

FOR SALE

*854 Paynes Mill
Versailles, KY*

KENTUCKY.....THE HORSE CAPITAL OF THE WORLD!



Spectacular 254+ acre Horse Farm property, Golden Age Farm has been meticulously designed and built over the last 10 years with quality and detail. Three exquisite horse barns, with a total of 42 stalls, 60 ft covered round pen, large beautiful Fields and Paddocks with outstanding soils, Three Residences and Farm Office. The Best Turn-Key Horse Farm on the market in Central Kentucky! Adjacent to Ashview Farm, near WinStar, and Cove Spring Farms. Top Woodford County location, ten minutes to Keeneland and Bluegrass Airport.

Listing Price: \$7,500,000



TOM BIEDERMAN, BROKER
859.312.0606



859.277.2030
1076 WELLINGTON WAY
LEXINGTON, KY 40513

BIEDERMANREALESTATE.COM



BARN 1

- *16 stalls*
- *2 feed rooms*
- *Hay & bedding storage*
- *Office & Lab*





**15X15 STALLS
WITH
LUCAS STALL
FRONTS**

LAB/OFFICE





BARN 2

- *16 stalls*
- *2 feed rooms*
- *Hay & bedding storage*
- *Office & Lab*





BARN 3 • 10 Stalls

ALL 3 HORSE BARNs

- *Brick Aisleways*
- *Mats in all Stalls*
- *Lucas stall fronts & doors*

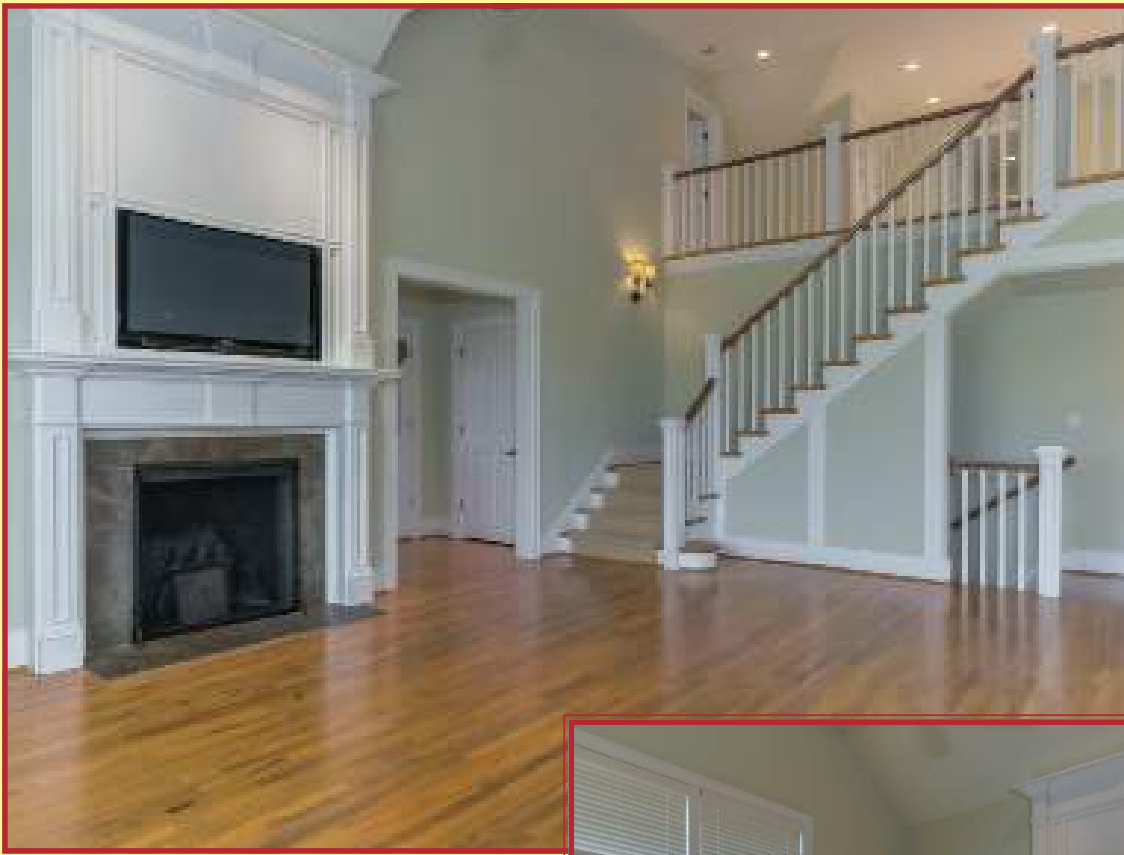




