



3680 Briar Hill Road
40.09± Acres | Fayette County
\$1,550,000

Offered Exclusively By:

KIRKPATRICK & Co.

Zach Davis | Principal Broker
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www.kirkfarms.com
zach@kirkfarms.com



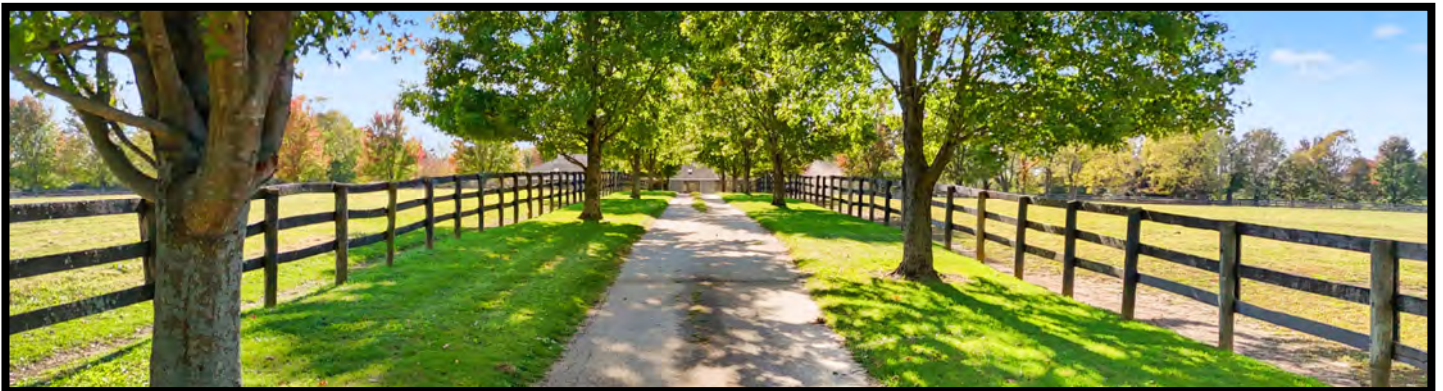


Extraordinarily well-located in the horse farm region of Northern Fayette County, this 40-acre parcel is an ideal and sought-after offering.

Immediate neighbors include Bryan Station Farm, Clarkland Farm, Gainesway, and Marylou Whitney Stables. Hisle Farm Park, with its 280-acres of pasture & trails for riding or hiking, is also directly across the road.

The farm's lovely tree-lined drive offers commanding views of nearly the entire property. Its turnkey operation has been thoughtfully designed with desirable facilities and a practical layout. An outstanding concrete-block training barn has 24 stalls, as well as a heated office with half-bathroom and ample space for feed, tack, & storage. Three fields and four paddocks nourish bloodstock with fertile soils.

