270 BROWNS MILL

Scott/Fayette Counties, Kentucky 56 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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.



HUGE is the best word for this master bedroom which holds a king bed, armoire, and chest <u>and</u> 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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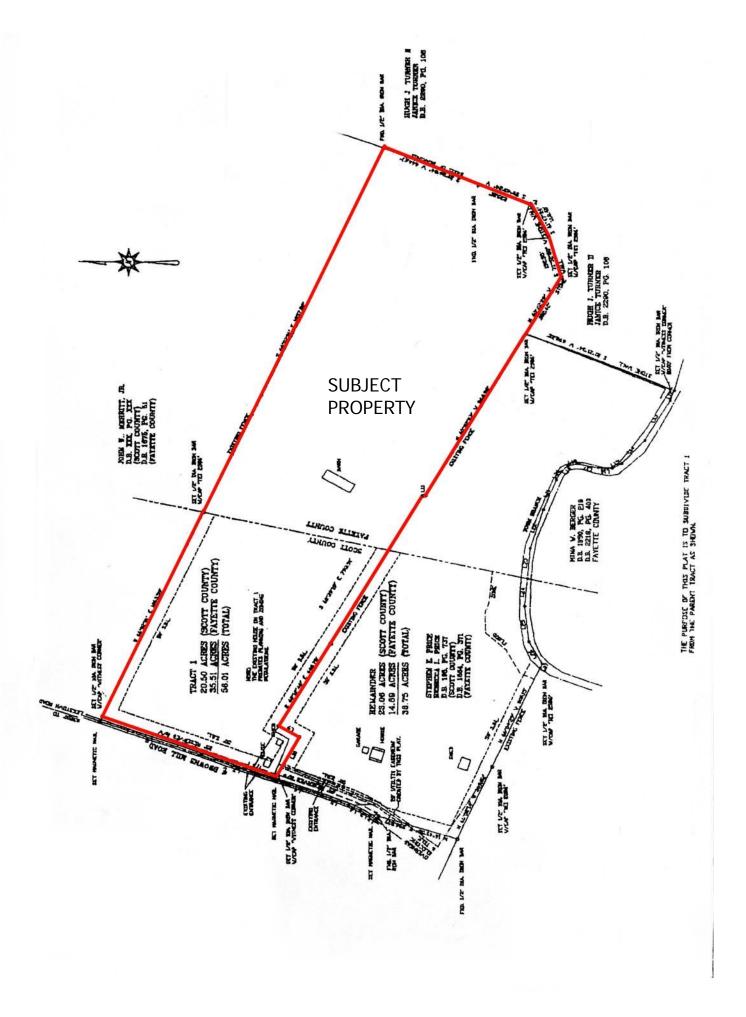
Price: \$649,900.



MARY SUE WALKER 859-619-4770

BILL JUSTICE 859-294-3200

www.kyhorsefarms.com





BROWNS MILL

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%	
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	Bluegrass-Maury silt loams, 2 to 6 percent slopes	5.2	9.5%	
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Maury-Bluegrass silt loams, 6 to 12 percent slopes	3.0	5.5%	
Subtotals for Soil Survey Area		35.0	64.2%		
Totals for Area of Interest		54.5	100.0%		

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%	
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	Bluegrass-Maury silt loams, 2 to 6 percent slopes	7.1	13.0%	
Subtotals for Soil Survey Area		19.6	35.9%		
Totals for Area of Interest		54.5	100.0%		

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS:	DA	TE:X 3	27 12
Please answer all questions. Mark yes or no to all questions. If answer is yes, please ex	oplain in ite Yes	em #13. No	Unknown
1. MAIN RESIDENCE - HOUSE SYSTEMS			
Are you aware of any problems affecting:		/	
(a) Floctrical wiring	projection and the No.	7	In section (
(b) Air Conditioning	Supersylver to	1	
(c) Plumbing/Septic	Spinores and a	1	
(d) Heating	partial residence	1	***********
(e) Pool/Hot tubs/Sauna		V	
(f) Appliances		V	
TOUR TOUR COUNTY ATTOM			
(a) Are you aware of any problems concerning the basement?	7	a contribution	and the same to be a second
(b) Are you aware of any problems concerning sliding, settling, movement		,	
upheaval, or earth stability?		V	the beautiful to the section
(c) Are you aware of any defects or problems relating to the foundation?	and the second	/	Allega and territor
TOTAL PROPERTY PROPER			
(a) Has the roof ever leaked?	V		and the same
(b) Has the roof ever been repaired?	V		-
(c) Do you know of any problems with the roof		V	* State Countries
4 MAIN RESIDENCE - ALE/LEAD-BASED PAINT		,	
(a) Was residence built before 1978?	1 mar 1 mm	V	
(If yes, seller may not accept and buyer should not present an offer to purch	ase		
contract that does not include a "Disclosure of Information and Acknowledge	ement		
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the	1e		
EPA pamphlet "Protest Your Family From Lead in Your Home".)			
5. DRAINAGE		1/	
(a) Is this property located in a flood plain zone?	with partition of the second		
(b) Has the property ever had a drainage, flooding or grading problem?		V	are (as are under
6. BOUNDARIES	/		
(a) Have you ever had a survey of your property?	/		Total controls Medicine
(b) Do you know the boundaries of your property?		-	and the same
(d) Are you aware of any encroachments, recorded or unrecorded easements		April 1 married (m. 16)	and contribute
relating to this property?		V	
(e) Is there any common fencing? If yes, explain any agreement and common	2000 0000 000		
maintenance. No AGREEMENT			
(f) Any improvements shared in common with adjoining or adjacent properties?.		V	1, grant (c. v. Square)
7. HOMEOWNER'S ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association	1?	V	in the second second
If yes, please supply copy of rules and regulations.			
8. WATER			
(a) Are all the improvements connected to a public water system?	· service and service	V	To complete the second
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain	1. 5		
(d) Are you aware of any problems with your water lines and/or waterers?	A		**************************************
(e) Is your water supply shared with anyone else?	g in process property	Market and	And the second s
a AUXILIARY HOUSES			
(a) Are you aware of any problems affecting any of the mechanical systems, stru	icture		
Or roof on any of the auxiliary houses?	1.5		man and a second second
(b) Ware any auxiliant houses built before 1978?			name and
(If was caller may not accept and huver should not present an offer to purchase	156		
-antract that does not include a "Disclosure of information and Acknowledge	geniene		
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of	CITC		
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?		V	
Structure, or roof on any of the barns of outbuildings:		and profit for the	
FORM 035			Revised 8/06

BIZ JAC

(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 you 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? (i) Are you aware of any underground storage tanks? (j) Are you aware of any underground storage tanks? (j) Are you aware of any underground storage tanks? (k) Are you aware of any dumps on the property, present or past? (k) Are you aware of any dumps on the property, present or past? (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, tumber, etc.)? (l) Have you ever and a soil analysis done? If yes, by whom and when. (p) Are you aware of any of the above questions or circumstances which may affect the desirability of this property? (q) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? (a) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? (a) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? (a) Are you awar	11. UTILITIES	Y	es l	No	Unknown
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