

# FOR SALE

*823 McCalls Mill Road  
Lexington, KY*

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



Situated just over one mile from the Iroquois Hunt Club, and Champagne Run Equestrian, 823 McCalls Mill Road offers the discerning buyer a remarkable opportunity. Comprising approx. 85± acres, the property is anchored by an absolutely lovely, entirely custom 7,833± sqft main residence (5 bedrooms, 4 full and 3 half bathrooms) with a magnificent chef's kitchen, expansive rooms and tremendous attention to detail. A well-designed 10-stall barn, with feed room, 2 foaling stalls, tack room, 2 wash stalls and equipment / shavings storage is affixed to a heated cabin guest quarters. A farm suitable for any number of disciplines, includes a round pen and sand arena.

A very nice Lexington location in a private setting.

***Listing Price \$2,249,000***

Zach Davis Broker/Agent  
859-576-8195

**KIRKPATRICK & CO.**

**BIEDERMAN**  
REAL ESTATE &  
AUCTIONEERS

BiedermanRealEstate.com Tom Biederman  
1076 Wellington Way  
Lexington, KY 40513  
859-277-2030 Broker/Auctioneer  
859-312-0606





**The Main Residence**

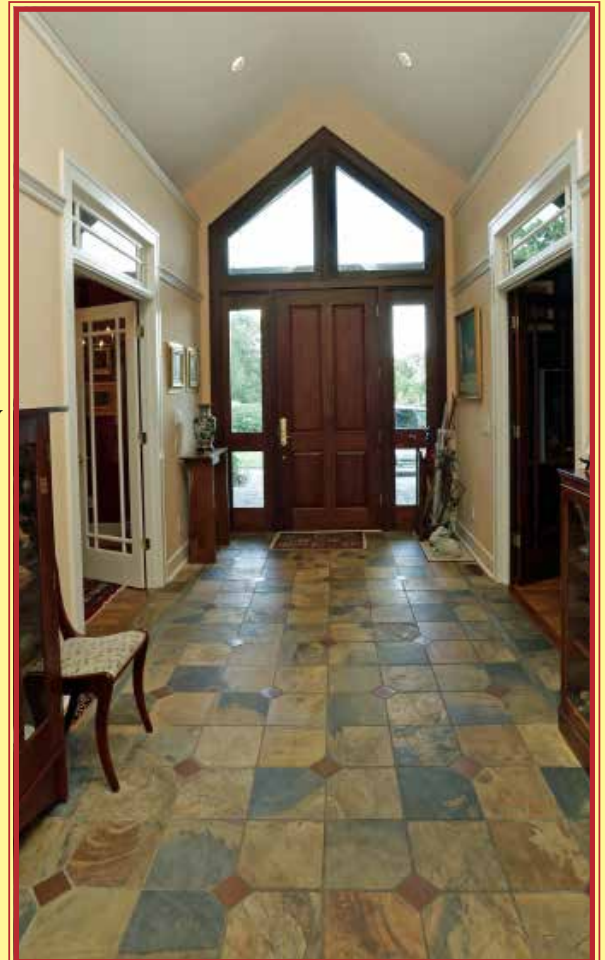








•Entry Way



•Family Room



•Family Room





•First Floor Study





• Dining Room

• Wet Bar in Hall





•Large Pantry





•Theater Room



•First Floor Full Bath

•Laundry





**Master Bedroom · Master Closet**





## Master Bath

- Walk in shower
- Soaker tub
- Large Vanity





## •Upstairs Bedrooms





•Upstairs Bedroom

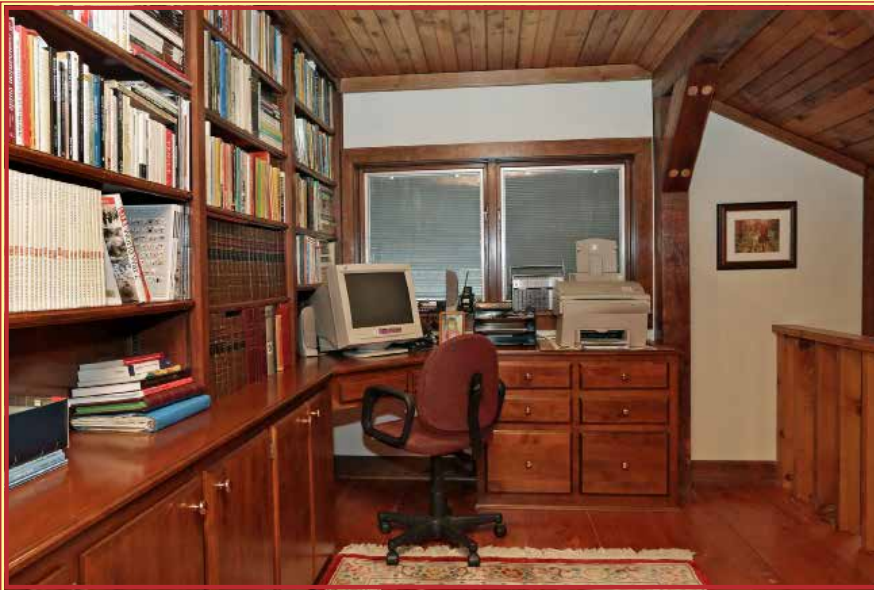


•Upstairs Baths





- Family Room
- Wood Paneling
- Stone Fireplace



- Library/Study





- Family Room
- Wood Paneling
- Stone Fireplace



- Game Room
- (Old Rupp center court on left wall does not convey)



