

# VICTORY HAVEN TRAINING CENTER

Fayette County, Lexington, Kentucky

147 Acres



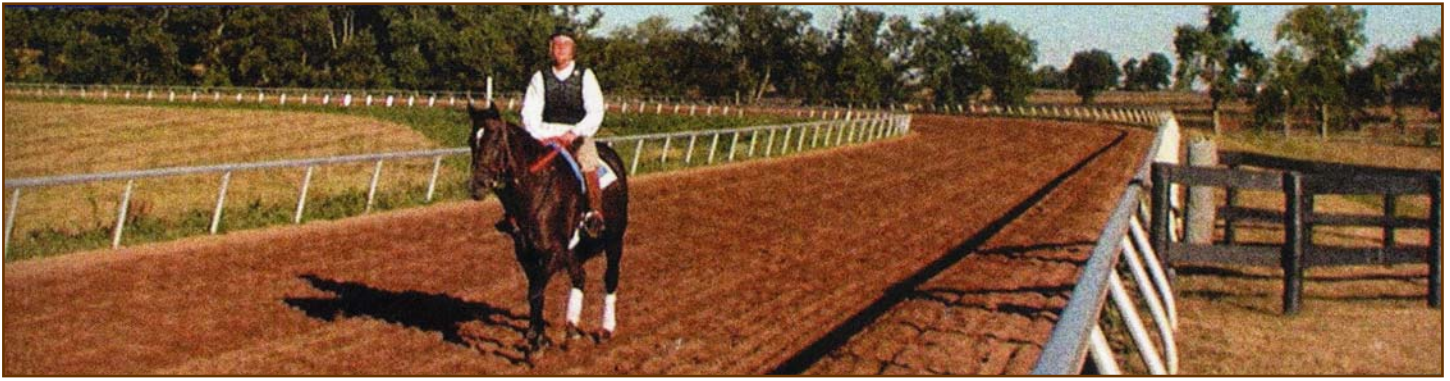
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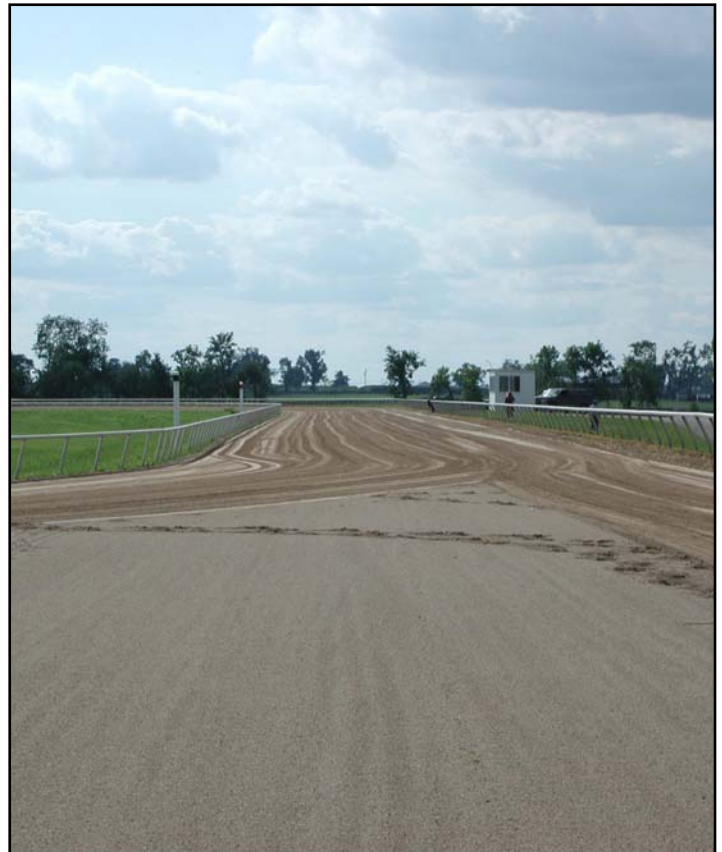
[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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





Adjoining Fasig-Tipton, this highly-improved training facility has one of the best 6 furlong dirt tracks in Central Kentucky. Once utilized by Fasig-Tipton to host its spring two-year-old in training sale, this training center, with the addition of 5 new barns, now features 8 barns with 274 stalls plus a 4 1/2 furlong turf course.