RESIDENCE

- *Family room with vaulted ceiling and fireplace*
- *Eat-in kitchen with solid cherry cabinets*
- *Viking gas range and double oven*
- *Four bedrooms*
- *Three bathrooms*
- *Screened in porch*
- *Partially finished basement*
- *Two car garage*
- *Hardwood floors*





FAMILY ROOM

- *Hardwood Floors*
- *Wood Burning Fireplace*



SCREENED PORCH



EAT-IN KITCHEN



MASTER BEDROOM

- *Walk-in Closet*
- *En Suite Full Bath*
- *Soaker Tub & Shower*





SECOND FLOOR

- *3 Bedrooms*
- *2 Baths*





OFFICE & APARTMENT

APARTMENT

- *Great room with fireplace*
- *Kitchen with built-in Sub-Zero refrigerator*
- *2 bedrooms*
- *2.5 baths*
- *Screened in porch*
- *Hardwood floors*

OFFICE

- *Wood paneled executive office with fireplace*
- *Three additional offices*
- *Half bath*





GREAT ROOM



KITCHEN





OFFICE



EXECUTIVE OFFICE





**SCREENED PORCH
OFFICE/APARTMENT ACCESS**





EMPLOYEE RESIDENCE

2 Employee Residences Total



EQUIPMENT BARN





LARGE GARAGE AND EQUIPMENT STORAGE







254± ACRES

- *10 Paddocks*
- *11 Fields*
- *3 Barns*
- *3 Residences*
- *60 ft. covered round pen*
- *5+ Acre stocked lake*