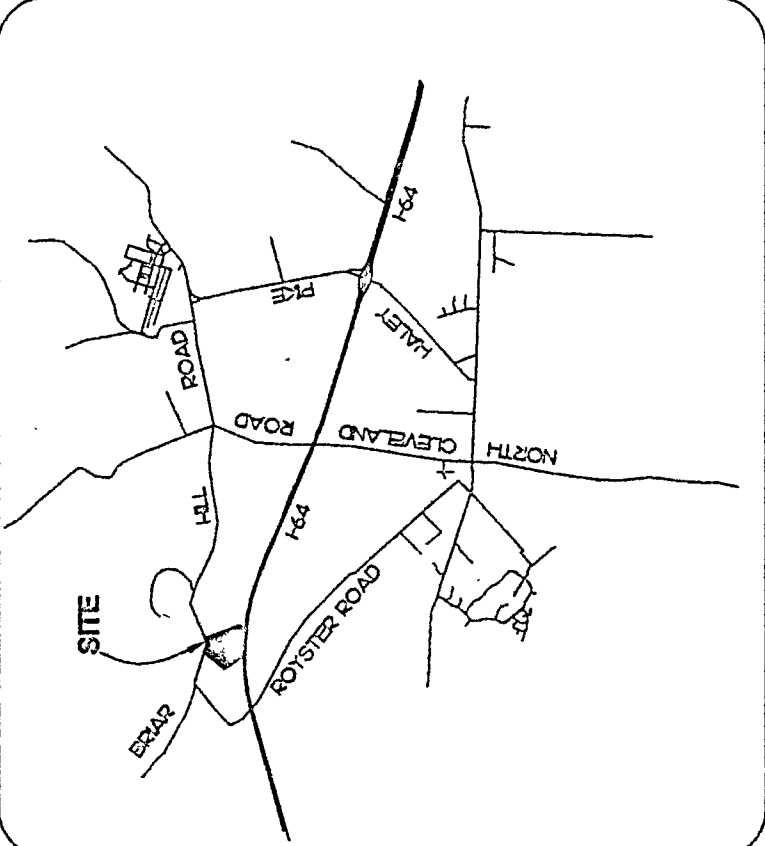
Also: a useful three-bay equipment shed with adjoining run-in.







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.



PURPOSE

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS 1 AND 1A OUT OF THE PARENT TRACT OF 125.01 ACRES RECORDED IN PLAT CABINET K SLIDE 234

NOTES

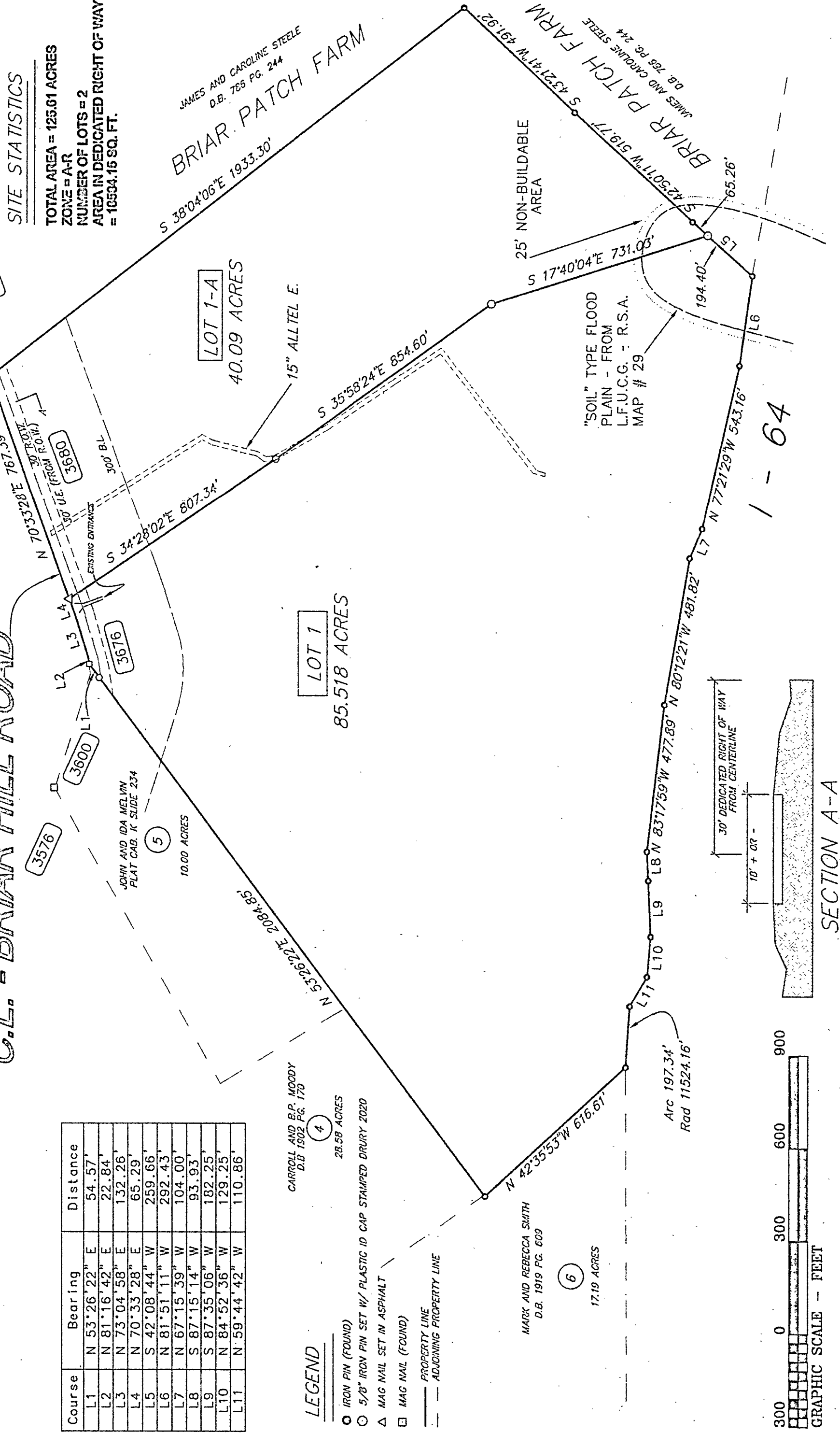
- 1.- EASEMENT DATED NOVEMBER 23, 1937 TO LEXINGTON UTILITY CO. OF RECORD IN DEED BOOK 253 PAGE 5.
2. EASEMENT DATED APRIL 23, 1972 TO LEXINGTON WATER CO. OF RECORD IN DEED BOOK 1043 PAGE 423.
3. EASEMENT DATED FEBRUARY 10, 1953 TO KYL UTILITIES CO. OF RECORD IN DEED BOOK 653 PAGE 350.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. NO ADDITIONAL STRUCTURES ARE CURRENTLY PLANNED WHICH WOULD REQUIRE HEALTH DEPARTMENT APPROVAL.
- 6.- THE BOARD OF ADJUSTMENT APPROVED A VARIANCE TO REDUCE THE REQUIRED LOT FRONTAGE ON LOT 1 FROM 750 FEET TO 210 FEET ON JULY 25 2003 (CASE #V-2003-04).