- Second Kitchen

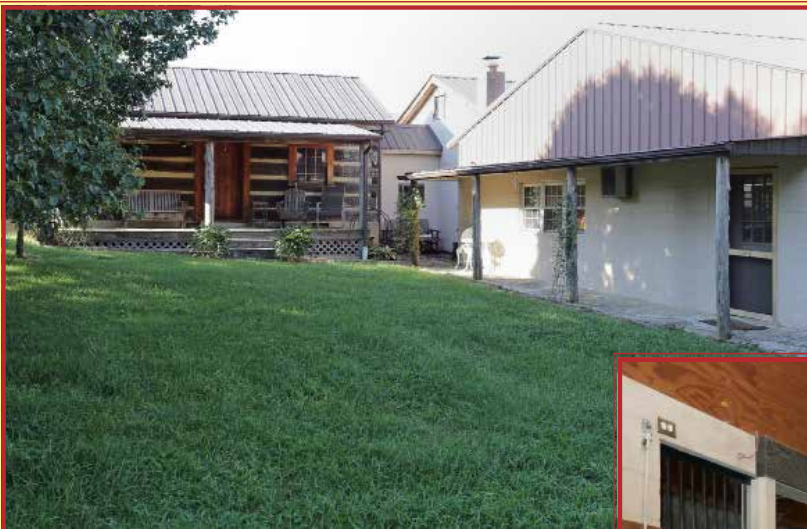


## •The Cabins





**•Cabins • Barn  
& Land**



# Soil Map—Fayette County Area, Part of Fayette County, Kentucky



Soil Map may not be valid at this scale.

Map Scale: 1:5,030 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

6/25/2018  
Page 1 of 3

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrC2	Braxton silt loam, 6 to 12 percent slopes, eroded (maury)	0.7	0.8%
FaD	Fairmount very rocky silty clay loam, 6 to 20 percent slopes (fairmount-Rock outcrop complex)	1.4	1.7%
FaD3	Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex)	10.9	12.7%
FaF	Fairmount very rocky silty clay loam, 20 to 50 percent slopes (fairmount-Rock outcrop complex)	5.5	6.5%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	1.2	1.4%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	0.6	0.7%
MID2	Maury silt loam, 12 to 20 percent slopes, eroded	6.6	7.8%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	11.6	13.5%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	22.4	26.2%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	5.0	5.9%
ScE2	Salvisa silty clay loam, 12 to 30 percent slopes, eroded	2.4	2.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	15.4	18.0%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	1.8	2.1%
<b>Totals for Area of Interest</b>		<b>85.5</b>	<b>100.0%</b>

**SELLER DISCLOSURE OF PROPERTY CONDITION**

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

08/08/1980

and ending on \_\_\_\_\_

(date of purchase)

(date of this form)

PROPERTY ADDRESS: 823 McCalls Mill Road, Lexington, Kentucky - MAIN RESIDENCE

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

**1. HOUSE SYSTEMS**

YES NO UNKNOWN

Any past or current problems affecting:

- (a) Plumbing ..... ☒ YES ☐ NO ☐ UNKNOWN
- (b) Electrical system ..... ☒ YES ☐ NO ☐ UNKNOWN
- (c) Appliances ..... ☒ YES ☐ NO ☐ UNKNOWN
- (d) Floors and walls ..... ☒ YES ☐ NO ☐ UNKNOWN
- (e) Doors and windows ..... ☒ YES ☐ NO ☐ UNKNOWN
- (f) Ceiling and attic fans ..... ☐ YES ☐ NO ☒ UNKNOWN
- (g) Security system ..... ☐ YES ☒ NO ☐ UNKNOWN
- (h) Sump pump ..... ☒ YES ☐ NO ☐ UNKNOWN
- (i) Chimneys, fireplaces, inserts ..... ☐ YES ☒ NO ☐ UNKNOWN
- (j) Pool, hot tubs, sauna ..... ☐ YES ☒ NO ☐ UNKNOWN
- (k) Sprinkler system ..... ☐ YES ☒ NO ☐ UNKNOWN
- (l) Heating ..... age various 10-15 yrs ☒ YES ☐ NO ☐ UNKNOWN
- (m) Cooling/air conditioning ..... age " " ☒ YES ☐ NO ☐ UNKNOWN

Explain: See supplemental pages.**2. FOUNDATION/STRUCTURE/BASEMENT**

- (a) Any defects or problems, current or past, to the foundation or slab? ..... ☐ YES ☒ NO ☐ UNKNOWN
- (b) Any defects or problems, current or past, to the structure or exterior veneer? ..... ☐ YES ☒ NO ☐ UNKNOWN

