

CORNER WOODS FARM

1901 Ferguson Road

Fayette County, Lexington, Kentucky

198 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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



Land, knowledge, and heart. That is what grew Corner Woods into one of the most notable Thoroughbred breeding farms in Central Kentucky. Land that produced Champions and Grade 1 winners. But still, a working horse farm offering a beautiful balance of business and family.

Situated along Ferguson and Greenwich Pike the property features four homes and five barns with 50 stalls. A long tree-lined drive gradually reveals the 1866 primary residence built in the style of the Antebellum Period. Positioned at the highest point on the property, the 5022 square foot home provides views of the nearly 200-acre farm.

One step inside the front door unveils the rich hue of the Ash floors milled from logs harvested from the farm itself. The layout of the interior features the traditional double parlor. The symmetrical rooms are spacious with preserved architectural details, pegged doors and square nails.

The property itself is a vibrant working horse farm, with its tree-lined perimeter which lends to a feeling of privacy. The paddocks and fields are interspersed with woods and the five creek beds fill up with water during spring rains. The creek beds feed nearby Goose Creek, which leads to the mighty Elkhorn Creek and Kentucky River.

Corner Woods is a rare gem, enjoyed by only one family since the property came off the original deed. Laden with excellent soils the farm is a proven producer of stakes horses- Informed Decision, Noble's Promise and Stellar Jayne are but a few to grow up on this land.

Corner Woods - a business and a lifestyle!

Main Residence: Historic home c. 1860's

- 5022 +/- SF living area; 2 story addition and renovations 20+ years ago.
- Forced air, fuel oil heat & central air.
- 3 Car attached Garage with tool shed and additional storage.
- Rear Bluestone patio with wading inground pool.
- Bluestone front porch.
- Well landscaped.
- Invisible pet fence.



First Floor:

- Entrance Hall: Ash floor, grand staircase.
- Living Room: Ash floor, fireplace.
- Charming Powder Room.
- Three Stairways.
- Laundry Room.
- Mudroom.
- Elevator added in 2007 rising to the second floor.





- Office— Ash floors, built in bookcases both sides of fireplace.



- Dining room— The family table takes in views of the mares and foals in the fields, often silhouetted at dinnertime by the colorful Kentucky sunsets.



- Eat In Kitchen—The heart of the home



Family Room— The adjacent family room has views of the swimming pool enjoyed in the summertime and a wood burning stove to warm the expansive space on chilly winter nights.

Second Floor:

- Landing with ash floors.
- Primary bedroom with ash floor, fireplace, large walk in closet with abundant natural light, two additional closets.
- Primary bath with tile floor, walk in marble shower and a deep soaker tub.
- 3 guest bedrooms with two full baths, including a travelers bedroom above the dining room, pays homage to a time of generous southern hospitality.





- Game Room
- Pool





- Brick floored entrance, living room with vaulted ceiling, exposed beams, brick fireplace with insert.
- Open to brick floored screened in porch.
- Dining room with hardwood floor, bay area and open to kitchen with stove top, built in microwave and oven.
- Primary bedroom carpeted and closet.
- Primary bath with sunken whirlpool tub, tiled walk in shower, walk-in closet.
- Office with woodburning stove and exterior door; lofted playroom; powder room.
- Laundry

Above Garage:

- Two bedrooms and a full bath.





Employee House:

- 1230 SF built in 2005.
- Ranch style home.
- Three bedrooms, two full baths, living room
- with fireplace, kitchen, dining area.



Employee House:

- 1729 SF.
- Ranch built in 1986 with addition in 2000.
- Primary bedroom with full bath, three additional bedrooms and two full baths, kitchen, living room / dining area contains a brick fireplace with insert and French doors to the rear deck.
- Double carport.

Horse Improvements:



15 Stall frame barn built in 2004.

- Stalls measure 11.5' x 12' with rear windows.
- 13.5' aisle with hay loft.
- Metal roof.



