



200 Harp Innis Road
30.3± Acres | Fayette County
\$1,340,000

Offered Exclusively By:

KIRKPATRICK & Co.

Zach Davis | Principal Broker
+1 .859.576.8195
www.kirkfarms.com
zach@kirkfarms.com

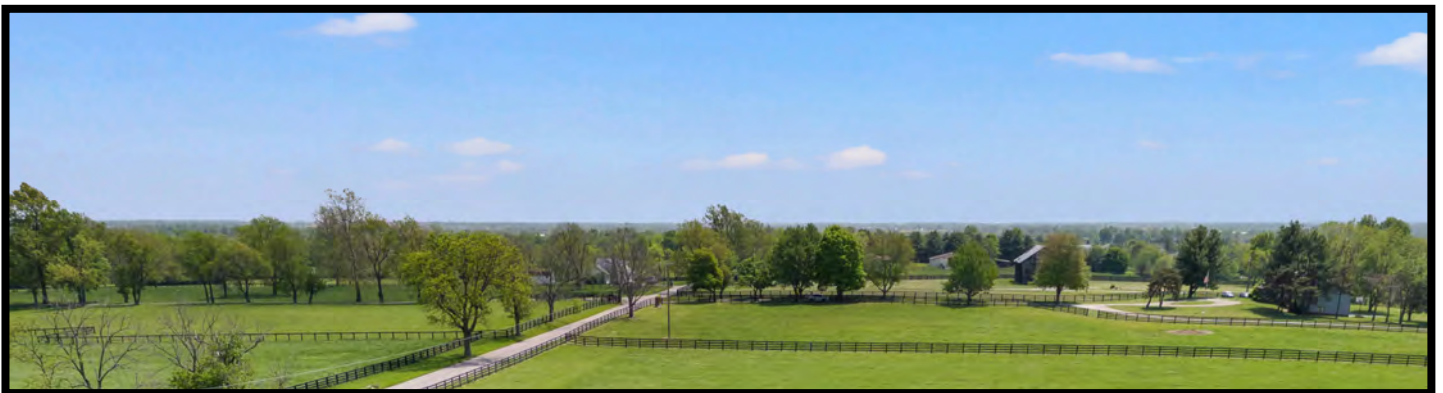




This 30.3 acre gem was last available 50 years ago. Three rare Fayette County tracts of 10.1 acres each lie along the bucolic Harp Innis Road, less than one-mile off historic Paris Pike. The exceptional road frontage (2000+ feet) and entry are lined with mature trees.

An attractive barn houses seven stalls and is supported by eight paddocks and two fields, with water lines throughout while a small pond adds charm.

Centrally located, the Kentucky Horse Park and equine hospitals are within a 10-mile drive. A perfect Kentucky homestead, the farm retains countryside appeal while being close to every amenity. (Survey & plat completed in 2024.)







All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.

MONTICULE, LLC
D.B. 2444, PAGE 672
P.C. F. SLIDE 451



VICINITY MAP

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO DEPICT THREE LOTS AS THEY WERE CREATED BY DEED OF RECORD DATED NOVEMBER 20, 1972 AND RECORDED AT DEED BOOK 1006, PAGE 441 IN THE FAYETTE COUNTY CLERK'S OFFICE.

LANDSCAPING NOTE
SCREENING AND LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY ARTICLE 18 OF THE ZONING ORDINANCE.

OWNER/CLIENT
LEE THOMAS MILLS, TRUSTEE
3238 BEACON STREET
LEXINGTON, KY 40513
DEED BOOK 2626, PAGE 553

PRIVATE UTILITY PROVIDERS
KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY 40503
1-800-981-6900

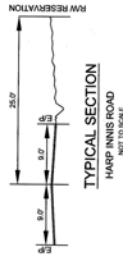
WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 170
LEXINGTON, KY 40505
859-357-6224

COLUMBIA GAS
2001 MERCER ROAD
PO BOX 1421
LEXINGTON, KY 40512

KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD
LEXINGTON, KY 40502
859-266-2366

