

BUGLE HILL FARM

200 +/- Acres

1740 Grassy Springs Road

Versailles, Woodford County, Kentucky



OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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



In the immediate area of Pin Oak, Diamond A, and Woodford Thoroughbreds, this desirable horse farm offers an excellent opportunity to acquire a farm known for producing winners.



Improvements include a 23 stall mare barn and a very nice 8 stall yearling barn. A large equipment building/shop plus a charming home (ready for interior finishes) complete this special offering.



23 Stall State-of-the-Art Broodmare Barn

- Concrete block construction with stucco and stone finish.
- Stalls measure 11' x 14' (plus one 22' x 14' foaling stall).
- Heated office with half bath.
- New roof in 2014.

NOTE: 1,300 square foot office/apartment adjoins the mare barn with access from the barn as well as through French doors with large Palladium window. This space has stud walls in place, as well as, electric, plumbing, and duct work. It consists of five rooms plus a bath and a half.



8 Stall Yearling Barn

- Concrete block construction with stucco finish.
- Stalls measure 14' x 14'.
- Tongue and groove ceiling with two tack rooms.
- New roof in 2013.

Residence



Charming 2,645 SF home. Its original brick center section contains a living room with floor-to-ceiling stone fireplace, a kitchen/dining room combo, and full bath plus a lofted bedroom. In 2014, 2 wings (350 +/- SF each) were added with Hardi plank construction; the basement level contains 2 rooms (one with brick fireplace)

NOTE: Home sold "as-is". Stud walls in place, wiring is complete, 2 heat pumps installed, and home is plumbed for another full bath. This lovely home is just awaiting your personal finishes.



Farm Improvements

- Hay/equipment/shop building contains a 28' x 30' shop with concrete floor, drain, and automatic door plus a 9' x 30' adjoining heated storage room with half bath and washer/dryer hook-up. This completely-wrapped metal building also contains a 30' x 84' hay storage area plus a 18' x 84' enclosed equipment area.
- 6-horse Kraft walker.
- 3 frame run-in sheds.
- Electric entrance gate.
- City water throughout farm.
- Former 5/8 mile grass gallop.
- Plank fencing.



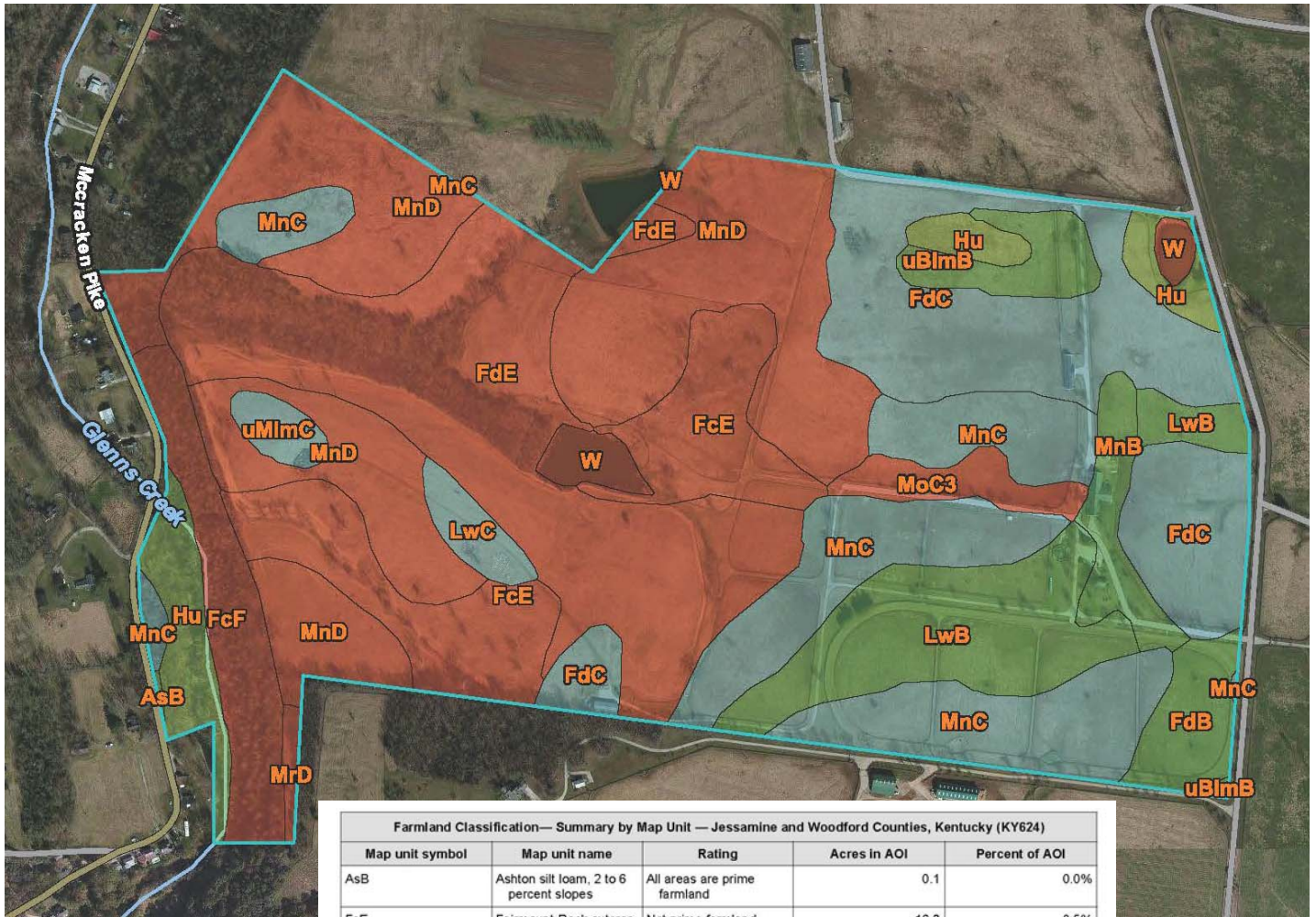
PRICE: \$3,250,000.



**Agent: Bill Justice
(894) 294-3200**

www.kyhorsefarms.com
518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657





Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.1	0.0%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	16.3	8.5%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	7.8	4.0%
FdB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.8	2.0%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	25.6	13.3%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	34.0	17.7%
Hu	Huntington silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	7.2	3.8%
LwB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	14.2	7.4%
LwC	Lowell silt loam, 6 to 12 percent slopes	Farmland of statewide importance	2.0	1.0%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.8	2.0%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	25.8	13.4%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	40.7	21.2%
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	Not prime farmland	2.9	1.5%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	Not prime farmland	0.6	0.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.5	1.8%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.5	0.8%
W	Water	Not prime farmland	2.3	1.2%
Totals for Area of Interest			192.2	100.0%

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: 9-13-15 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 1740 GRASSY SPRINGS 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)

_____ (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)

[Signature] (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 [Signature] Date 9/14/15 Buyer _____ Date _____
Seller [Signature] Date 9/14/15 Buyer _____ Date _____
Agent [Signature] Date 9/13/15 Agent _____ Date _____