

FAIRVIEW FARM

71 +/- Acres

3100 SPRING STATION ROAD

Midway, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



JUSTICE REAL ESTATE is honored to present this historic property which has not been offered for sale for centuries.

Fairview Farm was originally part of Col. E. M. Blackburn's thoroughbred horse farm known as Equira where Boston stood and sired arguably the most famous racehorse in Kentucky, "Lexington". Colonel Blackburn was a prominent man - both politically and socially - and was a great friend of Henry Clay, who had visited this home on several occasions. His sons also showed a fondness for the turf: Governor Luke Pryor Blackburn and Senator Joe C. S. Blackburn (a Vice President of the Washington Jockey Club and Governor of the Panama Canal Zone).

The homeplace of Senator Joseph Clay Stiles Blackburn is located at the corner of Spring Station Road and Woodlake Road and consists of approximately 71 lush acres. A lovely story and a half frame home of roughly 3,550 square feet is nestled appropriately on the property and is accessed via a long, mature driveway. Featuring large formal rooms and exquisite hardwood floors, this wonderful home also boasts a new metal roof.

This historic property features the remains of an old stone church, the second oldest Baptist Church west of the Alleghenies. You'll also discover a darling 760 square foot guest house featuring hardwood floors, central HVAC, and front and rear porches.

Additional improvements include a 7 bent tobacco barn, an older storage barn, large metal equipment/storage shed, plus a detached garage adjacent to the main residence.

MAIN RESIDENCE

Built in the late 1800's of frame construction with a stone foundation and new metal roof. HVAC via propane heat and electric central air.

First Floor:

Entrance Hall: 9'1" x 17'. Hardwood floor and columns.



Right Parlor: 16'9" x 16'6". Hardwood floor, bay area, floor-length windows, fireplace.



Left Parlor: 17' x 17'. Hardwood floor, floor-length windows, gas fireplace insert, built-in bookcases.

Dining Room: 16'6" x 15'8". Hardwood floor, fireplace.

Kitchen: 20'6" x 12'10". Hardwood floor, large eat-in area.



Mudroom: 19'9" x 7'8". Built-ins, washer/dryer hook-up.

Bedroom: 15'3" x 15'10". Built-ins, two closets, fireplace, adjoining nursery/sitting room.

Full Bath.



Second Floor:

Landing: 11'10" x 3'9". Hardwood floor.

Right Bedroom: 16'4" x 14'9". Hardwood floor, 6'1" x 5' dormer, walk-in closet.

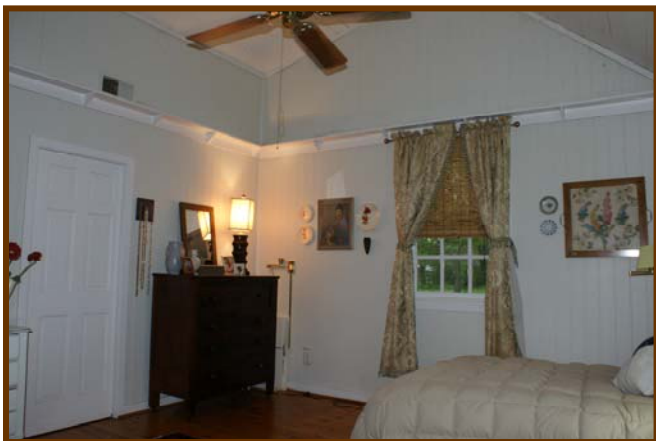
Left Bedroom: 16'6" x 15'10". Hardwood floor, 6'1" x 5' dormer, walk-in closet.

Bedroom: 14'8" x 14'2". Hardwood floor, two large closets.

Full Bath: with hardwood floor.

GUEST HOUSE

Situated behind the main residence, this darling home features beautiful hardwood floors throughout, electric central heat and air, and spacious front and rear porches. It contains a living room with vaulted ceiling and built-in bookcases, a large bedroom with vaulted ceiling and full adjoining bath, charming kitchen, and large pantry with built-in glass cabinet.





ADDITIONAL FEATURES/IMPROVEMENTS

- The remains of the second oldest Baptist Church west of the Alleghenies.
- Detached garage adjacent to main residence.
- 7 bent tobacco barn (12' x 12' bents) with attached stripping room.
- Older 30' x 42' storage barn.
- 3 springs
- Well
- City water is at front entrance.

PRICE: \$1,200,000.



Agents: Sharon Rouse
859-229-2240
Bill Justice
859-294-3200

www.kyhorsefarms.com

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

3100 Spring Station Rd

I-64
I-64

WOOLLAKE RD

SPRING STATION RD



1 inch = 400 feet

Not all parcel lines are accurate.
They should be used for reference only.





SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 3100 SPRING STATION Rd Midway, Ky DATE: 5-17-11
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 | — | X | — |
| (b) Air Conditioning | — | X | — |
| (c) Plumbing/Septic | — | X | — |
| (d) Heating | — | X | — |
| (e) Pool/Hot tubs/Sauna <u>N/A</u> | — | X | — |
| (f) Appliances | X | — | — |
| (g) Doors and windows <u>old</u> | — | — | — |

2. MAIN RESIDENCE - FOUNDATION

- | | | | |
|---|---|---|---|
| (a) Are you aware of any problems concerning the basement? | — | X | — |
| (b) Are you aware of any problems concerning sliding, settling, movement
upheaval, or earth stability? | — | X | — |
| (c) Are you aware of any defects or problems relating to the foundation? | — | X | — |

3. MAIN RESIDENCE - ROOF

- | | | | |
|--|---|---|---|
| (a) Has the roof ever leaked? | — | X | — |
| (b) Has the roof ever been repaired? | X | X | — |
| (c) Do you know of any problems with the roof? | — | X | — |

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- | | | | |
|--|---|---|---|
| (a) Was residence built before 1978? | X | — | — |
| (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? | — | X | — |
| (b) Has the property ever had a drainage, flooding or grading problem? | — | X | — |

6. BOUNDARIES

- | | | | |
|---|---|---|---|
| (a) Have you ever had a survey of your property? | X | X | — |
| (b) Do you know the boundaries of your property? | — | — | X |
| (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? | — | X | — |
| (e) Is there any common fencing? If yes, explain any agreement and common
maintenance. <u>BY LAW</u> | X | — | — |
| (f) Any improvements shared in common with adjoining or adjacent properties? | — | X | — |

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. | — | X | — |
|---|---|---|---|

8. WATER

- | | | | |
|--|---|---|---|
| (a) Are all the improvements connected to a public water system? | — | X | — |
| (b) IF NOT, please state your water sources and explain. <u>well</u> | — | X | — |
| (c) Has your water system ever gone dry? If yes, explain. | — | X | — |
| (d) Are you aware of any problems with your water lines and/or waterers? | — | X | — |
| (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? | X | X | — |
| (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? <u>old - sold</u> | X | X | — |
| <u>"AS IS"</u> | | | |

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	—	X	—
2) Electric lines.....	—	X	—
3) Natural Gas/Propane	—	X	—
4) Telephone lines <u>None</u>	—	X	—
5) Septic/Field lines.....	—	X	—
(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?	—	X	—
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	—	X	—
(c) Are you aware of any Radon test being performed on this property?	—	X	—
(d) Are you aware of any existing or threatened legal action affecting this property?	—	X	—
(f) Are there any assessments other than property assessments that apply to this property?	—	X	—
(g) Are you aware of any damage due to wood infestation? <u>Past damage - treated</u>	—	—	—
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>UNKNOWN</u> ...	X	—	—
(i) Are you aware of any underground storage tanks?	—	X	—
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	—	X	—
(k) Are you aware of any dumps on the property, present or past?	X	—	—
(l) Are any sink holes being used as a dump?	X	—	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	—	X	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	X	—	—
(o) Have you ever had a soil analysis done?	X	—	—
If yes, by whom and when. <u>FARM SERVICE OFFICE - 2010</u>			
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	—	X	—
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?	X	—	—
13. If the answer was "yes" to any of the above questions, please explain.			
<u>12(K) - IN THE PROCESS OF BEING CLEANED UP</u>			
<u>12(L) - PRIMARILY FOR LIMBS, BRUSH, ETC. - IN PROCESS OF BEING CLEARED</u>			
<u>12(N) - MONTH TO MONTH ON guest house; ALFALFA will be harvested</u>			
<u>12(O) - INDIAN BURIAL GROUND</u>			

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.

X James Bone 5/17/11 4:05 (EST) Robert Lee Pickers 5/17/11 4:05 (EST)
 SELLER Co-Trustee 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.
 The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT

For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 5-17-11 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 3100 SPRING STATION Rd. MOWAT, Ky

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

SDR (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or paint hazards are present in the housing. (explain): _____

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

SDR (b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

_____ (c) Purchaser has received copies of all information listed above

_____ (d) Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**

_____ (e) Purchaser has (check one below):

☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

B (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller [Signature] Date 5/17/11 Buyer _____ Date _____

Seller [Signature] Date 5/17/11 Buyer _____ Date _____

Agent [Signature] Date 5-17-11 Agent _____ Date _____