SPECTRUM
2450 NICHOLASVILLE ROAD
LEXINGTON, KY 40503

METRONET
3350 BLAZER PARKWAY
SUITE 100
LEXINGTON, KY 40559



TYPICAL SECTION
HARP INNIS ROAD
NOT TO SCALE



440 S. ASHLAND AVE., LEX. KY.

NOTES

1. ALL STRUCTURES SHALL HAVE A FLOOR, THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE (1) FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNTOWN MANHOLE L.D. SEWAGE FROM THE PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE PUMPED AND DISCHARGED INTO THE SEWER LINE. (THIS NOTE IS ONLY APPLICABLE IF THE PROPERTY HAS SEWER AVAILABILITY IN THE FUTURE.)
2. THE PROPERTY OWNER SHALL MAINTAIN EASEMENTS DEPICTED HEREON, IF NEEDED, IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.
3. SECTION 6-660 OF THE LAND SUBDIVISION REGULATION CHAPTER 6-660 OF THE LAND SUBDIVISION REGULATION DEPARTMENT HAS ISSUED A SEPTIC TANK PERMIT.

ALISA LASK
D.B. 3927, PAGE 88

HARP INNIS ROAD
S 66°32'07" E 328.61'
N 70°13'16" E 116.15'
L=127.87'

216

MONTICULE, LLC
D.B. 2056, PAGE 86
P.C. F. SLIDE 699

1
ACRES = 10.094

2
ACRES = 10.094

LEE THOMAS MILLS ESTATE
D.B. 2626, PAGE 553 (TRACT 1)

3A
ACRES = 6.678

3B
ACRES = 3.331

JERRY & PATRICIA GUINN
PARCEL T-4
D.B. 256, PAGE 477
PLAT C&B, C. SLIDE 167 (BO. CO.)

LEE THOMAS MILLS ESTATE
D.B. 2626, PAGE 553 (TRACT 2)

LEE THOMAS MILLS ESTATE
D.B. 2626, PAGE 553 (TRACT 3)

KEVIN GARRISON, et al.
D.B. 1438, PAGE 555

OWNER'S CERTIFICATION

"I do hereby certify that I am the owner of record of the property platted hereon, which is recorded in Deed Book 2626, Page 553, in the Fayette County Clerk's Office; do hereby adopt this as my plan of lots for this property; do hereby dedicate the streets and any other spaces so indicated to public use; and do establish that the easements shown hereon are reserved for the use so indicated; and no structure, tree, or other obstruction of any kind shall be erected or permitted to remain upon or over any portion of said easements."

"Also I do hereby agree that before any lot herein is sold or transferred, the purchaser shall be notified in the contract or deed of any private utilities (water, gas, electricity, telephone, and where applicable, sanitary sewers) not installed and the deed or contract shall contain a statement that no building occupancy certificate may be secured until any such utility is installed."

Thomas Alan Mills, Trustee
LEE THOMAS MILLS, TRUSTEE
LEE THOMAS MILLS ESTATE
DATE 7/5/2024

SURVEY NOTES

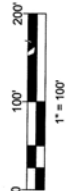
ALL IRON PIN (SET) ARE #5 X 18" REBAR W/ I.D. CAP.
MERIDIAN OF SURVEY IS GRID NORTH, BASED ON KY COGS NETWORK DATA (KY NORTH) COMPILED FROM GPS READINGS TAKEN BY THE SURVEYOR.
COORDINATE DEPRESSION ARE BASED ON KY COGS NETWORK DATA (KY NORTH).

THIS FIELD SURVEY COMPLETES WITH 201 MAR 18:50 AND WAS DONE WITH A SPECTRA PRECISION SP80 RTK GPS HAVING A RELATIVE POSITIONAL ACCURACY OF 0.05' OR BETTER. THIS IS A CLASS A SURVEY.
ALL WORK WAS PERFORMED UNDER MY DIRECTION AND I AM TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LINE	BEARING	DISTANCE
1	S 74°45'57" E	37.05'
2	S 74°45'57" E	37.05'
3	S 23°07'29" E	80.91'
4	S 23°07'29" E	80.91'
5	S 23°07'29" E	80.91'
6	S 23°07'29" E	80.91'
7	S 23°07'29" E	80.91'
8	S 23°07'29" E	80.91'
9	S 23°07'29" E	80.91'
10	S 23°07'29" E	80.91'
11	S 23°07'29" E	80.91'
12	S 23°07'29" E	80.91'
13	S 23°07'29" E	80.91'
14	S 23°07'29" E	80.91'
15	S 23°07'29" E	80.91'
16	S 23°07'29" E	80.91'
17	S 23°07'29" E	80.91'
18	S 23°07'29" E	80.91'
19	S 23°07'29" E	80.91'
20	S 23°07'29" E	80.91'

