

# 5498 LEXINGTON ROAD

Bourbon County, Kentucky

227 +/- Acres



*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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

**FIRST FLOOR:**

**Entry:** Two story, hardwood floor, chandelier, and stairs.

**Front Hall:** Hardwood floor, half bath with hardwood floor, pedestal sink, and bead board to chair rail.



**Dining Room:** Hardwood floor, wainscoting, and chandelier.

**Kitchen:** Tile floor, recessed lighting, pantry, oak cabinets with Corian counter, double sink, Kitchen-Aid side-by-side refrigerator with ice and water dispenser, Viking gas range (six burner with griddle), two ovens (convection and regular), vented hood, island and breakfast area, and chandelier.



**Log Room:** Wood floor, vaulted ceiling, some bead board ceiling over non-vaulted area and top of vaulted area, closet, spiral staircase to loft, stone fireplace with raised heart and ventless gas logs. Area plumbed for wet bar.



**Loft:** Wood floor, door to finished storage area with wall-to-wall carpet, and two dormers.



**Family Room:** Hardwood floor, ceiling fan, recessed lighting, stone-faced fireplace with wood-burning stove, two sets of French doors going to sun room.



**Master Bedroom:** Dressing room with wall-to-wall carpet, built-in shelving and hanging; walk-in closet; ceiling fan with light; French doors to deck with hot tub; and recessed lighting.

**Master Bath:** Tile floor, custom cabinetry, double vanity, shower, toilet stall, tub, built-in linen and laundry cabinet, tray ceiling, chandelier, and recessed lighting.



**Sun Room:** Tile floor, vaulted ceiling, stone wood-burning fireplace with raised hearth, chandelier, can lighting, and French doors to deck.



**Office:** Laminate wood floor, crown moulding, ceiling fan with light, and French doors to mud room.



**Mud Room:** Tile floor, closet with hot water heater, ceiling fan with light.

**Laundry Room:** Tile floor, washer/dryer hook-up, laundry sink, built-in hanging storage, and toilet closet.

## SECOND FLOOR:

**Front South Bedroom:** Wall-to-wall carpet, ceiling fan with light, double closet with built-in shelving, and door to Jack and Jill bath.

**Jack and Jill Bath:** Vinyl floor, oak cabinet, and tub/shower combo.

**Central Bedroom:** Wall-to-wall carpet, ceiling fan with light, track lighting, and two walk-in closets.



**Front West Bedroom:** Wall-to-wall carpet, ceiling fan with light, and bath with vinyl floor, wood vanity, and tub/shower combo.





**ADDITIONAL HOUSE INFORMATION:**

- Heat/air conditioning—heat pump.
- City water.
- Septic system.
- 20' x 40' pool.
- Basketball court.



- 900 +/- square foot brick and vinyl guest house with one bedroom, bath, living room, kitchen, fireplace with gas logs, and loft. Heat pump, electric stove, refrigerator, and deck.
- 30' x 40' detached garage with attached sheds.



