

# 1151 N. YARNALLTON PIKE

14.283 Acres

Fayette County, Kentucky



OFFERED EXCLUSIVELY BY



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

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



A Bluegrass treasure on 14+ acres and literally minutes from the Kentucky Horse Park. Land with character and historic stone walls overlooking pristine horse farms and in the immediate area of the Vinery and Hill 'n' Dale.

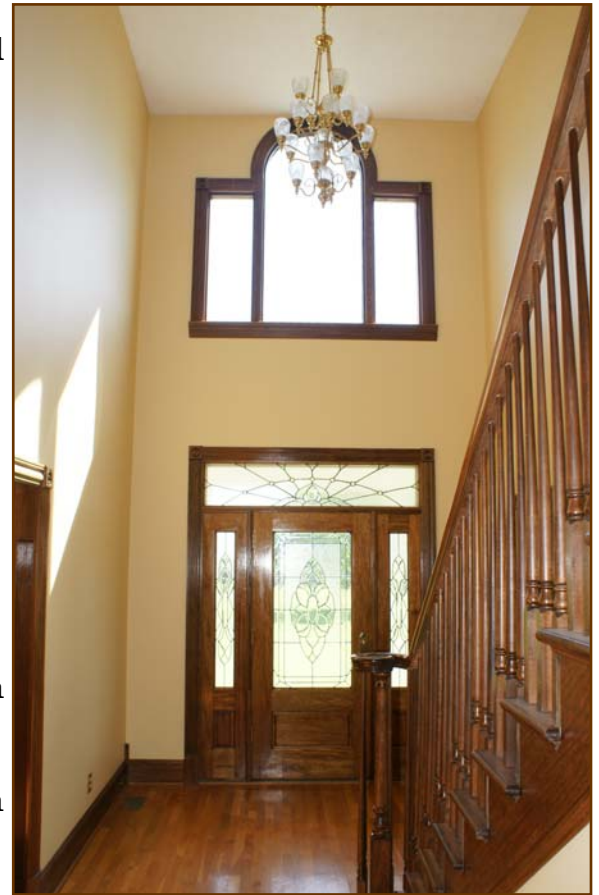
Spectacular story and a half home consisting of approximately 3,450 square feet of living area. Features include a large first floor master suite with adjoining sun room; two story great room with floor-to-ceiling stone fireplace; and gourmet kitchen with breakfast nook and wet bar.

Improvements include an exceptional five stall horse barn, a 24' x 36' equipment building, and completely fenced for horses.



## FIRST LEVEL

**Entrance Hall:** Two story; hardwood floor; side panel and transom above door; large Palladium window.

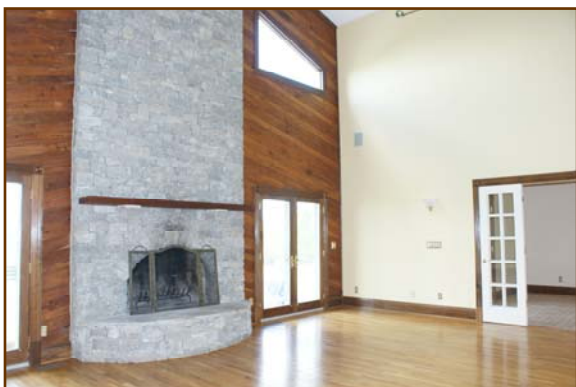


**Living Room:** 12'9" x 11.5'; hardwood floor; crown moulding.

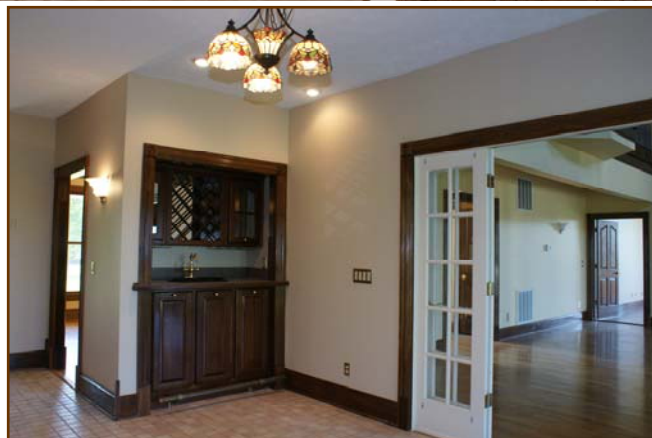
**Dining Room:** 13' x 18'3"; hardwood floor; crown moulding.



