

730 OREGON ROAD

63.08 Acres

Versailles, Woodford County, Kentucky



PRESENTED BY



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

FARM IMPROVEMENTS



11 Stall Barn:

- Concrete block stalls measure 14' x 14'
- Rubber mats
- Heated and insulated.
- Forced air propane heater.
- Grooming bay.
- Tack room.
- Automatic fly spray system.
- 14' Crushed limestone center aisle
- 70' x 111' Arena with sandy loam footing and exhaust fan.
- Paneled office with tile floor and wall heat and air unit.



26 Stall Mare Barn:

- Metal wrapped converted tobacco barn.
- 15.5' Crushed limestone center aisle.
- 10 exterior stalls (11.5' x 15.5').
- 15 interior stalls (10.5' x 12').
- 1 interior foaling stall (12' x 22').
- Wash rack with hot and cold water and stock.
- Full bath with tile floor and washer and dryer.
- Felt stall floors.
- Lights on timers.

- Pass way to feed/tack room and efficiency apartment with tile floor, stove, refrigerator, wall heat and air unit.

Metal Equipment Barn 40' x 50' with two 12' wide doors and a man door.





13 Stall Show Barn

- Metal wrapped converted tobacco barn.
- Heated
- Stalls measure 11.5' x 11.5' with stall mats or felt.
- Paneled tack room with concrete floor, water heater, wall heater.
- 10.5' Crushed limestone center aisle.
- Grooming bay.
- Wash stall.



Breeding Shed:

- Attached to show barn.
- Measures 30' x 30'.
- Concrete floor.
- Dummy.
- Hot and cold water.
- Lab with tile floor, wood cabinets, paneled walls, hot water heater, refrigerator, wall heater.
- 2 stocks.



70' x 15' Mobile Home with 3 bedrooms, 2 baths, laminate wood floor, ceiling fans, washer and dryer, microwave, dishwasher, and added 8' x 8' mud room and deck.



- **Feed Shed** 24' x 12' with wood floor.
- **Shed** with concrete floor and attached shavings bin.
- **Silo**
- **1,000 Gallon Propane Tank** (leased)
- **Run-in Shed**
- **Euro-Walker**
- **4 Board Plank Fencing**
- **MiraFount Waterers in every Paddock**
- **City water**



**Main Residence
1,800 +/- Square Feet**



First Floor



Living Room: Hardwood floor, wood-burning fireplace, window treatments.



Dining Room: Hardwood floor, ceiling fixture.

Kitchen: Hardwood floor, light fixtures, wood cabinets, side-by-side refrigerator with water/ice dispenser, stove, microwave, dishwasher, double stainless steel sink.

Two Bedrooms and One Bath





Second Floor

Master Bedroom: Wall-to-wall carpet, **master bath** with wood-grain laminate floor, tub/shower combo, walk-in closet, single vanity, and window seat.

Basement

- Unfinished
- Washer/dryer hook-up
- Laundry sink



ADDITIONAL HOUSE INFORMATION:

- Water softener
- HVAC forced air electric—new unit in 2009
- Oversized 2 car garage
- City water



Garage Work Shop

- Concrete block.
- Concrete floor with drain.
- 220 power.
- Air conditioning unit.
- Garage door

