## FOR SALE

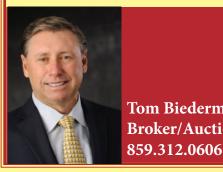
193 +/- Acres 5103 Bethel Road, Lexington, KY

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



Spectacular Location! 193 acres on Bethel Road (in Scott Co. but with Lexington Address). 2 miles to the US 62 / I-64 interchange, 7 miles to the Kentucky Horse Park, less 5 miles to Downtown Lexington. Over 82 acres Improved for Horses, 111 nicely improved acres for Cattle or Crops. Horse Farm amenities include 3 barns with 36 total stalls, 12 paddocks, 10 fields, plank and plank/woven wire fences, 2 round pens, equipment storage, OUTSTANDING SOILS, a nice, 3 bedroom, 2 bath modular residence, and nearly 1100 feet of beautiful dry-stacked stone wall along the frontage. Rear portion of the farm improved for cattle with 58x40 stock barn with working pens, 1.5 acre spring fed pond, numerous tree stands and good fencing.

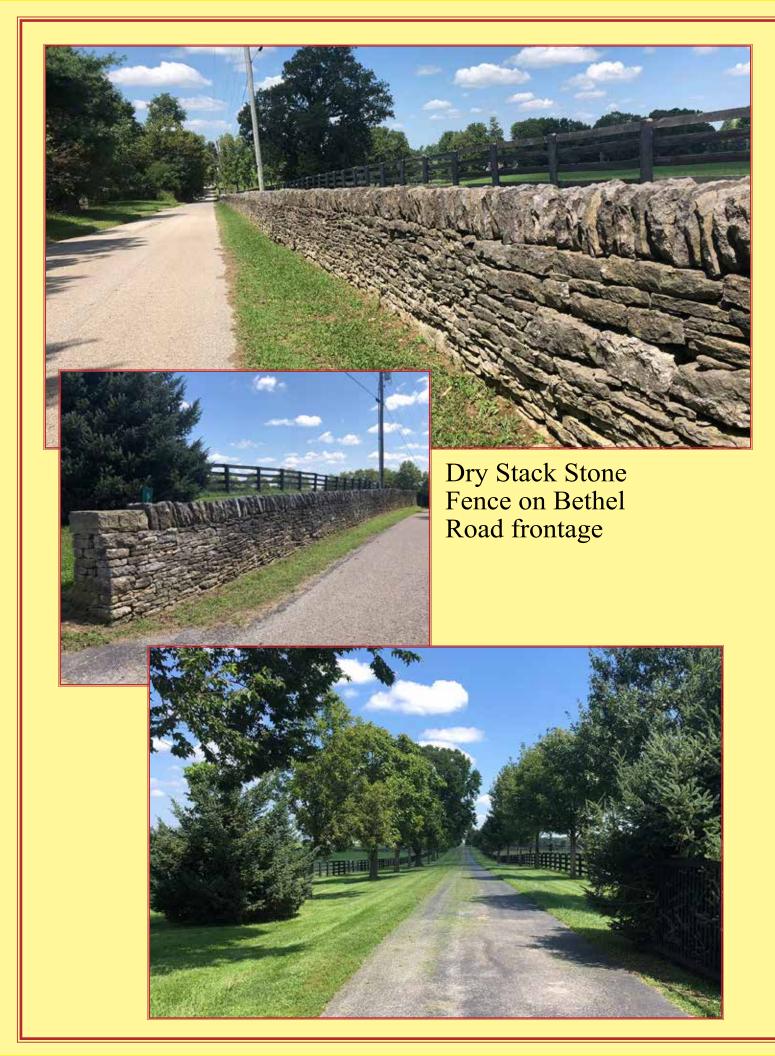
Listing Price: \$2,395,000



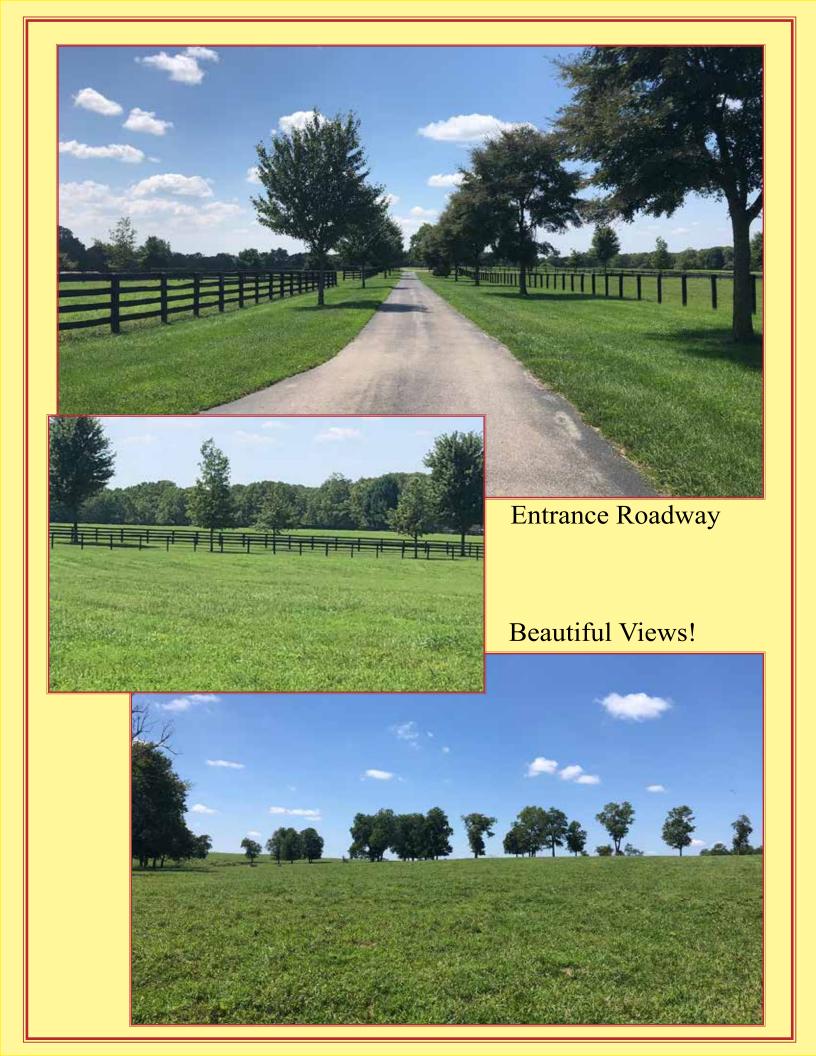


**859.277.2030** 1076 Wellington Way Lexington, KY <u>40513</u>

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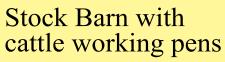