**Family Room:** 24'9" x 21'9"; hardwood floor; vaulted ceiling open to second story balcony; floor-to-ceiling stone fireplace; two set of French doors to rear patio.

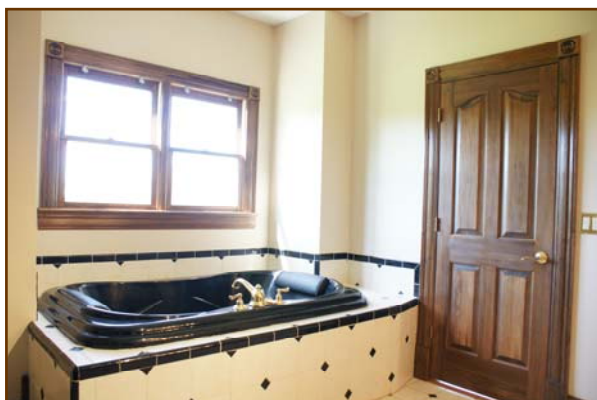


**Kitchen:** 520 square feet; ceramic tile floor; cherry cabinets; Viking gas stove; double wall ovens; Asko dishwasher; informal dining area; wet bar; French doors to rear patio.



**Master Bedroom:** 21' x 14'9"; hardwood floor; vaulted ceiling; fireplace; adjoining sun room (9'9" x 14.5') with tile floor and tongue and groove walls and ceiling.

**Master Bath:** Whirlpool tub; separate shower; two sink areas; large walk-in closet.



**Utility Room**  
**Powder Room**  
**Two Car Attached Garage** with upper level office.

### **SECOND LEVEL**

**Two Bedrooms**—Each with dormers, walk-in closet, and unfinished attic storage.  
**Full Hall Bath**



### **Horse Barn:**

- 4 Stalls (11' x 13'); double rear Dutch doors
- Wash stall (11' x 13'9") wrapped in metal
- Carpeted and heated office
- Tack room
- Side access to walk-up full floored attic.
- Insect spray system.

### **Other Improvements:**

- 24' x 36' metal Morton barn.
- Plank fencing
- City water
- One paddock with lights.

