

8785 MT. STERLING ROAD

140 +/- Acres

Clark County, Kentucky



Absolutely beautiful 140 +/- acre farm impeccably maintained. New fencing, asphalt driveway, 2 large ponds, and various outbuildings and equipment sheds. Excellent cattle/crop farm. 40 +/- acres planted in trees for wholesale nursery. Business can be bought if desired. Excellent location - 1.6 miles from exit 101 on I-64.

Offered Exclusively By



www.kyhorsefarms.com

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

This beautiful creek runs along road frontage on Mt. Sterling Road.



Shared entrance was recently asphalted and concrete bridge in excellent condition provide access to farm.

90% of the boundary and interior fencing is new.



There are 2 large ponds, one with a dock provide excellent water for livestock.



Various outbuildings and equipment sheds provide storage and space for the working farm operation





Excellent clean land for cattle or crops .
Currently 100 +/- acres is leased for
cattle at \$3500 per year.

Clean and well maintained 3 bedroom,
1 full bath managers house with
approximately 1004 square feet (as per
PVA). Completely remodeled in 2002
down to the studs with electric and
plumbing replaced.



Profitable commercial tree nursery covers 40+/- acres of farm currently with approximate 2,200 tree inventory. Seller has operated successful business since the 70's and has scaled back operation since retiring.

He is willing to sell wholesale nursery business (Kentucky Wholesale Nursery Inc.), complete tree inventory, all equipment listed necessary to run business along with the total 140 +/- acres for \$630,000. If sold without nursery business, Seller requests time to take trees and will till fields to remove tree holes.



NURSERY EQUIPMENT AVAILABLE FOR SALE

- Approximately 2,200 trees
- LX 665 Skid loader
- 30" Howard tiller
- 40" Howard tiller
- 16' Wells Cargo box trailer
- B6200 Kubota tractor
- 530 Case tractor
- 16' farm wagon
- 2" PTO water pump
- Herb sprayer
- Insect sprayer
- 90" woods mower
- 30" tree spade
- 34" tree spade



Excellent opportunity to purchase well maintained cattle/crop farm, with multiple building sites on beautiful vistas, large ponds and existing business in excellent location only 1.6 miles from Interstate US 64 exit 101.

PRICE: \$546,000.