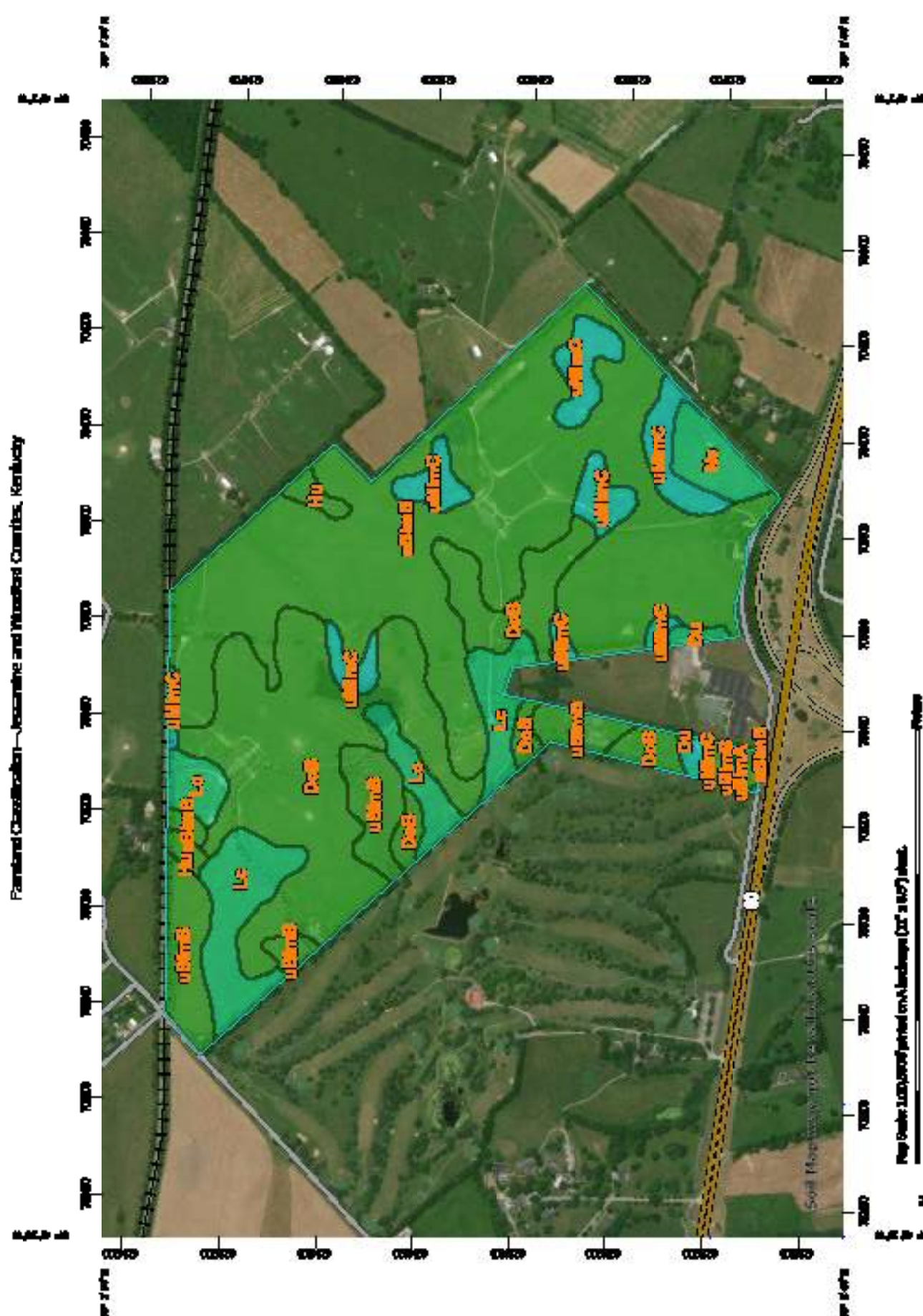






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Peak Number 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840,



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Farmland Classification

Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoB	Donnell silt loam, 2 to 6 percent slopes	All areas are prime farmland	65.9	26.0%
Du	Dunning silty clay loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	1.1	0.5%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	2.7	1.1%
Lc	Lawrence silt loam	Prime farmland if drained	25.5	10.0%
Ne	Nesack silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	5.7	2.2%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	0.9	0.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	130.7	51.5%
uBlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	21.4	8.4%
Totals for Area of Interest			253.5	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 854 PAYNES MILL RD.

DATE: 9-1-17

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

FORM 035

Revised 8/06

NOTE: "MAIN RESIDENCE" IS MGR. HOUSE NEAR RR TRACK

11. UTILITIES

Yes No Unknown

(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 or 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. FARM CLINIC - ANNUAL

(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.

* - WE ARE INVOLVED IN EDGEWOOD LITIGATION CONCERNING ADJACENT PROPERTY
K - SINKHOLES HAVE BEEN EMPTED AND REMEDIATED
L - "

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.

[Signature] 9-1-17
SELLER DATE TIME

[Signature] 9/1/17
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.



BIEDERMAN REAL ESTATE WILL STRIVE TO REPRESENT OUR CLIENTS, BOTH BUYERS AND SELLERS, WITH THE UTMOST RESPONSIBILITY. OUR REPRESENTATIVES WILL ALWAYS WORK TO OUR HIGHEST ABILITIES TO PROVIDE SUCCESSFUL TRANSACTIONS FOR ALL PARTIES.

WE GET IT DONE!

WWW.BIEDERMANREALESTATE.COM

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