SITE STATISTICS*

NUMBER OF LOTS: 3
GROSS ACRES: 26.856 ACRES
DEDICATED R/W: 0.000
NET ACRES: 26.856
ZONE: A - R
LENGTH OF STREET: 1875.15'
HARP INNIS ROAD: 1875.15'
*FAYETTE COUNTY ONLY



Land Surveyors Certification

"I hereby do certify that this record plan was prepared by me or under my direction, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size and materials are correctly shown; and that, to the best of my knowledge and belief, the information shown hereon is accurate."

GARY D. ROLAND
3363
LICENSED PROFESSIONAL LAND SURVEYOR
8-S-2024

GARY D. ROLAND, P.L.S. #5363
Date 8-S-2024

FINAL RECORD PLAT
LEE THOMAS MILLS ESTATE
PROPERTY
(200 HARP INNIS ROAD)
LEXINGTON, FAYETTE COUNTY, KENTUCKY
MAY 2024

URBAN COUNTY ENGINEER'S CERTIFICATION

"I hereby certify that the requirements of the Subdivision Regulations and the Planning Commission do not require public improvements for this subdivision, and therefore no improvement plan or survey were required by my office."

8/5/24
DATE
Urban County Engineer

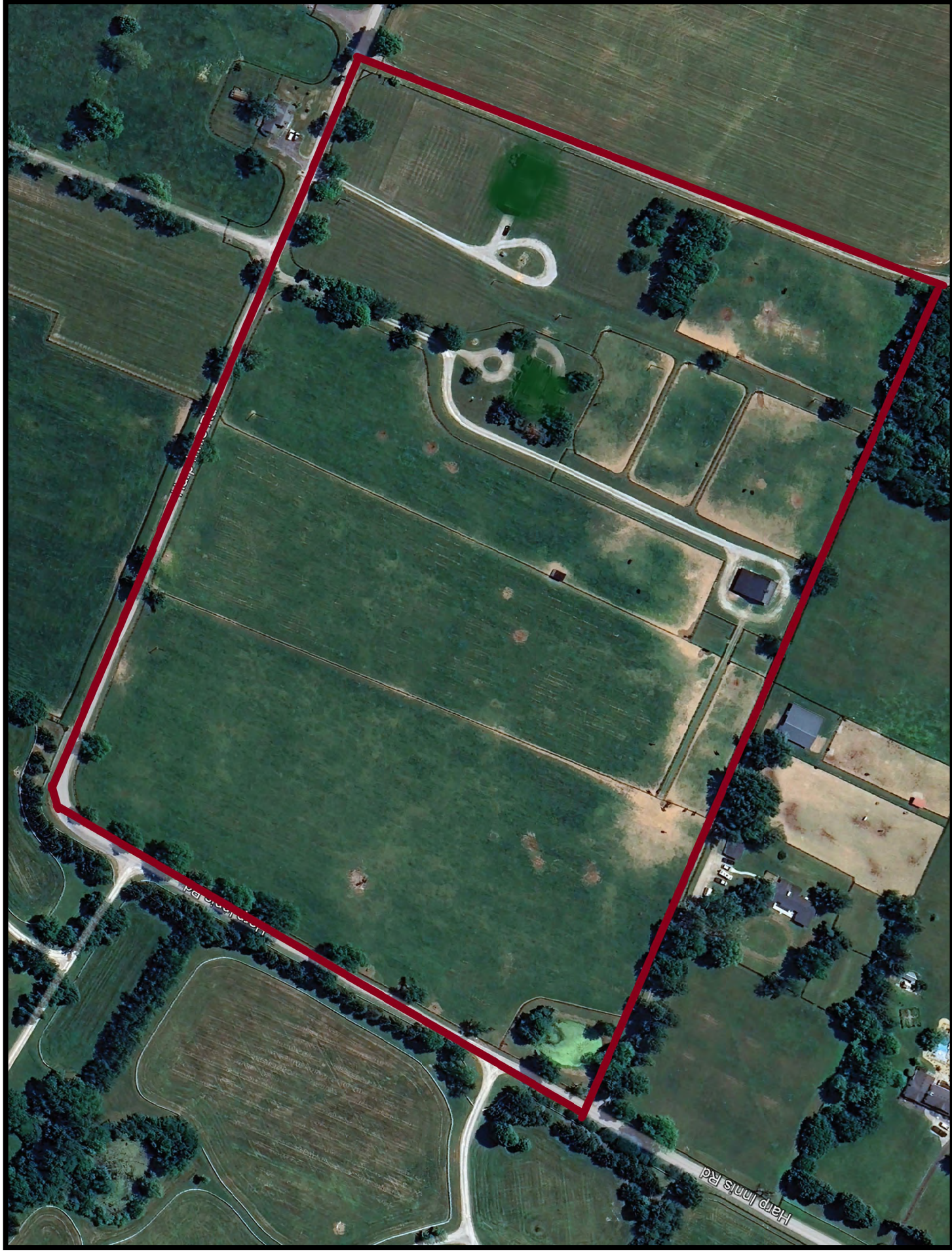
COMMISSION'S CERTIFICATION

"I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on July 11, 2024 and is now eligible for recording."

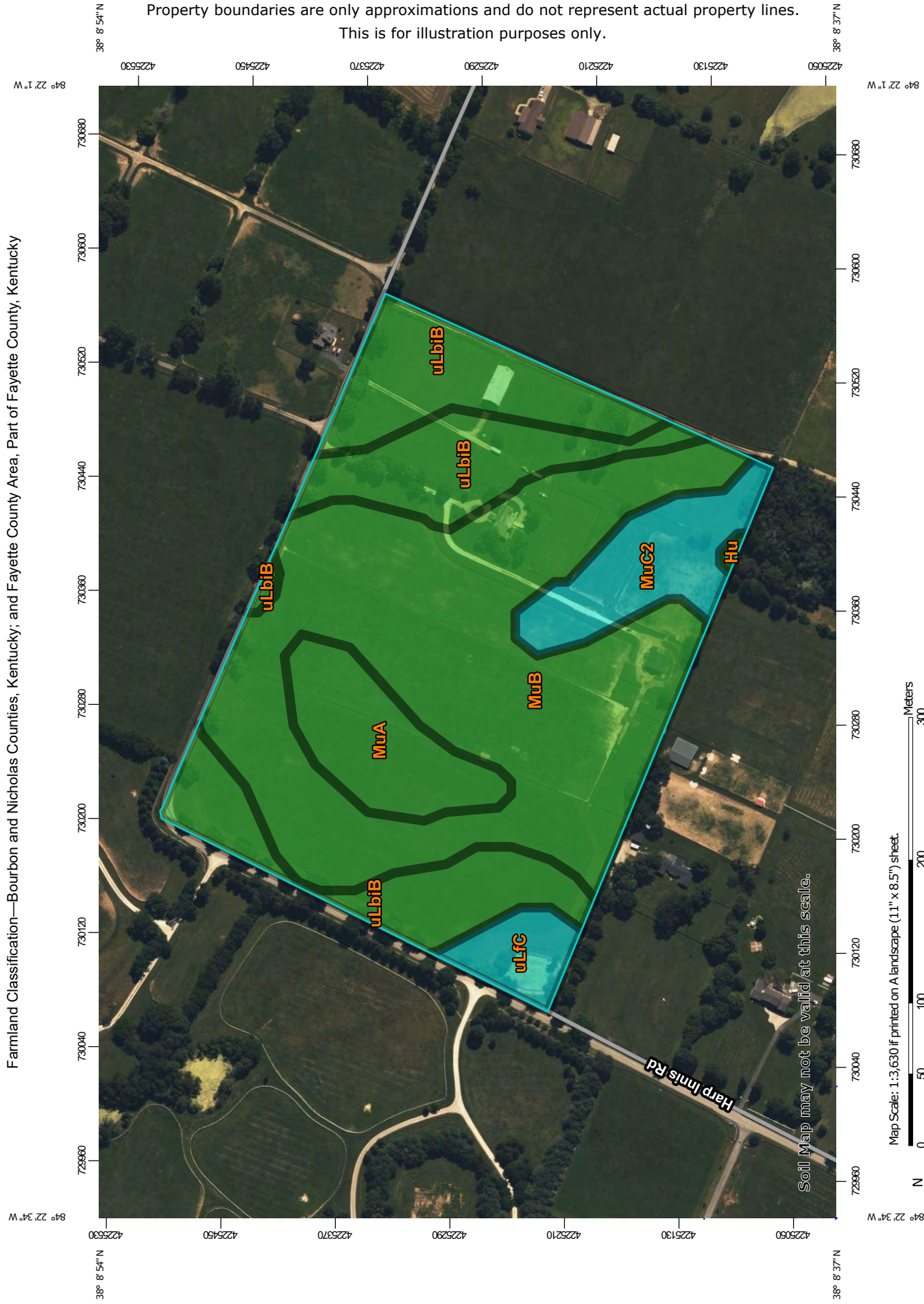
Jan L. Winn
Planning Commission Secretary
8/23/2024
DATE

