

TURN-KEY HORSE FARM

2878 NEWTOWN PIKE
Fayette County, Kentucky
46.625 Acres



OFFERED EXCLUSIVELY BY



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



LOCATION!! LOCATION!! LOCATION!! This exceptional 46+ acre horse farm offers the ultimate in location—inside Ironworks Pike and literally minutes from the Kentucky Horse Park and Fasig-Tipton.

The 6,195 square foot Colonial home has been professionally refurbished from top to bottom with exciting new bathrooms and a gourmet kitchen. This five bedroom, five and a half bath home offers a new paint scheme with a luxurious first-floor master suite. The lower level finishes include a rec room, media room, and full bath.

Auxiliary housing includes a three bedroom, one and a half bath manager's home and a three bedroom, two bath manufactured home on a block foundation.

Horse improvements include two horse barns with 25 stalls and a 46' x 70' machinery shed with five exterior stalls. Additionally, there is a 4,800 square foot concrete block building (former Hagyard-Davidson-McGee vet clinic) that has a newer roof and renovated with offices, one and a half baths, lounge, tack rooms with central heat and air.

Stone pillars and electric iron gates greet you, and the farm is accessed along a mature tree line. An excellent location complete with wonderful housing and horse facilities make this a very attractive offering.

FIRST LEVEL



ENTRANCE HALL

The 12.3' x 12' spacious entrance hall features leaded glass doors and a handmade cherry banister.



LIVING ROOM

The 19.6' x 15' formal living room invites comfort with its warming fireplace and special details including crown moulding and hardwood floor.



DINING ROOM

The 17.6' x 15' formal dining room draws a guest into the perfect setting from memorable dinners with family and friends. The room showcases a hardwood floor and beautiful wide crown moulding.

FAMILY ROOM

20' x 20' with hardwood floor, built-in bookcases, and entertainment center.



EAT-IN KITCHEN

17' x 15' with custom cabinets, granite counter tops, island, and double wall oven.

MASTER SUITE

19.1' x 20' bedroom with carpet. New master bath with ceramic tile walk-in shower; tub; and granite tops. Large walk-in closet.



LAUNDRY ROOM: Toilet, stainless steel sink, vinyl floor, laundry chute and built-in shelves.

POWDER ROOM

SECOND LEVEL



The four upstairs bedrooms all have new carpet and are recently painted. The two full baths have ceramic tile floor—one has tub/shower; the other a tiled walk-in shower.

LOWER LEVEL

- Rec room with coffered ceiling and recessed lighting.
- Media room with coffered ceiling, recessed lighting, and is wired for a home theater.
- Full bath.

ADDITIONAL AMENITIES:

- Screened-in rear porch with tongue and groove ceilings.
- Two car attached garage.
- Nine foot ceilings on first floor.
- Three heat pumps (nest-controlled)
- Storm windows.
- Outside security cameras.
- Lightning rods.



FARM IMPROVEMENTS:

- Fourteen stall converted tobacco barn with tack room; stalls are 12' x 12'.
- Eleven stall block barn with tack room; stalls are 11½' x 11½'.
- 4800 square foot concrete block building that was formerly leased by Hagyard-Davidson-McGee as their vet/surgery clinic. This wonderful multi-purpose building has been refurbished. In addition, it has a newer roof, central heat and air, a lounge, 1.5 baths, office, and tack and trophy rooms. Automatic overhead doors and a security system add to its many uses.
- 46' x 70' machinery shed with five exterior stalls.



- 1,634 square foot brick manager's residence with full unfinished basement. This house has three bedrooms and one and one-half baths.



- Three bedroom, two bath manufactured home.







This wonderful farm offers one of the finest locations in the Bluegrass. Immediate neighbors include Fasig Tipton, Cobra Farm and Castleton-Lyons. This farm also offers the discerning horseman an unparalleled investment opportunity with its multi-use facility and the ultimate in Southern Living.

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

PRICE: \$2,500,000.