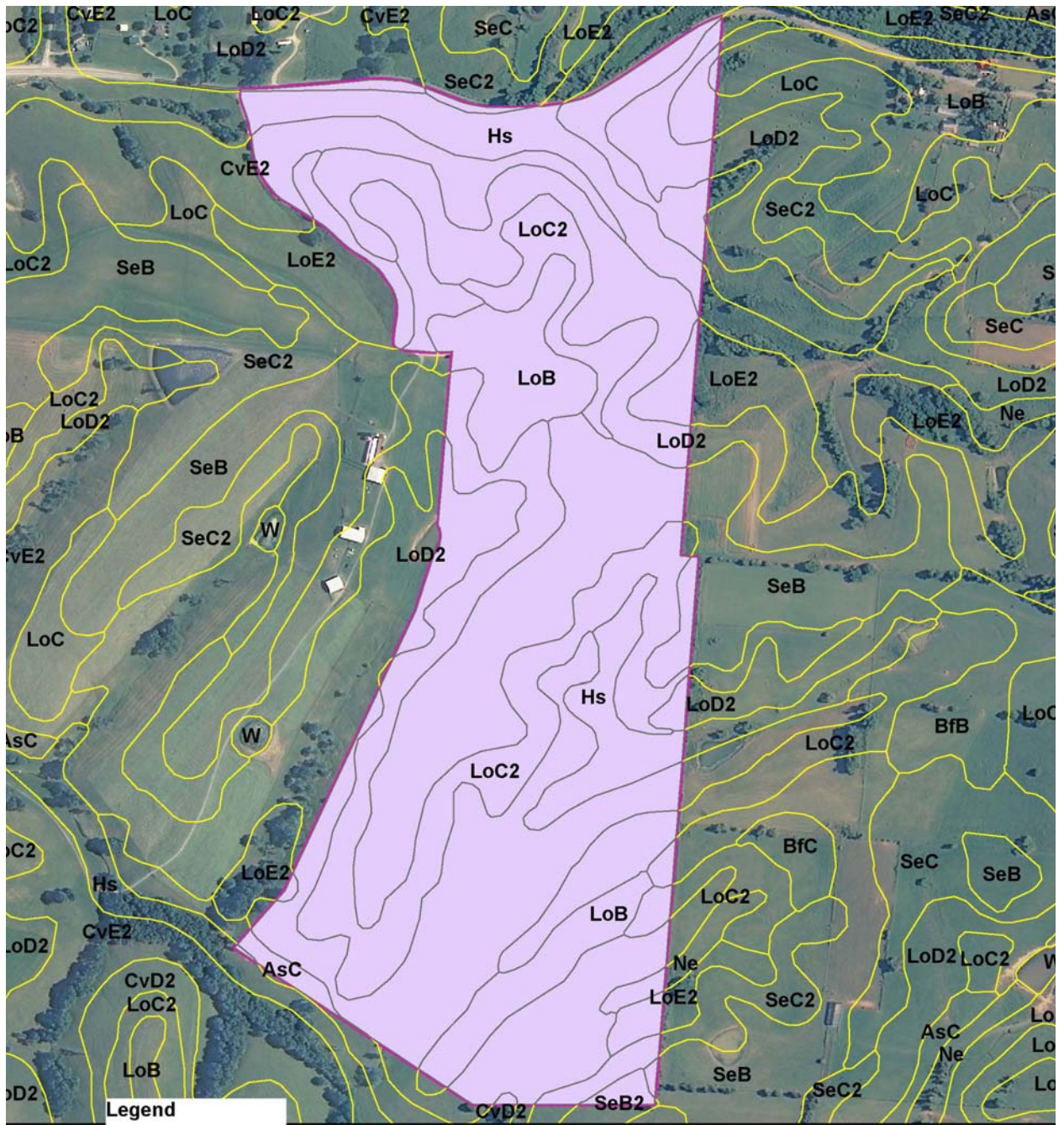


Agent: Alicia Ritter
859-771-2425

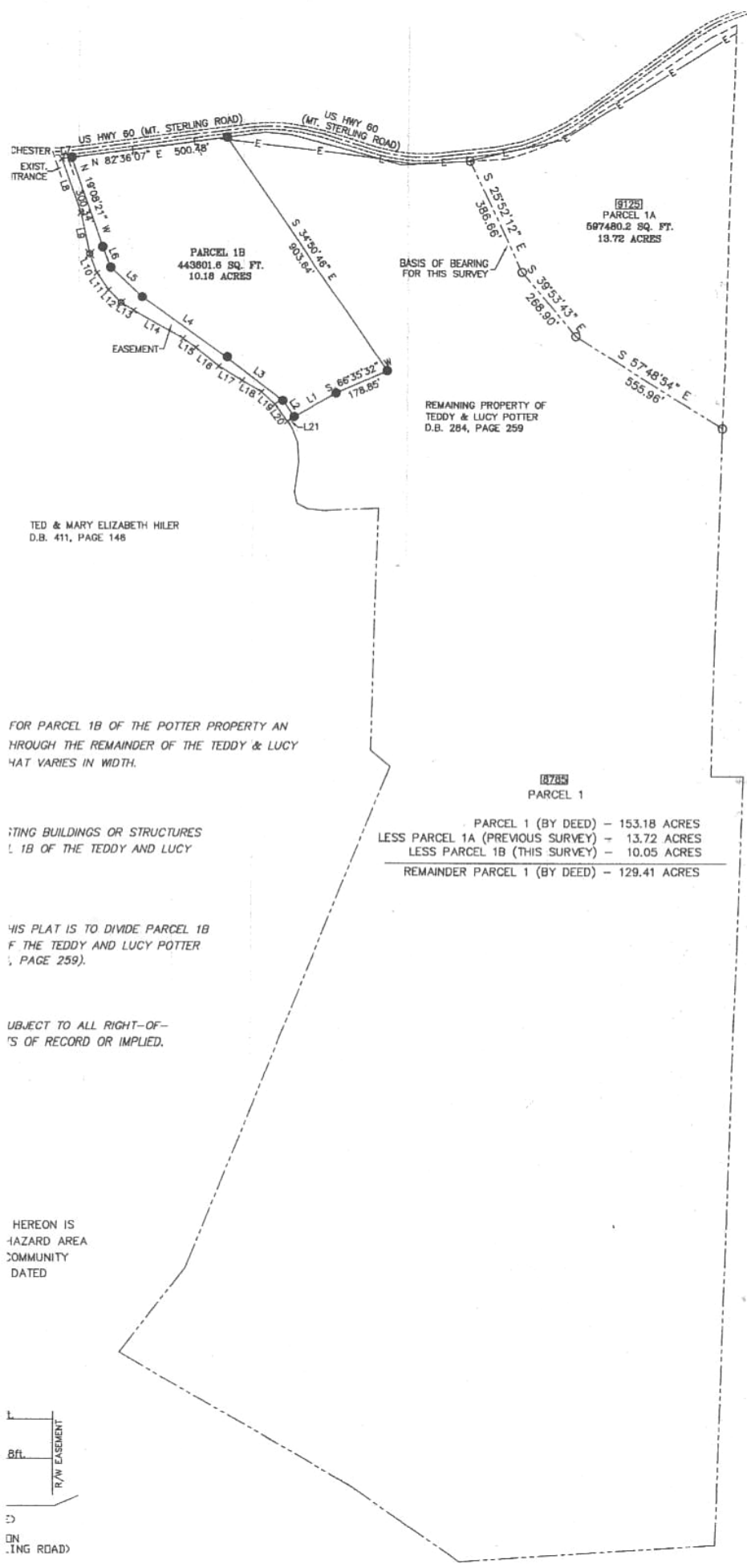
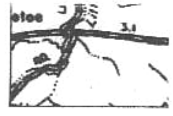
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8785 Mt Sterling Rd