7.- Board of health approval of septic tanks is required prior to issuance of building permits.

8. Ky. Department of Transportation approval of access to Briar Hill Road prior to issuance of building permits.

VICINITY MAP N.T.S.

C.L. - BRIAR HILL ROAD



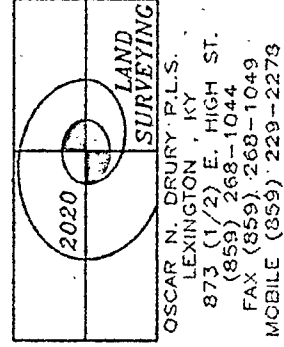
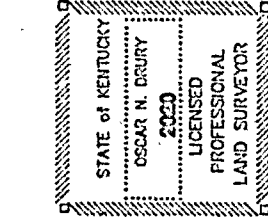
Course	Bearing	Distance
L1	N 53°26'22" E	54.57'
L2	N 81°16'42" E	22.84'
L3	N 73°04'58" E	132.26'
L4	N 70°33'28" E	65.29'
L5	S 42°08'44" W	259.66'
L6	N 81°51'11" W	292.43'
L7	N 67°15'39" W	104.00'
L8	S 87°15'14" W	93.93'
L9	S 87°35'06" W	182.25'
L10	N 84°52'36" W	129.25'
L11	N 59°44'42" W	110.86'

LEGEND

- IRON PIN (FOUND)
- 5/8" IRON PIN SET W/ PLASTIC ID CAP STAMPED DRURY 2020
- MAG NAIL SET IN ASPHALT
- MAG NAIL (FOUND)
- PROPERTY LINE
- ADJOINING PROPERTY LINE



