

# 270 BROWNS MILL

Scott/Fayette Counties, Kentucky

56 +/- Acres



*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

The gracious stone fireplace lends an air of warmth to the spacious carpeted living room area.



There's lots of room for a large screen TV, and both the comfortable dining area and bright, sunny kitchen are easily accessible from this spacious gathering place.

The dining area with dropped chandelier also has a sliding door to deck and fenced back yard.



The well-planned, fully-equipped kitchen features a center island and can be accessed by a door from the deck that leads to the laundry area and a large pantry.



HUGE is the best word for this master bedroom which holds a king bed, armoire, and chest and leaves room for more!



There are two additional darling bedrooms to the left of the living room which share an additional full bath.



The garden tub, full shower, double vanity, and large double walk-in closet leave nothing to be desired.





Rolling green fields, beautiful old trees, 10 bent tobacco barn with 11 stalls, and a wonderfully-accessible location either from I-64 or downtown Lexington make this piece at the edge of Woodford County a real find!

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Price: \$649,900.



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Map Unit Name— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArA	Armour silt loam, 0 to 2 percent slopes (elk)	Armour silt loam, 0 to 2 percent slopes (elk)	7.4	13.5%
Hu	Huntington silt loam	Huntington silt loam	1.9	3.5%
MnB	McAfee silt loam, 2 to 6 percent slopes	McAfee silt loam, 2 to 6 percent slopes	3.8	7.0%
MnC	McAfee silt loam, 6 to 12 percent slopes	McAfee silt loam, 6 to 12 percent slopes	4.2	7.7%
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	McAfee silty clay, 6 to 12 percent slopes, severely eroded	8.7	16.0%
MpB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	McAfee silty clay loam, 2 to 6 percent slopes, eroded	0.7	1.3%
uBimB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	Bluegrass-Maury silt loams, 2 to 6 percent slopes	5.2	9.5%
uMimC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Maury-Bluegrass silt loams, 6 to 12 percent slopes	3.0	5.5%
<b>Subtotals for Soil Survey Area</b>			<b>35.0</b>	<b>64.2%</b>
<b>Totals for Area of Interest</b>			<b>54.5</b>	<b>100.0%</b>

Map Unit Name— Summary by Map Unit — Scott County, Kentucky (KY209)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Hu	Huntington silt loam	Huntington silt loam	3.3	6.0%
McC	McAfee silt loam, 6 to 12 percent slopes	McAfee silt loam, 6 to 12 percent slopes	9.2	16.8%
uBimB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	Bluegrass-Maury silt loams, 2 to 6 percent slopes	7.1	13.0%
<b>Subtotals for Soil Survey Area</b>			<b>19.6</b>	<b>35.9%</b>
<b>Totals for Area of Interest</b>			<b>54.5</b>	<b>100.0%</b>



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: \_\_\_\_\_

DATE: 3/27/12

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. **NO AGREEMENT** \_\_\_\_\_ ✓
- (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. 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? \_\_\_\_\_ ✓

BZ JKC

Yes      No      Unknown

- 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.

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.

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

If you have specific questions please consult an attorney.  
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