14 Stall foaling barn.

- Stalls measure 12.5' x 14' with rear windows.
- 13.5' aisle; office, half bath, partial loft, feed room leads you to a 4 bay attached run-in shed.



6 Stall frame barn.

- Stalls measure 11.5' x 11.5' with rear windows.
- 11.5' aisle; full loft, metal roof.



9 Stall converted tobacco barn.

- Stalls measure 12' x 13' with rear windows.
- 14.5' aisle.
- Attached 18' x 70' equipment shed and tool room.



20' x 72' concrete block equipment shed / storage building with attached run-in shed and three stalls on each side.



Additional Features:

- 3094' of frontage on Ferguson.
- 2770' of frontage on Greenwich.
- 2 gated entrances.
- Just enough woods and a tributary of Goose Creek add to the farm's aesthetics.
- City water.
- Plank fencing.
- Excellent soils – proven producer of stakes horses; Informed Decision (Breeder's Cup Winner and Champion Female Sprinter), Noble's Promise (Grade 1 Winner) Stellar Jayne (Grade 1 Winner), Keats (Group 1 Winner) Fairbanks, and Swingforthefences to name a few



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

Offered Exclusively By

PRICE: \$3,500,000.



**Agent: Bill Justice
(859) 255-3657**

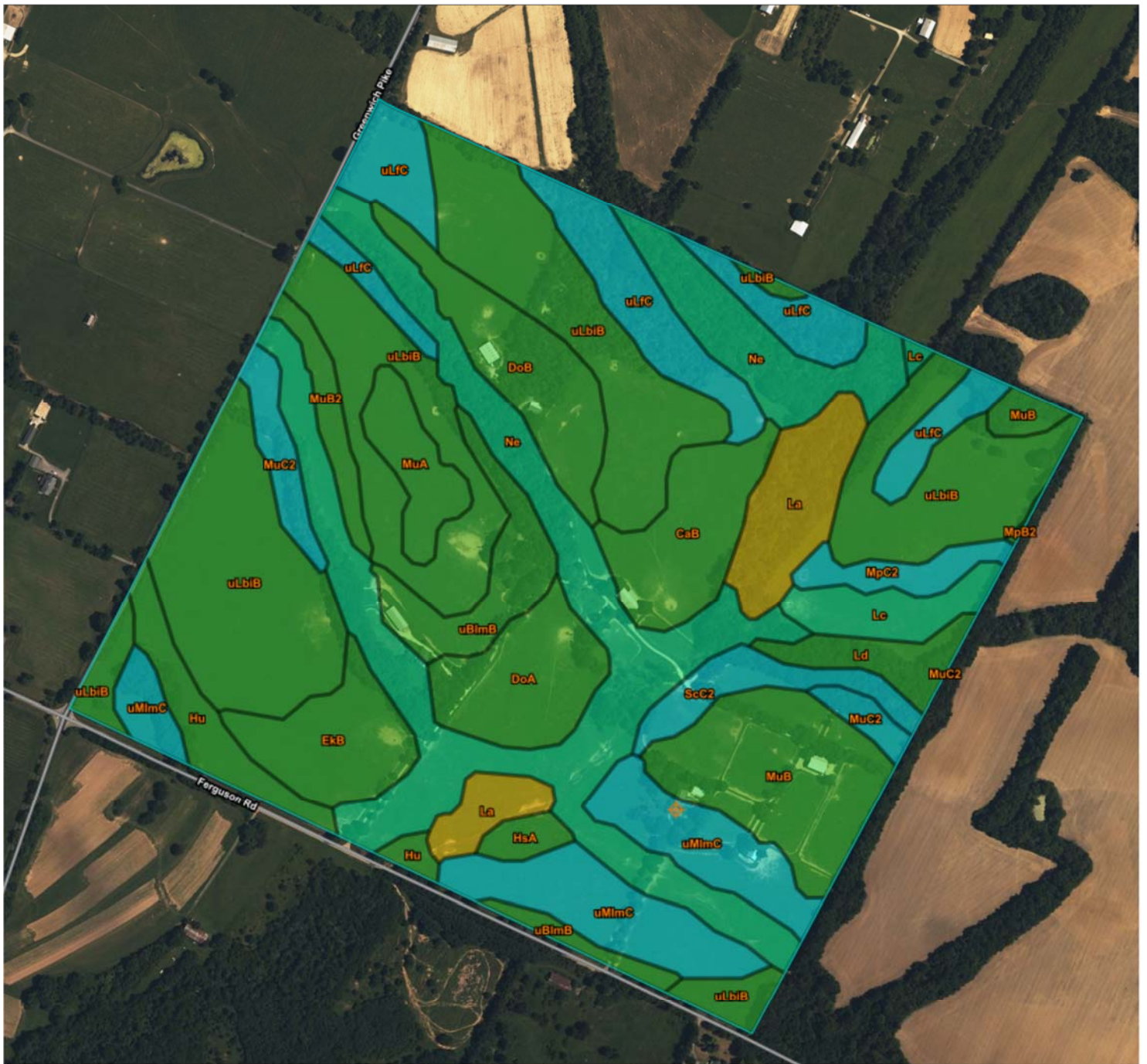
www.kyhorsefarms.com

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

Co-Listed With: Walt Robertson 1 (859) 312-0628 with SWINEBROAD-DENTON, INC

1901 Ferguson Road, Lexington, Kentucky 40511





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
CaB	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	7.0	3.6%
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	6.8	3.5%
DoB	Donerail silt loam, 2 to 6 percent slopes	All areas are prime farmland	7.5	3.8%
EkB	Elk silt loam, 2 to 6 percent slopes	All areas are prime farmland	6.2	3.1%
HsA	Huntington silt loam, 0 to 2 percent slopes, clayey substratum, occasionally flooded	All areas are prime farmland	1.2	0.6%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	4.6	2.3%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	8.1	4.1%
Lc	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	3.7	1.9%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	2.9	1.5%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	0.1	0.0%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.4	1.2%
MuA	Mercer silt loam, 0 to 2 percent slopes	All areas are prime farmland	3.6	1.9%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	11.9	6.1%