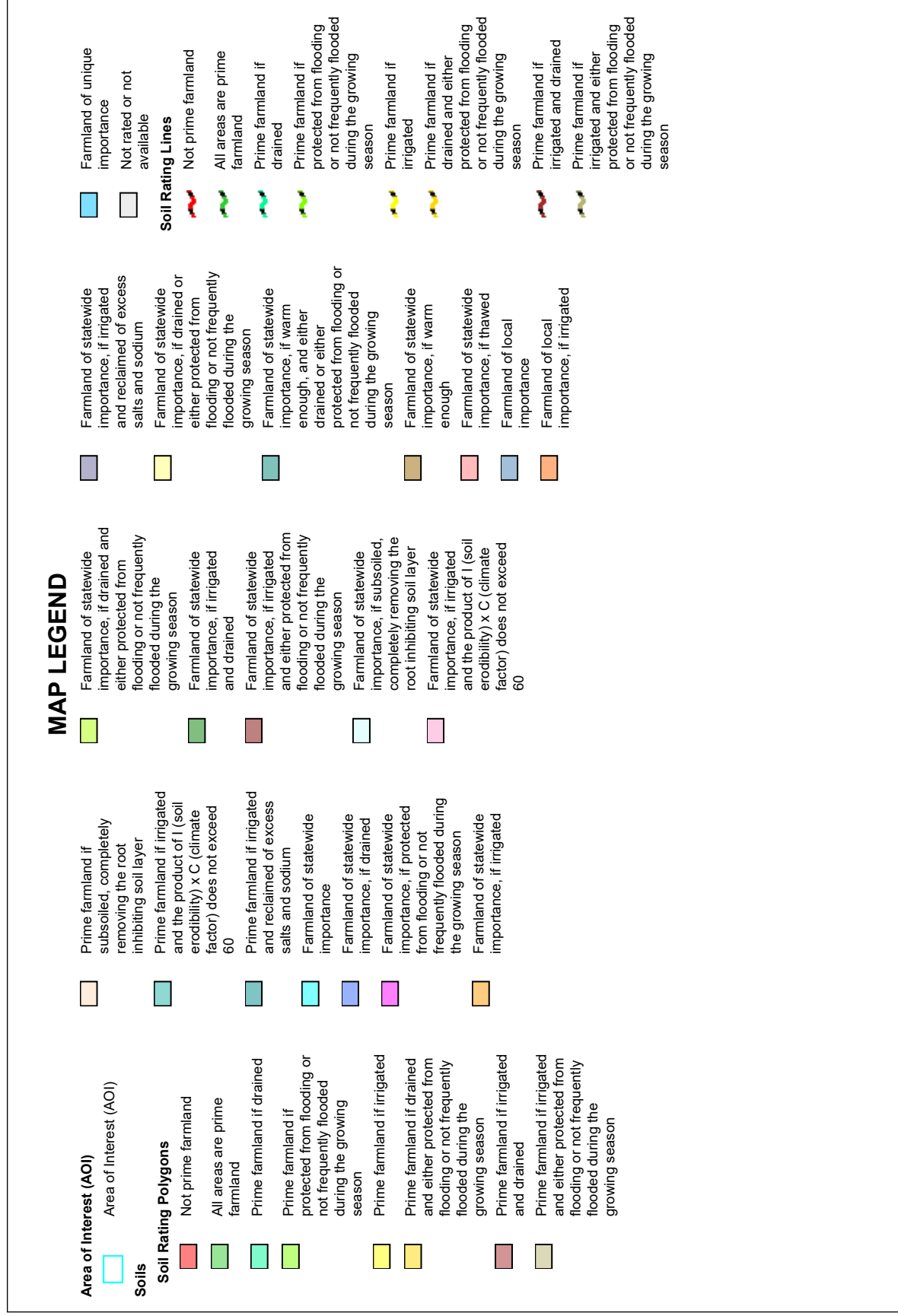
FAYETTE CO. KY FEE \$58.00
PRESENTED/LODGED: 8/23/2024 5:47:24 PM
BOBBIE MARSTELLA, DEPUTY CLERK 202408230193
BK: PB S
PG: 534-534