Map Unit Symbol	Map Unit Name	Acres	Percent
AsC	Ashton silt loam, 6 to 12 percent slopes	0.9	1%
CvD2	Culleoka silt loam, 12 to 20 percent slopes, eroded	0.1	0%
CvE2	Culleoka silt loam, 20 to 30 percent slopes, eroded	6	4%
Hs	Huntington silt loam	13.6	8%
LoB	Lowell silt loam, 2 to 6 percent slopes	12.9	8%
LoC	Lowell silt loam, 6 to 12 percent slopes	1.4	1%
LoC2	Lowell silt loam, 6 to 12 percent slopes, eroded	32.5	20%
LoD2	Lowell silt loam, 12 to 20 percent slopes, eroded	50.4	31%
LoE2	Lowell silt loam, 20 to 30 percent slopes, eroded	8.6	5%
Ne	Newark silt loam	0.6	0%
SeB	Shelbyville silt loam, 2 to 6 percent slopes	29.4	18%
SeB2	Shelbyville silt loam, 2 to 6 percent slopes, eroded	0.7	0%
SeC	Shelbyville silt loam, 6 to 12 percent slopes	2.9	2%
SeC2	Shelbyville silt loam, 6 to 12 percent slopes, eroded	1.5	1%
Total:		161.5	100%



LINE	BEARING
L1	S 60°27'23"
L2	N 35°16'03"
L3	N 52°23'59"
L4	N 54°32'59"
L5	N 47°01'01"
L6	N 22°58'37"
L7	N 82°36'07"
L8	S 19°19'01"
L9	S 12°23'01"
L10	S 21°57'01"
L11	S 34°29'01"
L12	S 43°36'01"
L13	S 57°26'01"
L14	S 61°01'01"
L15	S 55°03'01"
L16	S 51°15'01"
L17	S 58°23'01"
L18	S 59°06'01"
L19	S 47°04'01"
L20	S 35°48'01"
L21	N 54°11'59"

TED & MARY ELIZABETH HILER
D.B. 411, PAGE 148

FOR PARCEL 1B OF THE POTTER PROPERTY AN
THROUGH THE REMAINDER OF THE TEDDY & LUCY
HAT VARIES IN WIDTH.

TING BUILDINGS OR STRUCTURES
L 1B OF THE TEDDY AND LUCY

THIS PLAT IS TO DIVIDE PARCEL 1B
F THE TEDDY AND LUCY POTTER
, PAGE 259).

SUBJECT TO ALL RIGHT-OF-
S OF RECORD OR IMPLIED.