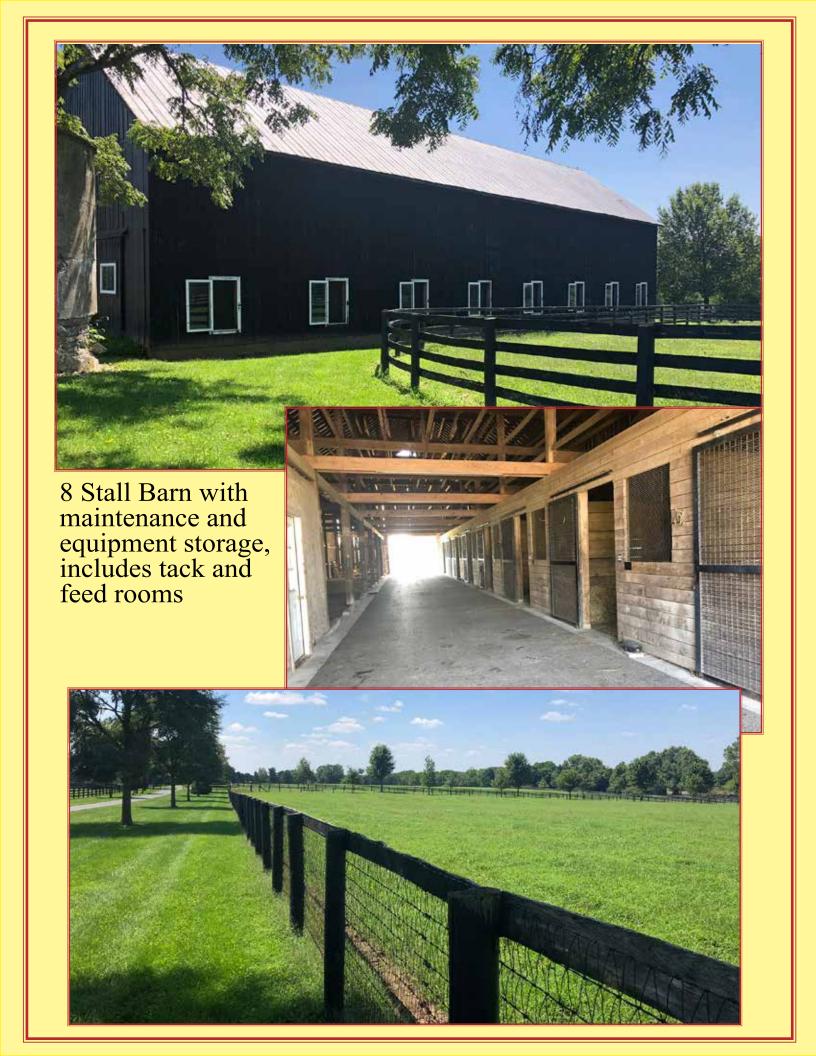


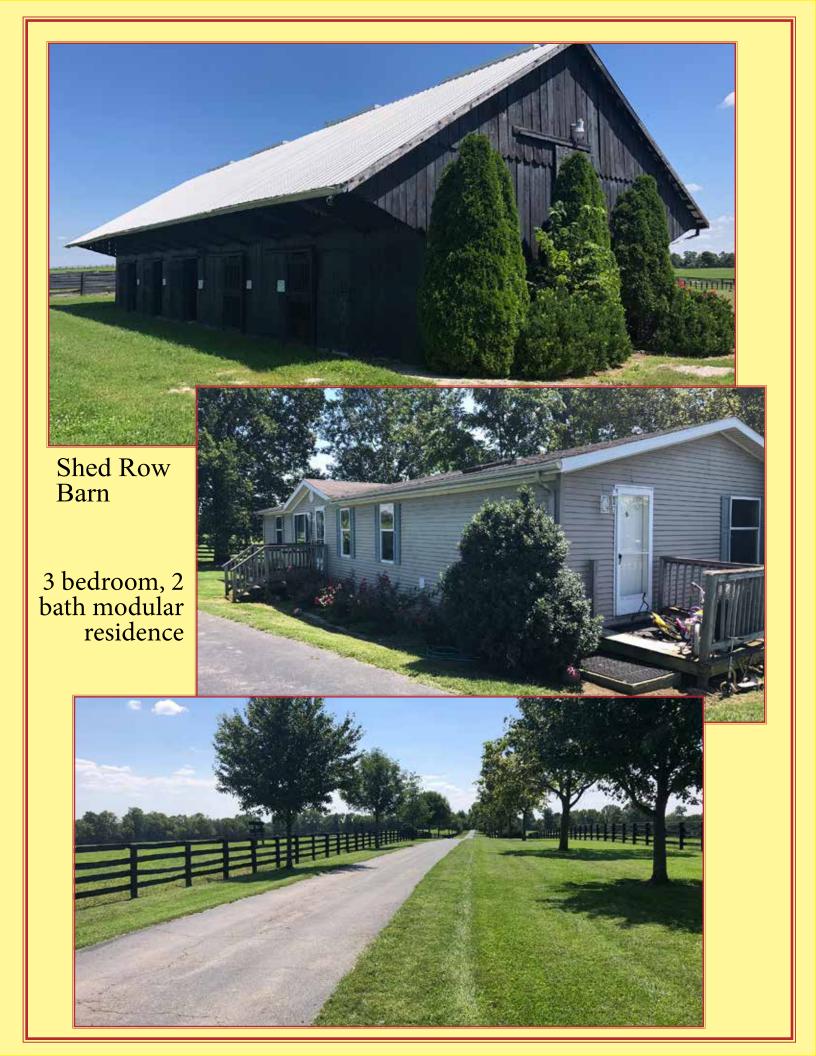


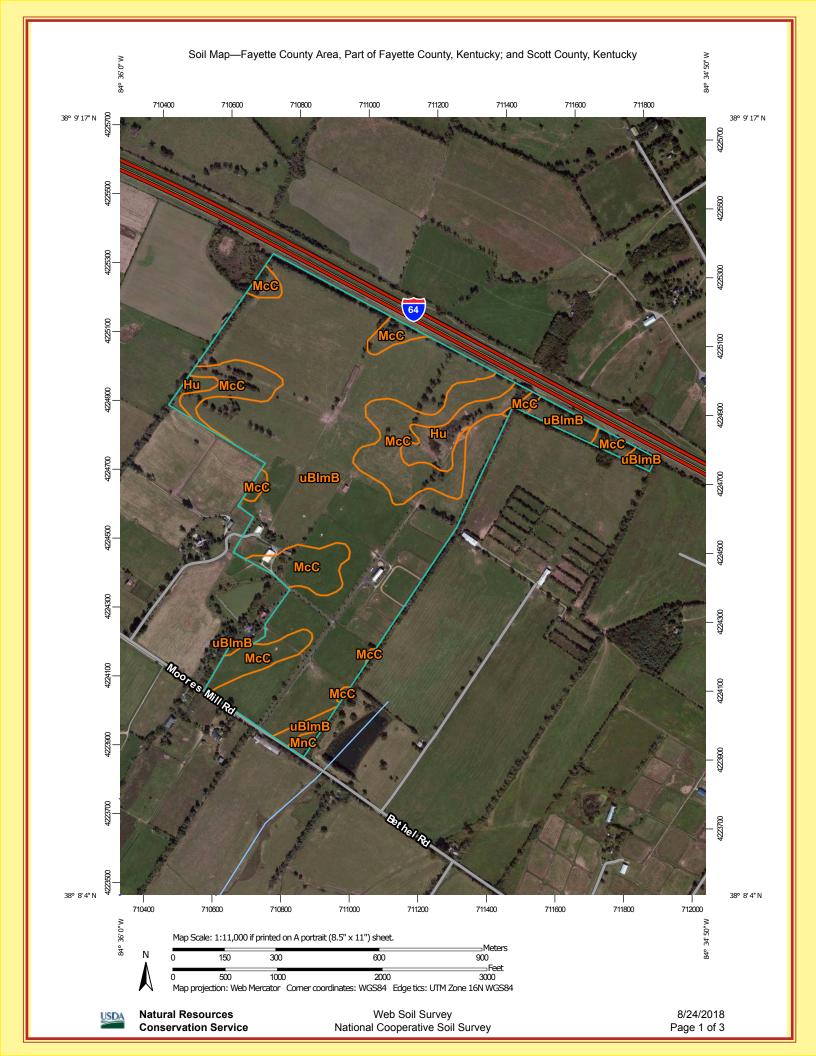
Spring Fed Pond











## **Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI					
MnC	McAfee silt loam, 6 to 12 percent slopes	0.8	0.4%					
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	1.6	0.8%					
Subtotals for Soil Survey Area		2.4	1.2%					
Totals for Area of Interest		193.3	100.0%					

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI				
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	8.5	4.4%				
McC	McAfee silt loam, 6 to 12 percent slopes	41.2	21.3%				
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	141.2	73.1%				
Subtotals for Soil Survey Area		190.9	98.8%				
Totals for Area of Interest		193.3	100.0%				

## SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

	OPERTY ADDRESS: 5103 Bethel Road		DATE:	7-1-2		
Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.						
	MAIN RESIDENCE – HOUSE SYSTEMS	Yes	No	Unknown		
1.						
	Are you aware of any problems affecting: (a) Electrical wiring		-			
	(b) Air Conditioning					
	(c) Plumbing/Septile	-		-		
	(d) Heating			-		
	(e) Pool/Hot tubs/Sauna	10				
	(f) Appliances					
	(g) Doors and windows					
2.	MAIN RESIDENCE - FOUNDATION	_	_	_		
	(a) Are you aware of any problems concerning the basement?					
	(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?					
3	MAIN RESIDENCE – ROOF	ы		_		
٠.	(a) Has the roof ever leaked?					
	(b) Has the roof ever been repaired?			_		
	(c) Do you know of any problems with the roof					
4.	MAIN RESIDENCE - ALE/LEAD-BASED PAINT					
	(a) Was residence built before 1978?	B				
	(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 "Protest Your Family From Lead in Your Home".)					
5.	DRAINAGE		\/			
	(a) Is this property located in a flood plain zone?		6			
	(b) Has the property ever had a drainage, flooding or grading problem?		0			
6.	BOUNDARIES	/				
	(a) Have you ever had a survey of your property?					
	(b) Do you know the boundaries of your property?	B				
	(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	B		-		
	(f) Any improvements shared in common with adjoining or adjacent properties?	_				
7	HOMEOWNER'S ASSOCIATION					
	(a) Is the property subject to rules or regulations of any homeowner's association?		E C			
	If yes, please supply copy of rules and regulations.					
8.	WATER					
	(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?	_	20			
٥	(e) Is your water supply shared with anyone else?AUXILIARY HOUSES		ur			
Э.	(a) Are you aware of any problems affecting any of the mechanical systems, structure					
	Or roof on any of the auxiliary houses?		D			
	(b) Were any auxiliary houses built before 1978?		12			
	(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 "Protest Your Family From Lead in Your Home".)					
10.	BARNS/OUTBUILDINGS					
	(a) Are you aware of any problems affecting any of the mechanical systems,  Structure, or roof on any of the barns or outbuildings?		m			
		_				
FO	RM 035		Revis	ed 8/06		

	Yes	No	Unknown
11. UTILITIES  (a) Are you aware of the location of the following underground utilities?  1) Water lines		0	
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?		1	
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?		0/	
(c) Are you aware of any Radon test being performed on this property?			
<ul><li>(d) Are you aware of any existing or threatened legal action affecting this property?</li><li>(f) Are there any assessments other than property assessments that apply to this</li></ul>		0/	
property?		<u> </u>	
(g) Are you aware of any damage due to wood infestation?  (h) Have the house and/or other improvements ever been treated for wood	_	W.	
infestation? If yes, when and by whom?			137
Are you aware of any underground storage tanks?      Are you aware of any past or present chemical contamination to the soil		to /	
and/or water on this property?		M	
(k) Are you aware of any dumps on the property, present or past?	0		
(m) To your knowledge, has the property been used for anything besides		_	
agricultural purposes?(n) Are that any leases on the property (e.g. tobacco, mineral, timber, etc.)?		<b>1</b>	
(o) Have you ever had a soil analysis done?	Ø/		
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		d	
or within the boundaries of this property?		th'	
13. If the answer was "yes" to any of the above questions, please explain.			
New septic for double wide New HUNC for double wide			
THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THI PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.	S INFORMA RMATION I	TION IS S BELIEVE	ED TO
Koren Murch, 9-6-18 9:00m Survey	4	7-6-1	8 9.00AM
SELLER DATE TIME SELLER		DATE	TIME
IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS	FORM.	UYER THA	T THE
BROKER/AGENT: DATE:	TIME:		
I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PRO	PERTY HIS	TORY".	
BUYER DATE TIME BUYER		DATE	TIME
BUYER DATE TIME BUYER		DATE	THAIL
If you have specific questions please consult an attorney.  The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result	from your u	se of this f	orm.

FORM 035

Revised 8/06



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!

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1076 Wellington Way . Lexington. KY . 40513 (895)277-2030