200 Harp Innis Road, Lexington, Fayette County, KY—30.3 Acres±



Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.





Farmland Classification—Bourbon and Nicholas Counties, Kentucky; and Fayette County Area, Part of Fayette County, Kentucky

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		Soil Rating Points  Not prime farmland  All areas are prime farmland  Prime farmland if drained  Prime farmland if protected from flooding or not frequently flooded during the growing season  Prime farmland if irrigated  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season  Prime farmland if irrigated and drained  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season				Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough				Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough				Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed				Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance				Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated				



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	3.0	9.9%
Subtotals for Soil Survey Area			3.0	9.9%
Totals for Area of Interest			30.3	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	0.1	0.2%
MuA	Mercer silt loam, 0 to 2 percent slopes	All areas are prime farmland	2.6	8.6%
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	15.3	50.7%
MuC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.5	8.4%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	5.7	18.8%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.0	3.4%
Subtotals for Soil Survey Area			27.3	90.1%
Totals for Area of Interest			30.3	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 Bluegrass REALTORS®

PROPERTY ADDRESS: 200 Harp Innis Road, Lexington, Kentucky 40511

DATE: _____

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	☐	☒	☐
(b) Air Conditioning	☐	☒	☐
(c) Plumbing/Septic	☐	☒	☐
(d) Heating	☐	☒	☐
(e) Pool/Hot tubs/Sauna.....	☐	☒	☐
(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			
(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?	☐	☒	☐
(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?	☐	☒	☐
(b) Has the property ever had a drainage, flooding or grading problem?.....	☐	☒	☐
6. BOUNDARIES			
(a) Have you ever had a survey of your property?.....	☒	☐	☐
(b) Do you know the boundaries of your property?.....	☒	☐	☐
(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.....	☐	☐	☒
(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? 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?.....	☐	☒	☐
(e) Is your water supply shared with anyone else?	☐	☒	☐
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?.....	☐	☐	☒
(b) Were any auxiliary houses built before 1978?	☐	☐	☒
(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. 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?.....	☐	☒	☐

	Yes	No	Unknown
11. UTILITIES			
(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? <u>Guardian - once a year</u>	☒	☐	☐
(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 on 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.			
(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.			

wind damage to a couple shingles about a year ago - patched, never leaked. Survey completed 2024-25. It is believed that fence rows are on the property line. Main house, barns and paddock areas are connected to water. Guardian has inspected/treated the house for termites annually for approximately 15 years.

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.

Thomas Alan Mills, Executor		dotloop verified 07/03/25 2:47 PM EDT TJNP-5XRH-AYEQ-FVCZ			
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.