

# FOR SALE

*1740 Grassy Springs  
Versailles, KY*

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



Excellent Horse Farm property in Excellent location! 200 acres of beautiful horse farm property near and adjacent to Woodford Thoroughbreds, Pin Oak Stud, Ashford/Coolmore, and Diamond A Farms. Recently renovated amenities include The Main barn with 23 stalls, tack rooms, wash stalls and newly added expansive Office and Lab area, The Yearling Barn with 8 15x15 stalls in shedrow design. The Residence, suitable for Owner, Manager or Guests, with 2450sqft of living space all newly renovated, with 2 bedrooms, vaulted ceilings, dry stacked stone fireplace and partial finished basement. The Equipment Barn is perfectly suited for hay and bedding storage along with a shop and storage for large farm implements. There are 14 plank fenced paddocks, 6 large fields, a 5/8 mile grass training or jogging gallop, and a very pretty stocked, 1+ acre pond. All the fences and paddocks have been recently repaired and painted. This is a turn-key Horse farm Property and ready for your next venture!

***Listing Price: \$3,350,000***



**TOM BIEDERMAN, BROKER**  
**859.312.0606**



**859.277.2030**  
1076 WELLINGTON WAY  
LEXINGTON, KY 40513

**BIEDERMANREALESTATE.COM**





## MAIN BARN

- *23 Stalls*
- *Tack Rooms*
- *Wash Stalls*
- *Office & Lab*







## YEARLING BARN

- 8 15x15 Stalls
- *Shedrow Design*







## **RESIDENCE**

- *2,450 square feet*
- *2 Bedrooms*
- *1 Bathroom*
- *Vaulted Ceilings*
- *Dry stack stone fireplace*
- *Partially finished basement*







**EQUIPMENT BARN**





## **200± ACRES**

- *14 Paddocks*
- *6 Fields*
- *5/8 mile grass training/jogging gallop*
- *Stocked 1± Acre Pond*