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

**PRICE: \$795,000.**



**Bill Justice  
(859) 294-3200**

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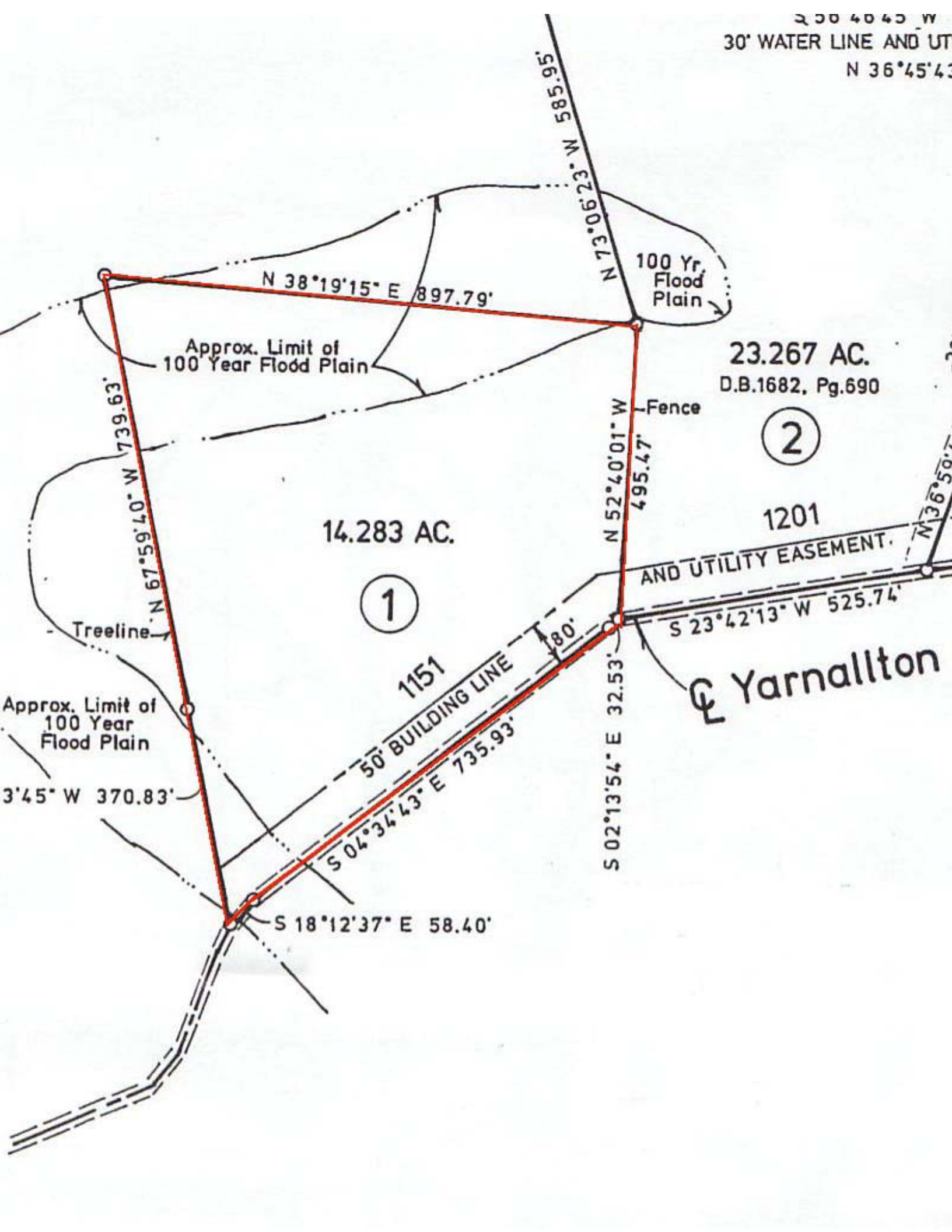
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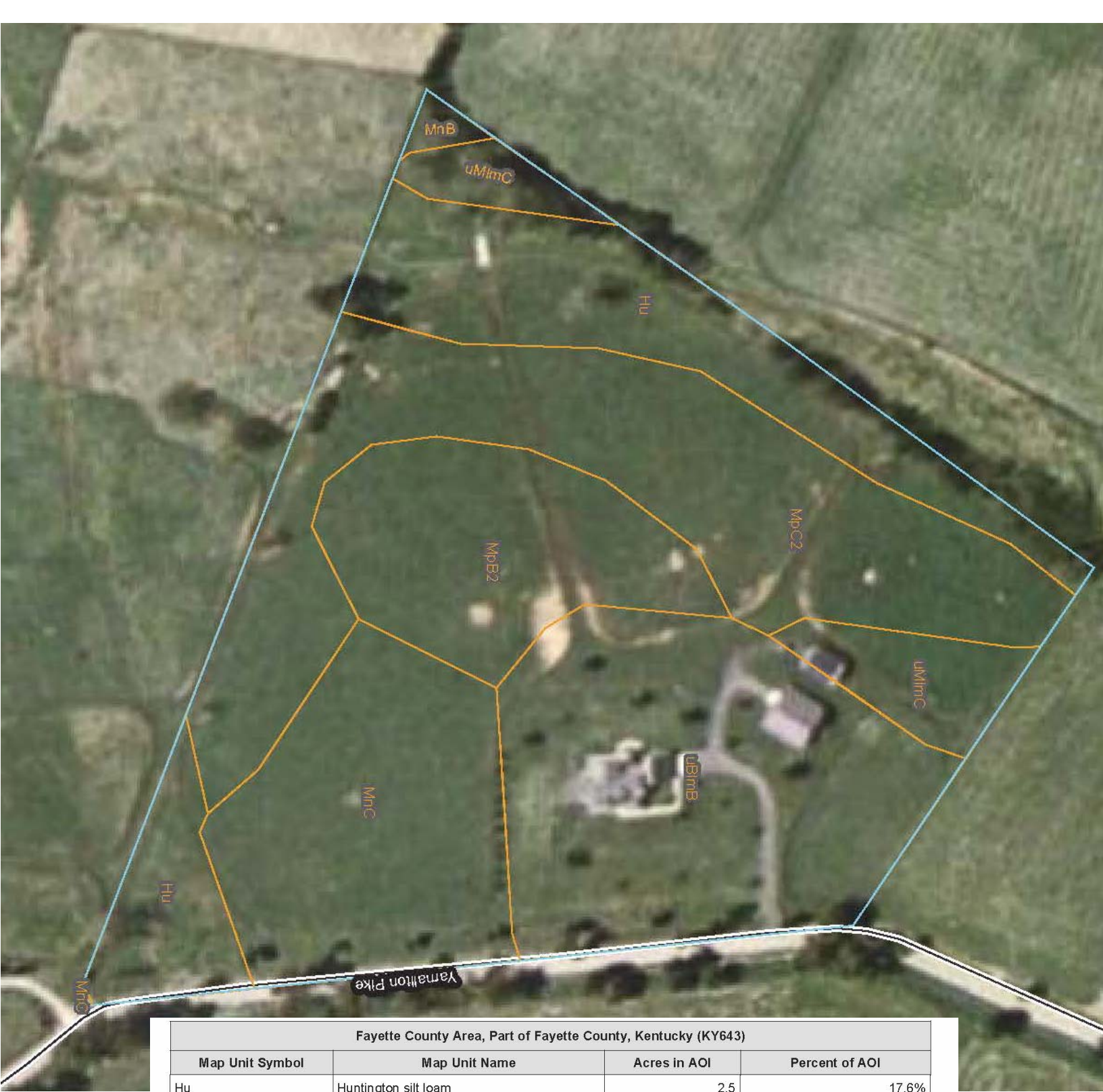