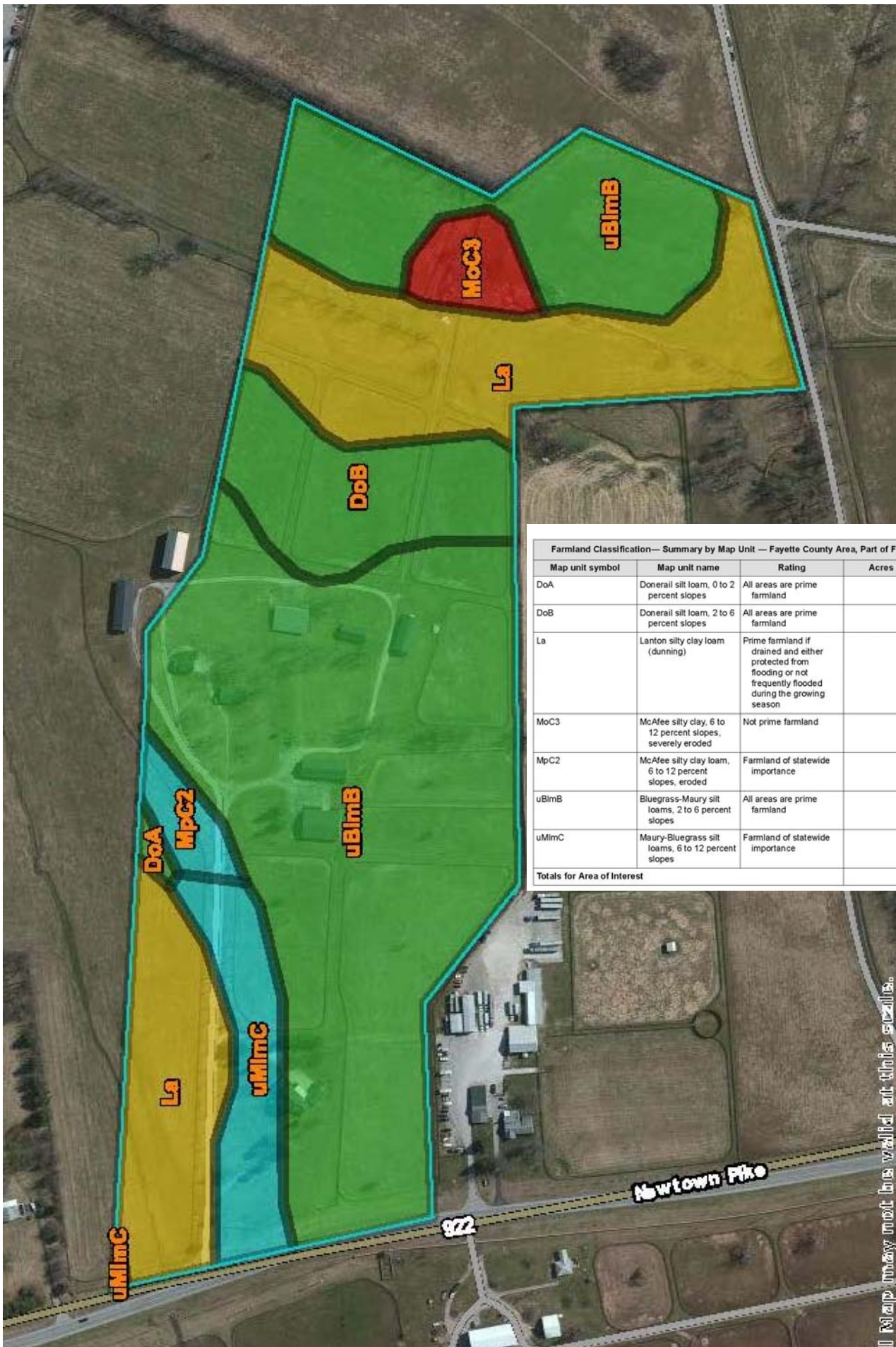
Bill Justice
(859) 294-3200

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Newtown Pike



Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	0.2	0.4%
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	4.1	8.9%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	11.7	25.2%
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	Not prime farmland	1.2	2.5%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	0.9	1.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	25.6	55.1%
uMimC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.8	6.0%
Totals for Area of Interest			46.4	100.0%

Map may not be valid at this scale.

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 2878 NEWTOWN P.KE CEX, KY DATE: 4-18-17
 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 <u>1. NEW 2017</u>	—	✓	—
(c) Plumbing/Septic	—	✓	—
(d) Heating	—	✓	—
(e) Pool/Hot tubs/Sauna <u>N/A</u>	—	—	—
(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? <u>IN PROCESS OF BEING REPAIRED</u>	—	—	—
(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. <u>BOUNDARY</u>	✓	—	—
(f) Any improvements shared in common with adjoining or adjacent properties?	✓	FENCE	—
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. BARNS/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 Yes No Unknown
- 2) Electric lines..... Yes No Unknown
- 3) Natural Gas/Propane Yes No Unknown
- 4) Telephone lines Yes No Unknown
- 5) Septic/Field lines..... Yes No Unknown

(b) If you answered yes to any of the above, can you furnish a diagram of same? Yes No Unknown

12. MISCELLANEOUS

(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? Yes No Unknown

(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? Yes No Unknown

(c) Are you aware of any Radon test being performed on this property? Yes No Unknown

(d) Are you aware of any existing or threatened legal action affecting this property? Yes No Unknown

(f) Are there any assessments other than property assessments that apply to this property? Yes No Unknown

(g) Are you aware of any damage due to wood infestation? Yes No Unknown

(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? Yes No Unknown

(i) Are you aware of any underground storage tanks? Yes No Unknown

(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? Yes No Unknown

(k) Are you aware of any dumps on the property, present or past? Yes No Unknown

(l) Are any sink holes being used as a dump? Yes No Unknown

(m) To your knowledge, has the property been used for anything besides agricultural purposes? Yes No Unknown

(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? Yes No Unknown

(o) Have you ever had a soil analysis done?..... Yes No Unknown
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? Yes No Unknown

(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?..... Yes No Unknown

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.

SELLER [Signature] DATE 4-18-17 TIME 12:00PM 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.
 The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my 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: 04-18-17 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 2878 NEWTOWN PIKE LEXINGTON, KY 40511

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)

[Signature] (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.

[Signature] (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)

BA (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 4-18-17 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent [Signature] Date 3/22/17 Agent _____ Date _____