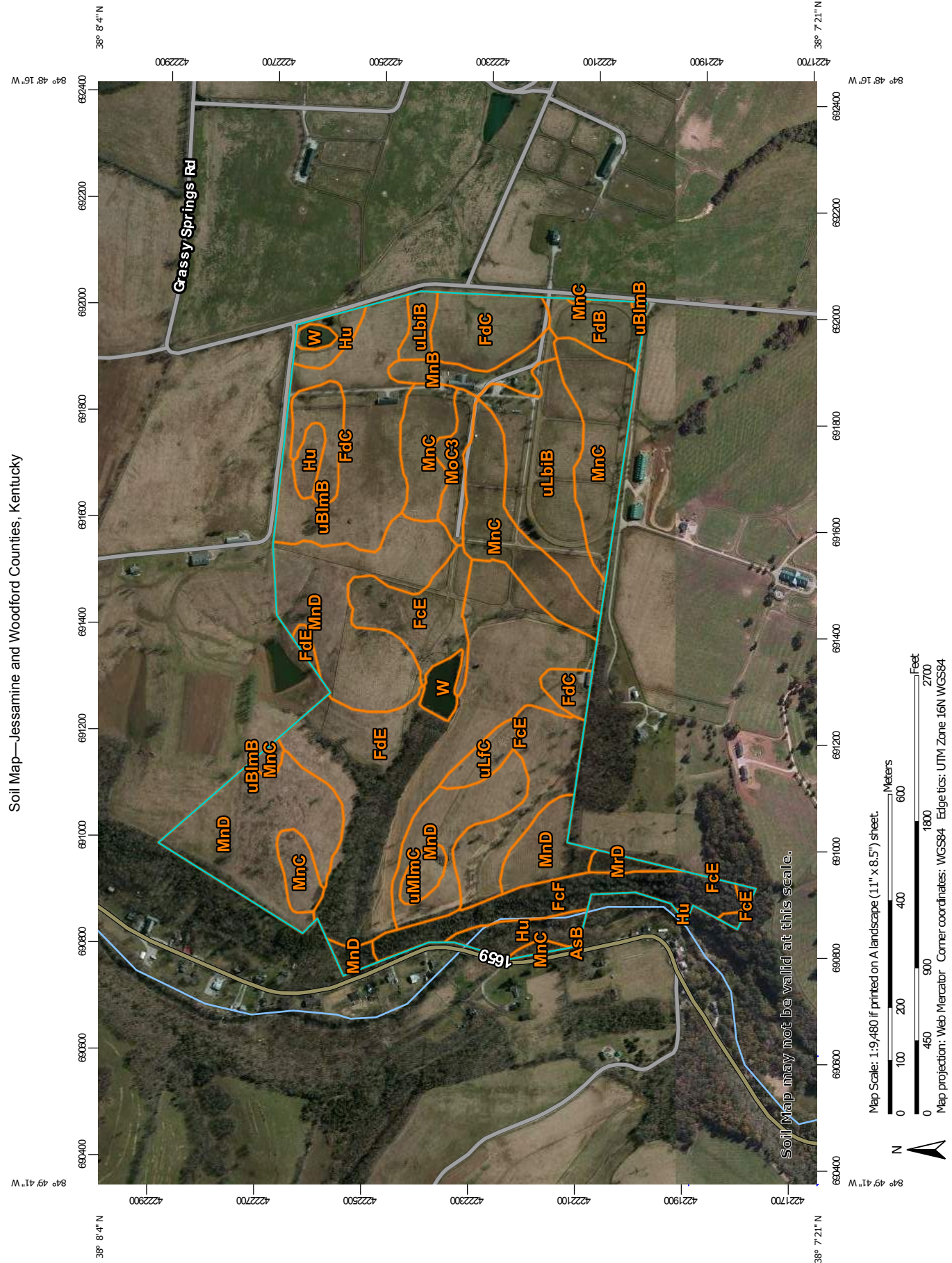




Google E



Soil Map—Jessamine and Woodford Counties, Kentucky





## Map Unit Legend

Jessamine and Woodford Counties, Kentucky (KY624)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	0.0	0.0%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	16.5	8.5%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	9.1	4.7%
FdB	Faywood silt loam, 2 to 6 percent slopes	4.0	2.0%
FdC	Faywood silt loam, 6 to 12 percent slopes	24.5	12.6%
FdE	Faywood silt loam, 12 to 30 percent slopes	33.9	17.4%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	6.2	3.2%
MnB	McAfee silt loam, 2 to 6 percent slopes	3.8	1.9%
MnC	McAfee silt loam, 6 to 12 percent slopes	26.0	13.4%
MnD	McAfee silt loam, 12 to 20 percent slopes	43.0	22.1%
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	2.9	1.5%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	1.0	0.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	3.6	1.9%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	14.2	7.3%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	2.0	1.0%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	1.5	0.8%
W	Water	2.2	1.2%
<b>Totals for Area of Interest</b>		<b>194.5</b>	<b>100.0%</b>



**SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY**

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PROPERTY ADDRESS: 1740 Grassy Springs Road, Versailles, KY 40383

DATE: 09/04/2017

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 .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Heating .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Appliances .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	<input 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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way? .....	<input 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 type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. ....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties? ....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	<input 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 type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978? .....	<input 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".)			
<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? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation? .....	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks? .....	<input 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 type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Are any sink holes being used as a dump? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? .....	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

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.

	<i>Frank Hayden</i>
SELLER	SELLER
DATE	DATE
TIME	TIME

dofloop verified  
04/01/17 12:15PM EDT  
02X1-NRCC-JLMO-RSPO

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.

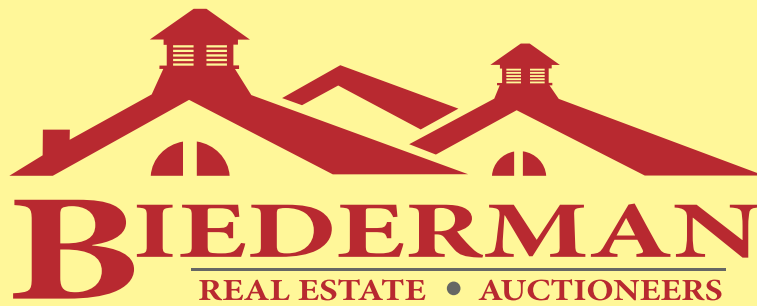
BROKER/AGENT:

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER	BUYER
DATE	DATE
TIME	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.





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1076 Wellington Way Lexington, KY 40513

(895) 277-2030