MuB2	Mercer silt loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	2.4	1.2%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	3.6	1.8%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	34.0	17.4%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	3.5	1.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	6.4	3.3%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	50.5	25.8%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	14.9	7.6%
uMimC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	14.1	7.2%
Totals for Area of Interest			195.5	100.0%

PRIME FARMLAND MAP

CORNER WOODS INC





FAYETTE COUNTY

Date: 05/29/2002

USDA-NRCS
CHARLES FARMER



Legend

-  Farm boundary
- PDR Evaluation**
-  Prime Farmland - 80.5 %
-  Statewide - 19.4 %
-  Other

SCALE 1" = 600'



SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of Bluegrass REALTORS®

PROPERTY ADDRESS: 1901 Ferguson Rd Lex Ky 40511 DATE: 4/27/23
 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	—	X	—
(f) Appliances	—	X	—
(g) Doors and windows	—	X	—
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	—	X	—
(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	replaced Shin
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?	—	X	—
(b) Were any auxiliary houses 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".)			
10. BARN/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 | <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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) Telephone lines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5) Septic/Field lines..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) If you answered yes to any of the above, can you furnish a diagram of same? | <input checked="" 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 checked="" type="checkbox"/> | <input 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?.....
If yes, by whom and when. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (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. | | | |

fuel oil main house underground tank

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.

Chris Kildu 4/27/2023 9:00 AM

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.
Bluegrass Realtors disclaims any and all liability that my result from your use of this form.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of Bluegrass Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 3-9-2023 CONTRACT DATE: - CONTRACT # -

PROPERTY ADDRESS: 1901 FERGUSON Rd. COVINGTON, 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)

CSH (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.

CSH (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)

BJ (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 Chas Skudder Date 4/27/23 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent BJ Date 3-9-2023 Agent _____ Date _____