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N. Yarnallton Pike

Q 50 40 45 W  
30' WATER LINE AND UT  
N 36°45'43"





Fayette County Area, Part of Fayette County, Kentucky (KY643)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Hu	Huntington silt loam	2.5	17.6%
MnB	McAfee silt loam, 2 to 6 percent slopes	0.1	0.5%
MnC	McAfee silt loam, 6 to 12 percent slopes	2.3	15.8%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	1.7	12.0%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	3.7	25.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	3.4	23.2%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	0.8	5.4%
<b>Totals for Area of Interest</b>		<b>14.5</b>	<b>100.0%</b>



## SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS<sup>®</sup>

PROPERTY ADDRESS: 1151 N. YARNALTON, LEXINGTON, KY DATE: 4/23/2012  
 Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

Yes      No      Unknown

- |   | 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<br>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<br>contract that does not include a "Disclosure of Information and Acknowledgement<br>of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the<br>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<br>relating to this property? .....  | —   | —  | —       |
| (e) Is there any common fencing? If yes, explain any agreement and common<br>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?<br>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<br>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<br>contract that does not include a "Disclosure of Information and Acknowledgement<br>of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the<br>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,<br>Structure, or roof on any of the barns or outbuildings? .....   | —   | —  | —       |

	Yes	No	Unknown
<b>11. UTILITIES</b>			
(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?	—	—	—
<b>12. MISCELLANEOUS</b>			
(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? .....	—	—	—
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

SELLER HAS NEVER LIVED ON THE PROPERTY AND HAS NO  
KNOWLEDGE OF ITS HISTORY. PROPERTY IS SOLD "AS-IS - WHERE-IS"  
WITH ALL FAULTS.

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.

Central Bank + Trust Co. by:  
 SELLER Ellie M. Sharp, VP      DATE 4/23/2012      TIME 2:30pm

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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