- 12 bent tobacco barn
- 2 hoop barns for hay storage
- 5 bay equipment & shop

- 1 acre pond
- Four board plank and wire fencing

**PRICE: \$2,600,000.**



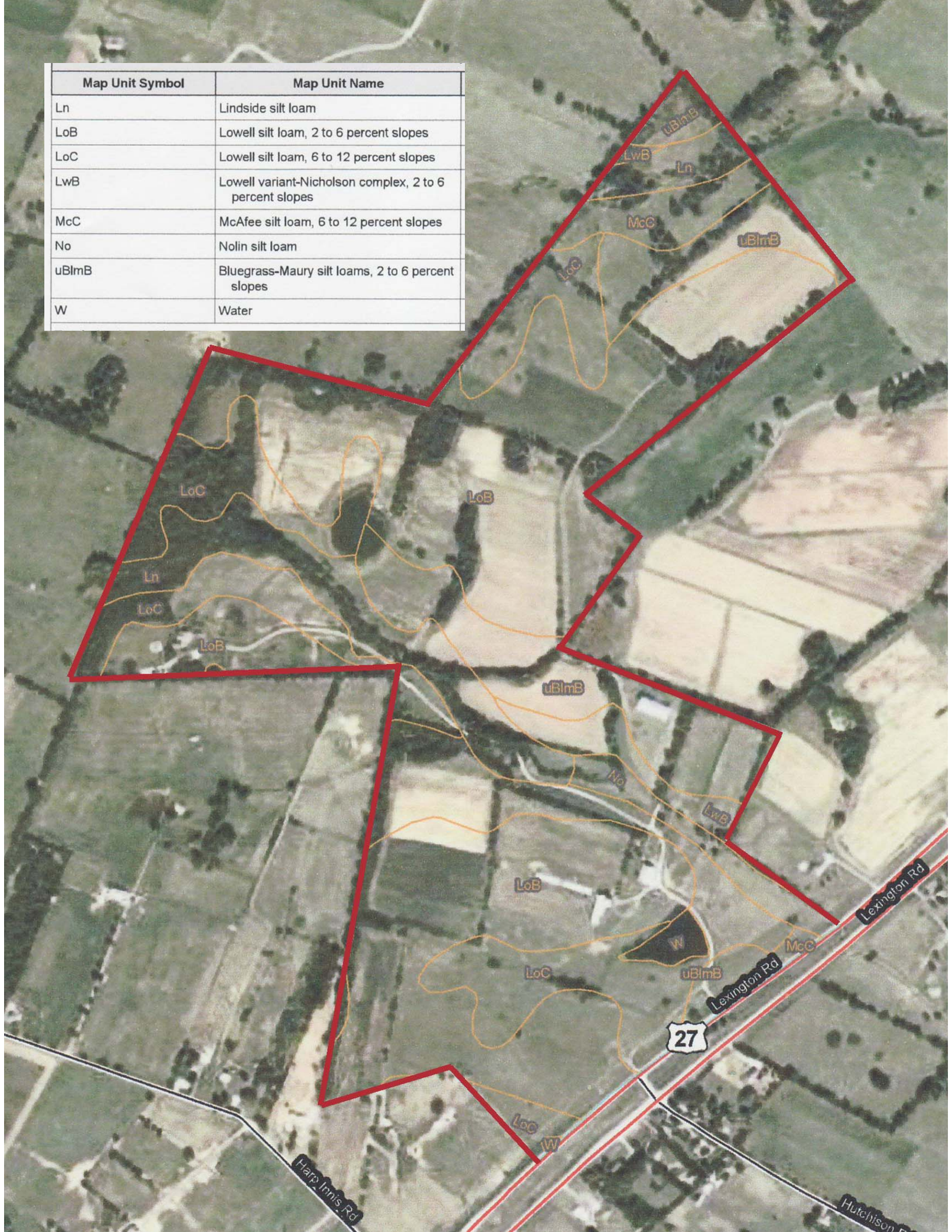
*Offered Exclusively By*

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

[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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

Map Unit Symbol	Map Unit Name
Ln	Lindside silt loam
LoB	Lowell silt loam, 2 to 6 percent slopes
LoC	Lowell silt loam, 6 to 12 percent slopes
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes
McC	McAfee silt loam, 6 to 12 percent slopes
No	Nolin silt loam
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes
W	Water





# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 5498 Lexington Rd, Lexington, Ky, 40511 DATE: 6-4-10  
 Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
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 .....	—	✓	—
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(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? .....	—	✓	—
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked?.....	—	✓	—
(b) Has the roof ever been repaired?.....	—	✓	—
(c) Do you know of any problems with the roof.....	—	✓	—
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone?.....	—	✓	—
(b) Has the property ever had a drainage, flooding or grading problem?.....	—	✓	—
<b>6. BOUNDARIES</b>			
(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?....	✓	—	—
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	—	✓	—
<b>8. WATER</b>			
(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? .....	—	✓	—
<b>9. AUXILIARY HOUSES</b>			
(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".)			
<b>10. BARN/OUTBUILDINGS</b>			
(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 .....	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? .....	<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.			

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.

Robby Rankin      6-4-10      1015      Benny Rankin      6/4/10      1015  
SELLER                      DATE                      TIME                      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 may result from your use of this form.