Explain: \_\_\_\_\_

- (c) Has the basement leaked at anytime since you have owned or lived in the property? ..... ☐ YES ☒ NO ☐ UNKNOWN
- (d) When was the last time the basement leaked? ..... ☐ YES ☒ NO ☐ UNKNOWN
- (e) Have you ever had any repairs done to the basement? ..... ☐ YES ☒ NO ☐ UNKNOWN
- (f) If you have had repairs done to the basement relative to leaking, when was the repair performed? ..... ☐ YES ☒ NO ☐ UNKNOWN

Explain: \_\_\_\_\_

- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) \_\_\_\_\_

Initials (Buyer)     Date/Time     Initials (Seller) WDDDate/Time 8/10/15 6:108.18.15 1812

	YES	NO	UNKNOWN
(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?..... <u>See Under Sump pump</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. ROOF</b>			
(a) Age of the roof? <u>11 years</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. When was the last time the roof leaked? <u>2013</u>			
(c) 1. Have you ever had any repairs done to the roof? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If you have ever had the roof repaired, when was the repair performed? <u>2013</u>			
(d) 1. Have you ever had the roof replaced? <u>old house only</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. If you have had the roof replaced, when was the replacement performed? <u>2004</u>			
(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) .....			
(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? .....			
<b>4. LAND/DRAINAGE</b>			
(a) Any soil stability problems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding, or grading problem? <u>not near house</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is the property in a flood plain zone? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: <u>see farm section</u>			
<b>5. BOUNDARIES</b>			
(a) Have you ever had a staked or pinned survey of the property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries marked in any way? <u>by fence</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: .....			
<b>6. WATER</b>			
(a) 1. Source of water supply <u>City + there is a well near entrance</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of below normal water supply or water pressure? <u>not now</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is there a water purification system or softener remaining with the house? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Has your water ever been tested? If yes, give results	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: .....			
<b>7. SEWER SYSTEM</b>			
(a) Property is serviced by:			
1. Category I. Public Municipal Treatment Facility; .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Category II. Private Treatment Facility; .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Category III. Subdivision Package Plant; .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system; .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Category VII. No Treatment/Unknown .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) For properties with Category IV, V, or VI systems:			
Date of last inspection (sewer): <u>'83, '04</u>			
Date of last inspection (septic): <u>when installed</u> Date last cleaned (septic): <u>'93</u>			
(c) Are you aware of any problems with the sewer system? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain: .....			
<b>8. CONSTRUCTION/REMODELING</b>			
(a) Have there been any additions, structural modifications, or other alterations made? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were all necessary permits and government approvals obtained? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain: .....			
<b>9. HOMEOWNER'S ASSOCIATION</b>			
(a) 1. Is the property subject to rules or regulations of a homeowner's association? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. If yes, what is the yearly assessment? \$ .....			
Initials (Buyer) <span style="border: 1px solid black; padding: 2px;">  </span> <span style="border: 1px solid black; padding: 2px;">  </span> Date/Time .....	Initials (Seller) <span style="border: 1px solid black; padding: 2px;">WMB</span> <span style="border: 1px solid black; padding: 2px;">/</span> <span style="border: 1px solid black; padding: 2px;">  </span> Date/Time <u>8/12/15 6:10</u>	<u>8.18.15 1812</u>	

- |   | YES                                 | NO                       | UNKNOWN                             |
|---|-------------------------------------|--------------------------|-------------------------------------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?.....  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... <u>fences</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Explain: _____  |                                     |                          |                                     |

**10. MISCELLANEOUS**

- |   |                                     |                                     |                                     |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Was this house built before 1978? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... <u>Aware there is none</u>     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) 1. Are you aware of any testing for radon gas?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2. Results, if tested _____   |                                     |                                     |                                     |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?.....                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (f) Are you aware of any damage due to wood infestation?.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (g) 1. Have the house or other improvements ever been treated for wood infestation?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 2. If yes, when, by whom, and any warranties? .....   |                                     |                                     |                                     |
| (h) Are you aware of any existing or threatened legal action affecting this property?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... <u>Lex. Service fees</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....                        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (k) Are you aware of any other conditions which are defective with regard to this property?.....  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (l) Are there any environmental hazards known to seller?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (m) Are there any warranties to be passed on?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: .....                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (o) Are you aware of the existence of mold or other fungi in the property?.....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| (p) Has this house ever had pets living in it? .....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| If yes, Explain <u>one dog at a time</u>  |                                     |                                     |                                     |
| (q) Is the property in a historic district?.....  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

SPACE FOR ADDITIONAL INFORMATION NATIONAL REGISTER RURAL HISTORIC DISTRICT

The seller has owned this property since 08/08/1980 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller WA Date 8/18/15 Seller WA Date 8.18.15

\*\*\*\*\*

The licensee named here ( ) has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).

Seller: \_\_\_\_\_

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: \_\_\_\_\_ Seller: \_\_\_\_\_  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent: \_\_\_\_\_

The Buyer Acknowledges receipt of this form..

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

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) WA Date/Time \_\_\_\_\_ Initials (Seller) WA Date/Time 8/18/15 8:40  
8.18.15 1812

*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.*

