

747 CLAUNCH ROAD

275 +/- ACRES

MERCER & BOYLE COUNTIES, KENTUCKY



Offered Exclusively By

HB **HAYMAKER/BEAN**
commercial real estate

www.haymakercompany.com
Buddy Edwards—(859) 229-1500



www.kyhorsefarms.com
518 East Main Street ♦ Lexington, Kentucky
(859) 255-3657



Beautiful 275 acre farm located in historic Perryville, Kentucky, and owned by singer/songwriter Eddie Montgomery.

This exquisite two story brick Colonial-style home with a mostly-finished basement sits prominently on the property and contains approximately 7,500 square feet of gracious living area and was completed in 2001. The adjacent guest house contains approximately 1,645 square feet, is rustic in nature, quality built by the Amish, and features hardwood floors and vaulted ceilings plus a recording studio in the lower level.

Additional improvements include a six stall horse barn, a 30' x 50' workshop, and equipment shed. There is approximately 1,800 of frontage along Claunch Road and roughly 1,500 feet of frontage on Martin Lane. There is city water on the farm from both roads and the main entrance is accessed via an electric security gate.

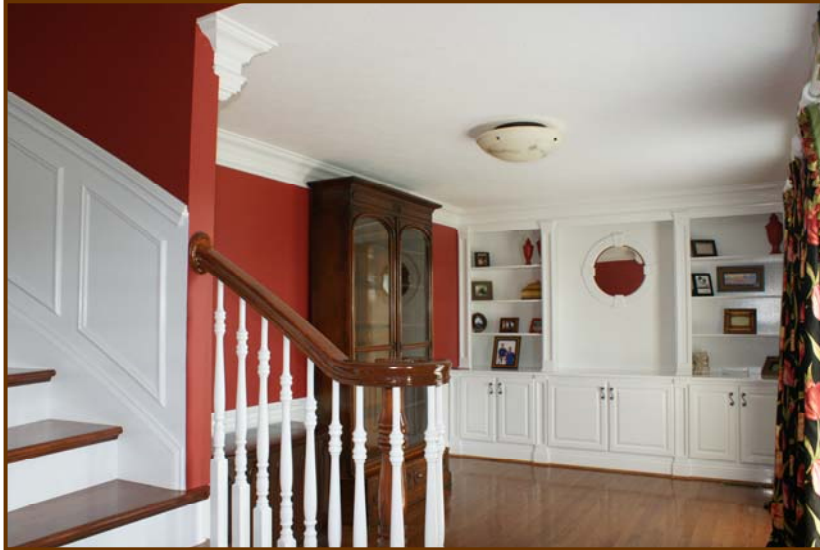
The farm is roughly two-thirds cleared with rolling to hilly topography, contains two large ponds (with fish), and an abundance of deer and turkey.

MAIN RESIDENCE

FIRST FLOOR

Entry Foyer: Two story, hardwood floor, wainscoting, unique staircase.

Living Room: Hardwood floor, built-in cabinets, crown moulding.



Family Room: Hardwood floor, fireplace, window seats, built-in entertainment area with bookcases, crown moulding, wainscoting, and door to rear patio.



Dining Room: Hardwood floor, crown moulding, chair rail.

Kitchen: Tile floor, cherry cabinets, surface range top, double ovens, bread warmer, dishwasher dish drawers, pull-out spice rack, pantry.

Office: Hardwood floor, open to enclosed sun room.

Sun Room: Tile floor, fireplace, bookcases, French doors, and opens to office, master bedroom, and rear patio.



Master Bedroom: Hardwood floor and crown moulding.

Master Bath: Marble floors, large walk-in shower, large tub, his and hers sinks.

Master Closet: Walk-in with center built-ins plus racks around all walls.



Powder Rooms (2): One near kitchen and one near rear hallway.

Laundry

Two Car Garage



SECOND FLOOR

Bedroom: Hardwood floor and full bath.

Bedroom: Hardwood floor, full bath, and walk-in closet.

Nursery: Hardwood floor.

Office: Hardwood floor.