Information contained herein is believed to be accurate but is not warranted

Offered Exclusively By

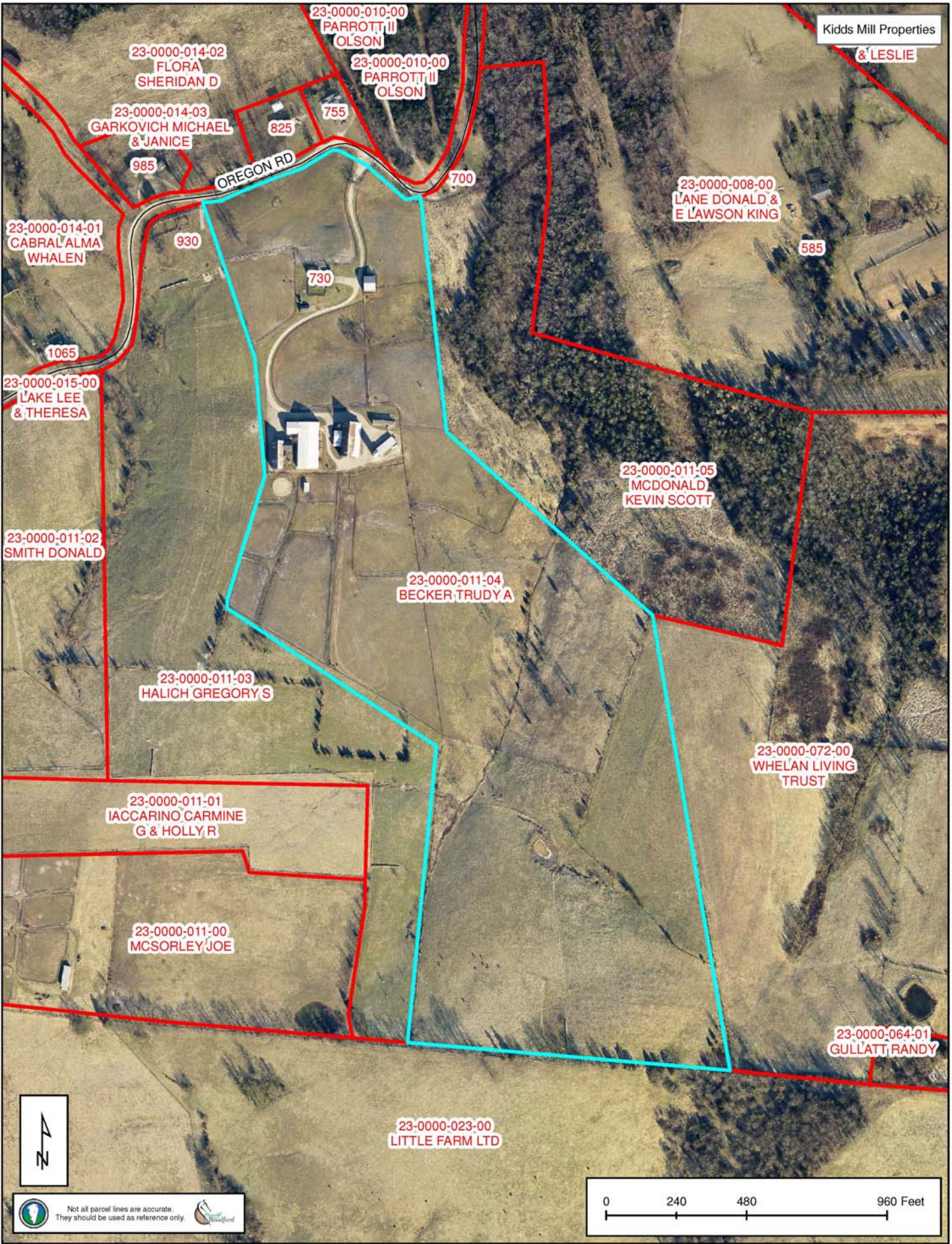


PRICE: \$995,000.

**Bill Bell, Agent
(859) 621-0607**

www.kyhorsefarms.com

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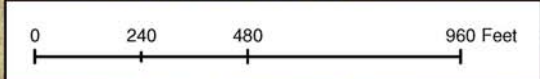
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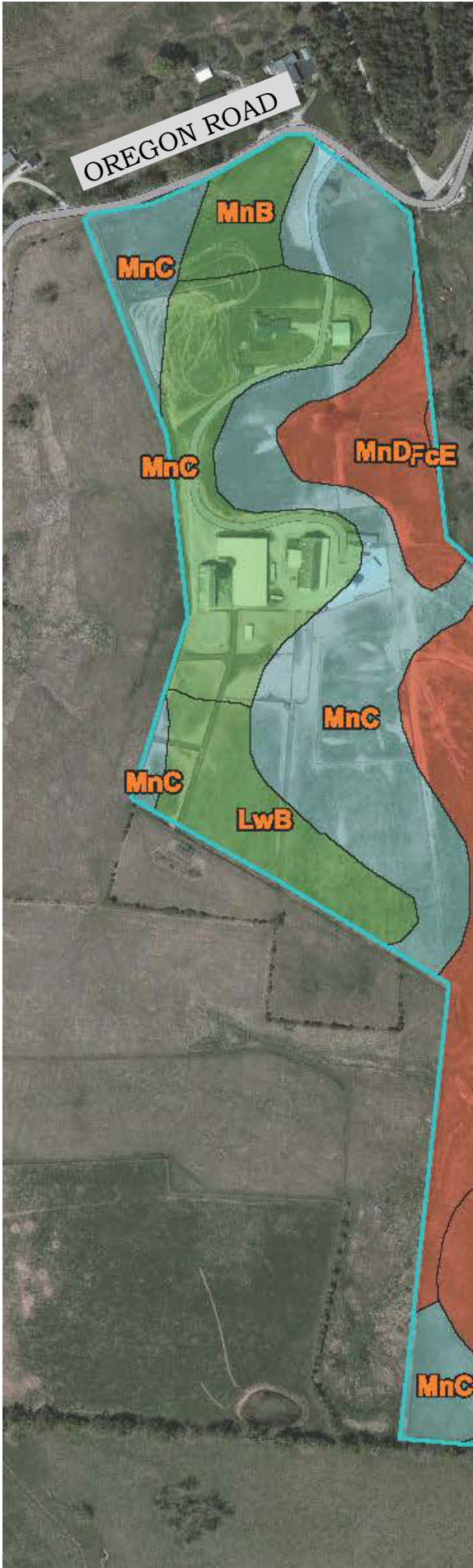
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Not all parcel lines are accurate.
They should be used as reference only.





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
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	0.0	0.1%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	18.0	28.7%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.5	10.3%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	8.9	14.3%
LwB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.1	4.9%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	1.4	2.3%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	15.0	24.0%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	2.7	4.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.7	10.6%
W	Water	Not prime farmland	0.2	0.3%
Totals for Area of Interest			62.5	100.0%

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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


PROPERTY ADDRESS: 730 Oregon Road, Versailles, Ky 40383 DATE: 10/5/15

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?	—	✓	—
(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. 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?	—	✓	—

	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.


DATE Oct. 9, 2015 TIME 5:30pm

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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