Additional improvements include a 3,475 SF main residence, office/residence, 6,400 SF hay storage/shop building, stone-walled lunging ring, enclosed walker, two let down pens, and a large spring-fed lake. The current owners have transformed this private training facility into a profitable commercial operation.

Victory Haven is an exceptionally well-located and active training center.



## HORSE IMPROVEMENTS

- Four—48 stall training barns (new). Stalls measure 12' x 12' with walk around. 10 tack rooms per barn.
- 47 stall barn. Stalls measure 12' x 12'; 8 tack rooms; 4 wash bays; 1 grooming stall. There is also a 76' x 144' indoor ring on one end of the barn.



- Twenty stall training barn. Stalls measure 11.5' x 13.5', tack room, half bath.
- Thirteen stall converted tobacco barn. Stalls measure 11.5' x 12' plus a tack room.
- Two-stall concrete block barn. Stalls measure 12' x 16'.
- Three stall barn—used for storage.
- 6,400 square foot metal hay storage/shop building.
- Six furlong dirt track well constructed and maintained with clockers stand.
- Four and a half furlong turf course.
- Office/employee residence.
- Stone walled lunging ring with exerciser.
- Two let down pens.
- Enclosed 6 horse walker.
- Run-in shed.
- Detached his and her bath house.
- 64' x 184' outdoor riding ring.



## MAIN RESIDENCE

Newly constructed main residence with approximately 3,475 square feet and a three car attached garage. This brick and siding home consists of a tile floored entrance foyer, eat-in kitchen, and family room with wood-burning corner fireplace. Formal living room with adjacent separate office. Large master bedroom with French doors to rear deck, tile floored master bath with whirlpool tub and separate shower and large walk-in closet. The guest wing contains two bedrooms, each with a private bath. A large utility room is located just inside the three car garage. This very nice home is equipped with a central vacuum system and has two heat pumps.







Strategically located commercial training center in the immediate area of Spendthrift, Dixiana, Mt. Brilliant, and Gainesway farms and adjoining Fasig-Tipton, Victory Haven Training Center offers one a unique opportunity in central Kentucky. Discover the benefits of owning a fully operational, well-maintained, world class farm with endless possibilities where you can immediately begin establishing your very own Bluegrass tradition.

**PRICE: \$4,500,000.**



**Agent: Bill Justice**  
**859-294-3200**

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Russell Cave Road





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
ArA	Armour silt loam, 0 to 2 percent slopes (elk)	All areas are prime farmland	1.2	0.9%
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	31.5	21.5%
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	7.6	5.2%
Hu	Huntington silt loam	All areas are prime farmland	2.4	1.7%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	35.2	24.0%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.7	2.5%
Ne	Newark silt loam	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	3.3	2.3%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	4.1	2.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	56.1	38.3%
uBlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.0	0.0%
W	Water	Not prime farmland	1.4	1.0%
<b>Totals for Area of Interest</b>			<b>146.7</b>	<b>100.0%</b>



# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 2501 RUSSELL LAVE Rd. Lexington, Ky. Howard DATE: 7-7-14  
 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?.....	—	DNA	—
(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?.....	—	—	—

*missing shingles  
storm damage*



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.)? *YES*

\_\_\_ \_\_\_ \_\_\_

(o) Have you ever had a soil analysis done? *MAIN RESIDENCE = STALLS*  
 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.

*Anderson Victory Haven LLC 7-7-14 11P*  
 \_\_\_\_\_  
 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: \_\_\_\_\_ CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 2501 RUSSELL CAVE Rd. 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)

AVHtc (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.

AVHtc (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)

(B) (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 AVHtc LLC Date 7-7-14 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Signature) Date 7/7/14 Agent \_\_\_\_\_ Date \_\_\_\_\_