LOWER LEVEL

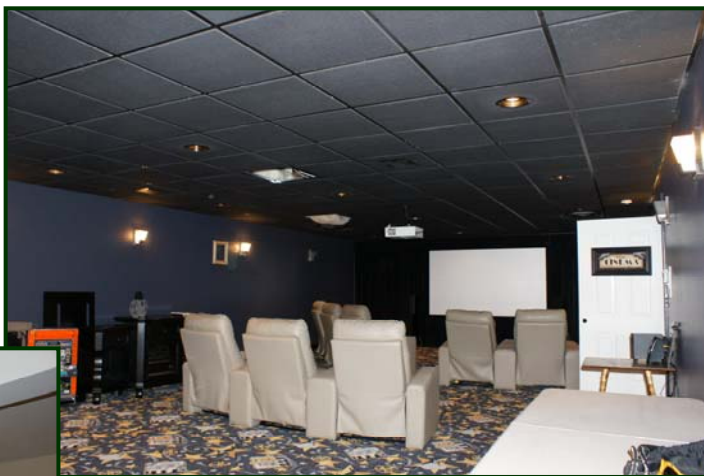
Large Media Room: Carpet, screen and projector, acoustical tile, bar, sink.

Half Bath.

Rec/Game Room: Built-in bookcases.

Bedroom with full bath.

Large closet.



Heated Saline Inground Pool with hot tub.

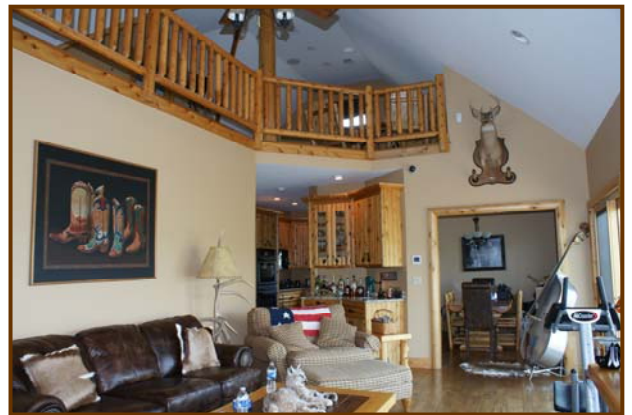


GUEST HOUSE



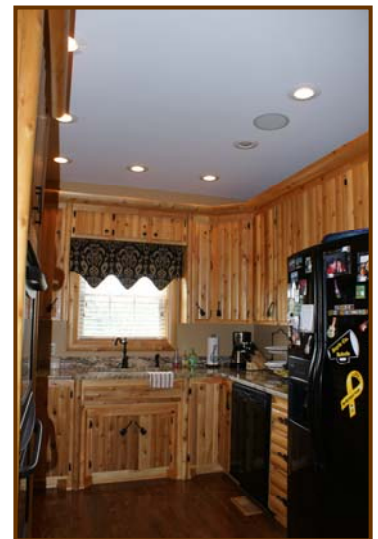
FIRST FLOOR

- **Living Room:** Hardwood floor, stone fireplace, two sets of sliding doors to deck, vaulted ceiling, open to upper level.
- **Dining Room:** Hardwood floor.
- **Wet Bar** with wine cooler.
- **Kitchen:** Marble counter tops, double wall oven, deep country sink.
- **Utility Room**
- **Full Bath** with walk-in shower.
- **Two Car Garage**



SECOND FLOOR

- **Wide Cat Walk** with hardwood floor with
- **Office** at the end.
- **Large Bedroom**



LOWER LEVEL

- **Two Room Studio**
- **Mixing Room**
- **Vocal Room**
- **Exercise Room**
- **L-shaped Rear Deck**



ADDITIONAL IMPROVEMENTS:

- Six stall horse barn with tack room, storage bay, and walk-up hay loft. Adjacent storage building.
- 30' x 50' shop with two overhead doors and wood stove.
- Open equipment shed.



PRICE: \$1,250,000.

Offered Exclusively By

HB HAYMAKER/BEAN
commercial real estate

www.haymakercompany.com
Buddy Edwards—(859) 229-1500



www.kyhorsefarms.com
518 East Main Street ♦ Lexington,
Kentucky ♦ (859) 255-3657

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 747 Church DATE: 8-9-12
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? <u>some shingles</u>	✓	✓	
(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?	✓	WATERLINE	
(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. <u>city water Danville</u>			
(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?		✓	

	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?	—	✓	—
(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.			

