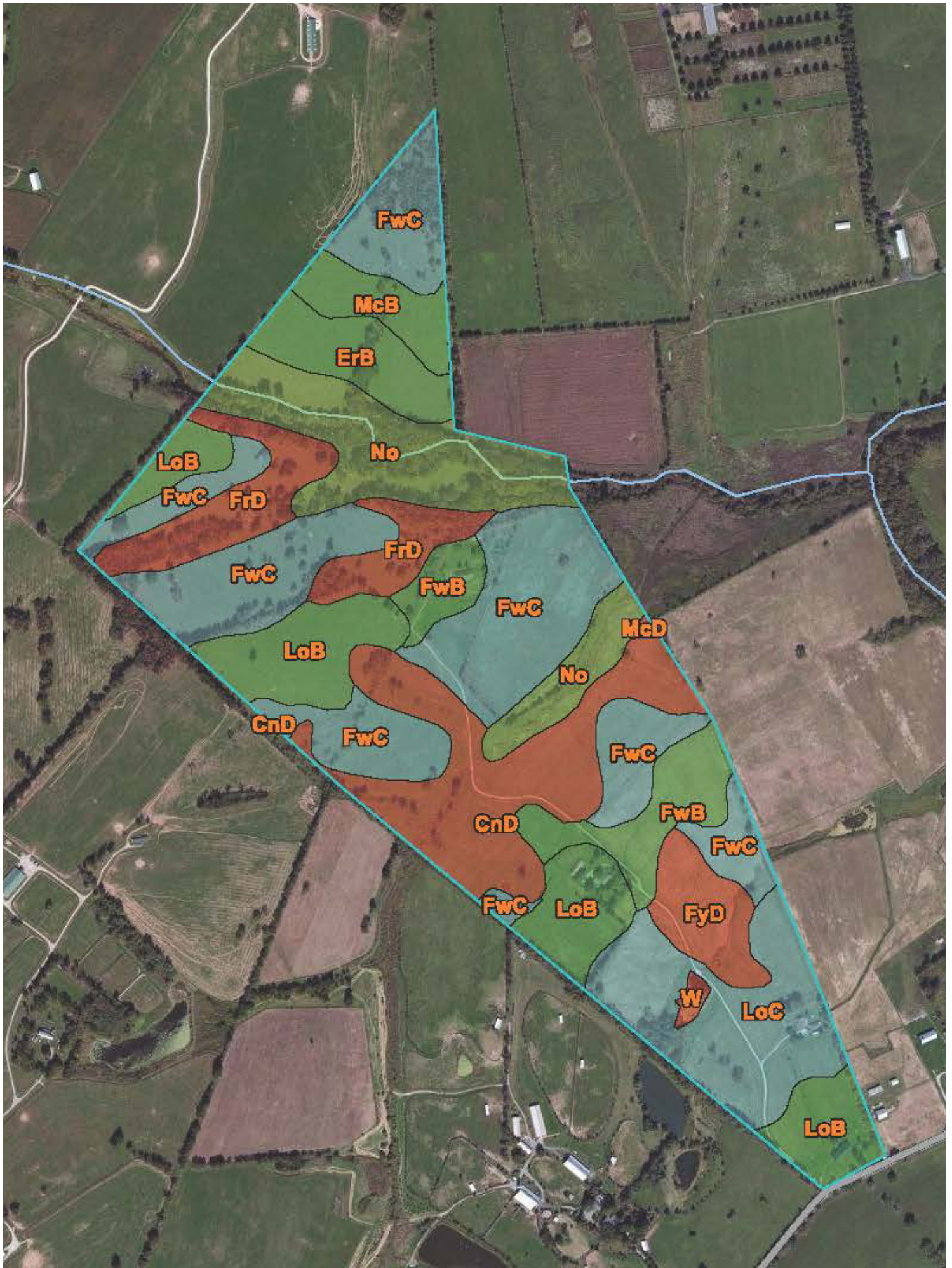
PRICE: \$775,000.



Agent: Bill Bell
(859) 621-0607

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Farmland Classification— Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	22.7	12.2%
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	7.7	4.1%
FrD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	13.7	7.3%
FwB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	11.5	6.2%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	53.1	28.5%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	6.5	3.5%
LoB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	23.7	12.7%
LoC	Lowell silt loam, 6 to 12 percent slopes	Farmland of statewide importance	18.8	10.1%
McB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	5.3	2.9%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	0.2	0.1%
No	Nolin silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	22.7	12.1%
W	Water	Not prime farmland	0.7	0.4%
Totals for Area of Interest			186.6	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 353 Stoney Point Road, Paris, Kentucky

DATE: 12/18/13

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	—	—	—
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? <u>CREASE IN SUN ROOM FLOOR</u>	✓	—	—
(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>RECORDED EGRESS EASEMENT</u>	✓	—	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. <u>ORAL SHARING ON COMMON PROPERTY LINES</u>	✓	—	—
(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? <u>EXCEPT DETACHED GARAGE</u>	✓	—	—
(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?	—	✓	—

353 Stoney Point Road, Paris, Kentucky

	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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when. <u>COUNTY AGENT 2012</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.			
<u>12 (l) SMALL SINK HOLE ALONG CREEK IN BACK FIELD. ON A FEW OCCASIONS A DEAD ANIMAL WAS PLACED IN SINK HOLE AND COVERED WITH LIME.</u>			

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.

David Robinson EXR 12/18/13
 SELLER H. CLAYTON ROBINSON DATE _____ TIME _____ SELLER DATE _____ TIME _____
ESTATE

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

TODAY'S DATE: 12/18/13 CONTRACT DATE: 12/23/13 CONTRACT # _____

PROPERTY ADDRESS: 353 Stony Point, Paris, Ky 40361

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)

_____ (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.

_____ (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)

DS (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 David Robinson ^{EXR} Date 12/18/13 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent TJ Teller Date 12/18/13 Agent _____ Date _____