SECTION A-A



Amended Final Record Plat of:

SNOWDEN PROPERTY

(Deed Book 1899, Page 390)

3676 Briar Hill Road

Lexington, Fayette County, Kentucky

2001-2005

PLAT CAB. "M" SLIDE 78

OWNERS CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON WHICH IS RECORDED IN DEED BOOK 1899, PAGE 390, IN THE FAYETTE COUNTY CLERK'S OFFICE. 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 ON ANY KIND SHALL BE ERRECTED OR PERMITTED TO REMAIN UPON OR OVER ANY PORTION OF SAID EASEMENTS AND DO HEREBY DEDICATE THE SANITARY SEWER SYSTEM TO PUBLIC USE. ALSO I (WE) 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 SEWER) NOT INSTALLED AND THE DEED OF CONTRACT SHALL CONTAIN A STATEMENT THAT NO BUILDING OCCUPANCY CERTIFICATE MAY BE SECURED UNTIL ANY SUCH UTILITY IS INSTALLED.

OWNER'S SIGNATURE Steve Brown DATE 10-26-03

COMMISSIONS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON 11-10-03 AND IS NOW ELIGIBLE FOR RECORDING. 11/14/2003

PLANNING COMMISSION SECRETARY Charm B. Day DATE 11/14/2003

URBAN COUNTY ENGINEERS 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 PLANS OR PERFORMANCE BONDS WERE REQUIRED BY MY OFFICE.

URBAN COUNTY ENGINEER David Liberty DATE 11/14/03

ENGINEERS AND SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION. THAT ALL WORK PERFORMED BY ME, OR UNDER MY DIRECTION, INCLUDING ENGINEERING DESIGN, WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE PLANNING COMMISSION THAT ALL MONUMENTS INDICATED HEREON DO EXIST AND THEIR LOCATIONS SIZE AND MATERIALS ARE CORRECTLY SHOWN. THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON IS ACCURATE.