There Explained Beside The Check

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.

SELLER: [Signature] DATE: 8-9-12 TIME: _____
 SELLER: _____ DATE: _____ TIME: _____

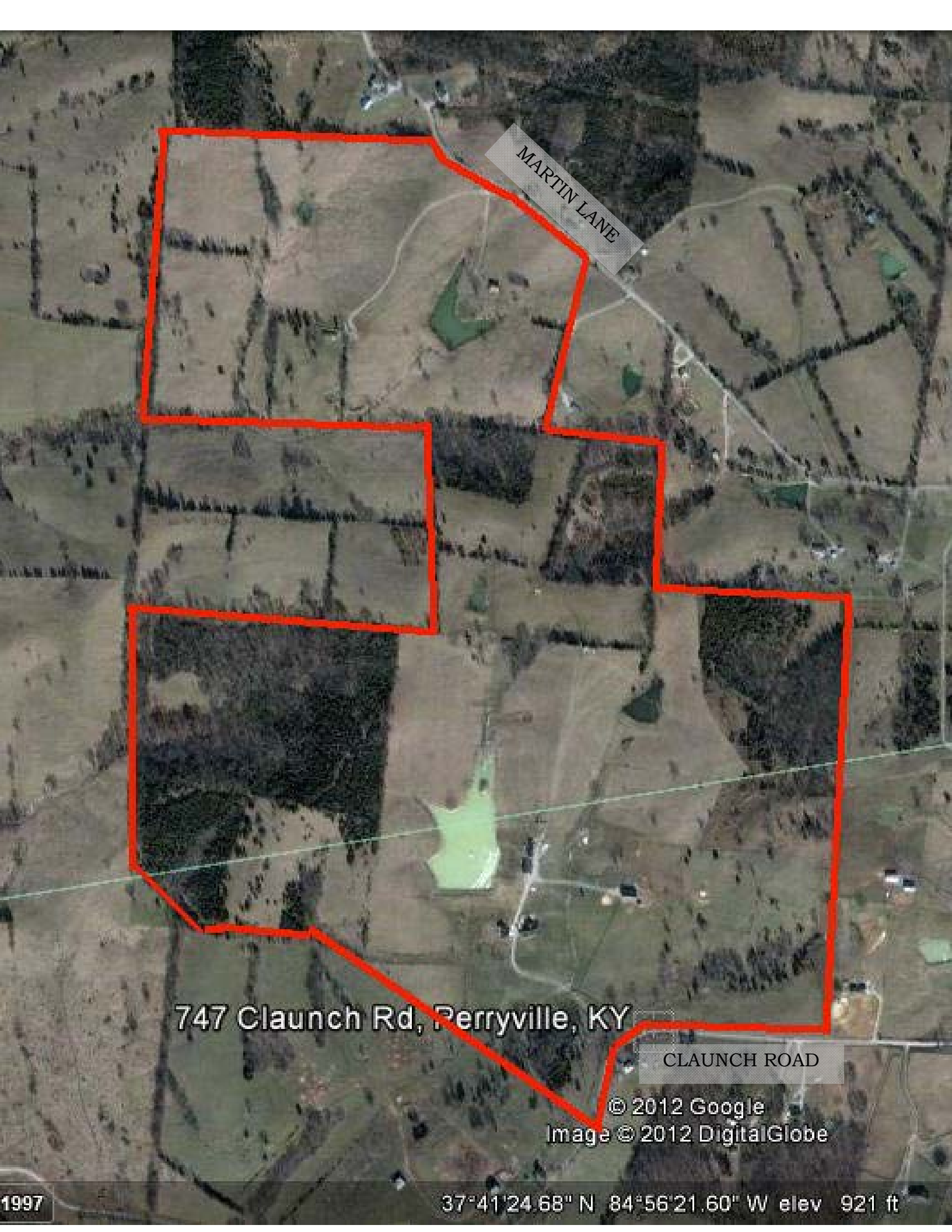
IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

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.



MARTIN LANE

747 Claunch Rd, Perryville, KY

CLAUNCH ROAD

© 2012 Google
Image © 2012 DigitalGlobe

1997

37°41'24.68" N 84°56'21.60" W elev 921 ft