HEREON IS
HAZARD AREA
COMMUNITY
DATED



BASIS OF BEARING
FOR THIS SURVEY

REMAINING PROPERTY OF
TEDDY & LUCY POTTER
D.B. 284, PAGE 259

8785
PARCEL 1

PARCEL 1 (BY DEED) - 153.18 ACRES
LESS PARCEL 1A (PREVIOUS SURVEY) - 13.72 ACRES
LESS PARCEL 1B (THIS SURVEY) - 10.05 ACRES
REMAINDER PARCEL 1 (BY DEED) - 129.41 ACRES

COMMISSIONER'S CERTIFICATION (CLAR
I do hereby certify that this record
Winchester-Clark County Planning C
for recording in the office of the C

07/07/2009
Date

PROPER
TEDD
&
MOUN
PHO

CERTIFICATE OF OWNERSHIP AND DE
I (we) hereby certify that I am (we
described hereon, and that I (we) a
portion of the same property came
by deed dated June, June
(Book) 284, (Page) 259
Witness

Address
Date
07.10.09

REC
TEDDY AN
8785 MOUN
WINCHES
DEED BOO
US HWY 60 (A
CLARK CO

ALAN JUSTICE
ENGINEERING & SURVEYING, INC.
Alan D. Justice P.E., L.S.
3008 Maysville Road
Mt. Sterling, KY 40363
Phone: (859) 498-4837

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 8785 Mt. Sterling Rd. Winchester, KY

DATE: 4/23/12

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	—	X	—
(b) Air Conditioning	—	X	—
(c) Plumbing/Septic	—	X	—
(d) Heating	—	X	—
(e) Pool/Hot tubs/Sauna	—	NA	—
(f) Appliances	—	X	—
(g) Doors and windows	—	X	—
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	—	NA	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	X	—	—
(c) Are you aware of any defects or problems relating to the foundation?	—	X	—
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	X	—	—
(b) Has the roof ever been repaired?	X	—	—
(c) Do you know of any problems with the roof?	—	X	—
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	X	—	—
(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?	—	X	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	X	—
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	—	X	—
(b) Do you know the boundaries of your property?	X	—	—
(c) Are the boundaries of your property marked in any way?	X	—	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	—	X	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance	X	—	—
(f) Any improvements shared in common with adjoining or adjacent properties?	X	—	—
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.	—	X	—
8. WATER			
(a) Are all the improvements connected to a public water system?	—	X	—
(b) IF NOT, please state your water sources and explain.	—	—	—
(c) Has your water system ever gone dry? If yes, explain	—	X	—
(d) Are you aware of any problems with your water lines and/or waterers?	—	X	—
(e) Is your water supply shared with anyone else?	—	X	—
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?	—	NA	—
(b) Were any auxiliary houses built before 1978?	—	NA	—
(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?	X	—	—

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	X		
2) Electric lines			
3) Natural Gas/Propane			
4) Telephone lines			
5) Septic/Field lines	X		
(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?		Y	
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?		X	
(c) Are you aware of any Radon test being performed on this property?		X	
(d) Are you aware of any existing or threatened legal action affecting this property?		X	
(f) Are there any assessments other than property assessments that apply to this property?	X		
(g) Are you aware of any damage due to wood infestation?		X	
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?		X	
(i) Are you aware of any underground storage tanks?		X	
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?		X	
(k) Are you aware of any dumps on the property, present or past?		X	
(l) Are any sink holes being used as a dump?		X	
(m) To your knowledge, has the property been used for anything besides agricultural purposes?		X	
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	X		
(o) Have you ever had a soil analysis done?	X		
If yes, by whom and when: <u>Agro Fertility 2009</u>			
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?		X	
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?		X	

13. If the answer was "yes" to any of the above questions, please explain.
#2 B Foundation has settlement, #3 A+B roof had leak around chimney repaired, #4 A house inside complete replaced, #6 E+F boundary fence repaired 50/50, #10 A Tobacco barn need some siding replaced & roof painted, #11 A chicken shed & silo need roof painted, #12 E drive shared 50/50, #12 N 100 acres of grass is leased to neighbor

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.

X Leal Patton 4-23-12 1:30 PM
 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.

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: 4/23/12 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 8785 Mt. Sterling Rd, Winchester, Ky

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)

_____ (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 J.R. Patton Date 4/24/12 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent [Signature] Date 4/23/12 Agent _____ Date _____