OSCAR N. DRURY PLS # 2020 DATE 11-05-03

SURVEY NOTES

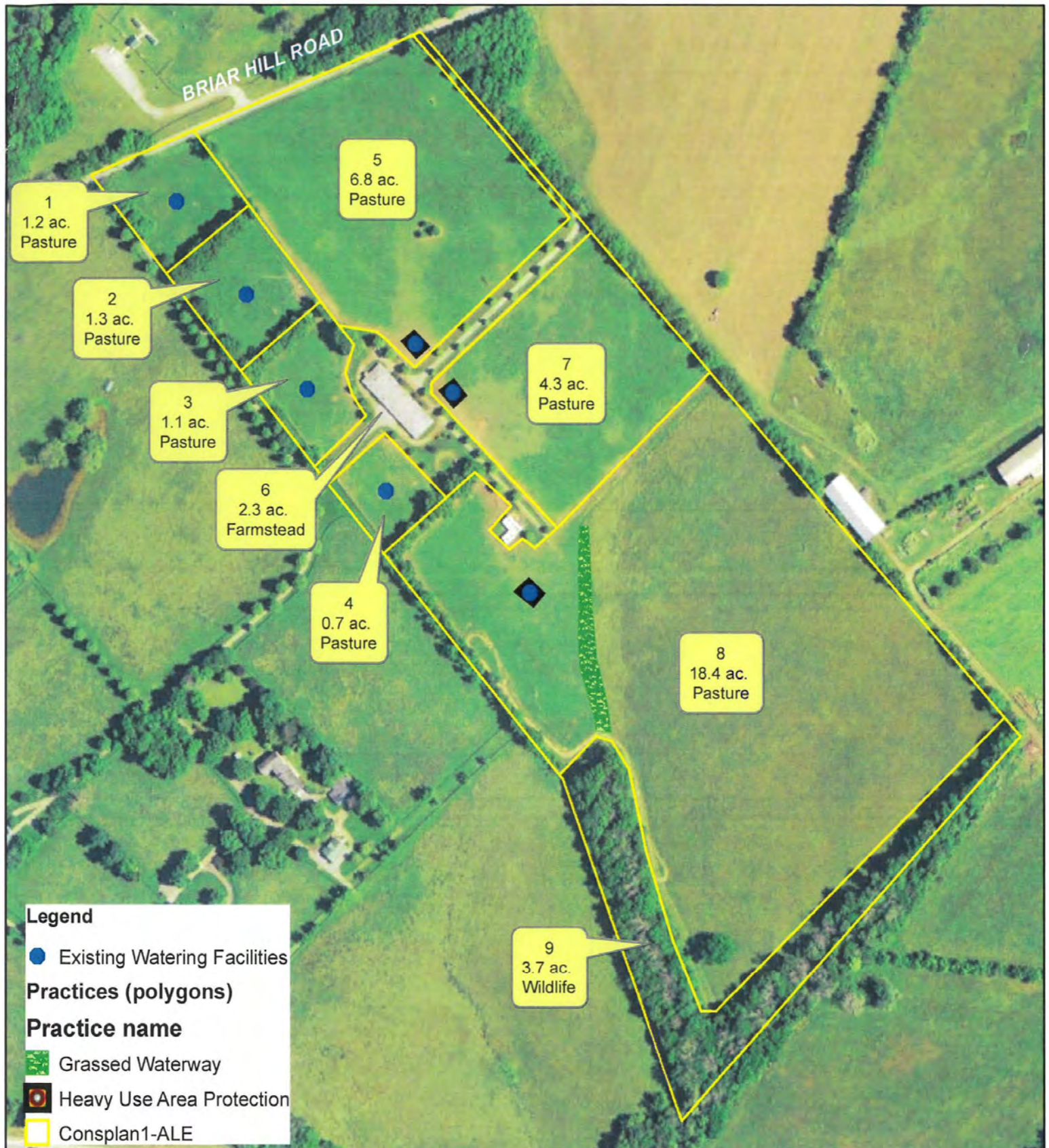
- 1.- THIS SURVEY WAS CONDUCTED VIA RANDOM TRAVERSE WITH RADIAL CORNER TIES, WITH AN UNADJUSTED TRAVERSE PERCISION RATIO OF 1: 171,223, USING A TOPCON GTS 312 TOTAL STATION, AND HAS NOT BEEN ADJUSTED.
- 2.- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE FINAL RECORD PLAT OF THE "SNOWDEN PROPERTY" CONDUCTED BY EA PARTNERS IN MAY 1996, AND RECORDED IN PLAT CAB. K SLIDE 234, IN THE FAYETTE COUNTY CLERK'S OFFICE.
- 3.- ALL SET PROPERTY CORNERS, HAVE BEEN MARKED WITH 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS, STAMPED "DRURY 2020" OR MAG NAILS SET WITH ALUMINUM DISCS STAMPED "DRURY 2020" AS NOTED.
- 4.- THIS SURVEY IS SUITABLE AS A CLASS "A" SURVEY
- 5.- ALL EXISTING UTILITIES AND (OR) EASEMENTS, THAT COULD BE DETERMINED BY THIS SURVEY, ARE AS SHOWN. NO OTHER RELATED DOCUMENTS WERE FOUND DURING THE COURTHOUSE RESEARCH OF THIS PROPERTY. HOWEVER, A DETAILED SEARCH BY AN ATTORNEY MAY BE NECESSARY TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS RELATED TO SUBJECT PROPERTY.

SURVEY AND DRAWING INFORMATION

SCALE	1" = 300'	SURVEY DATE	OCTOBER 2001
CAD NUMBER	WMILL.DWG	CURRENT DATE	JUNE 2003
DRAWN BY:	JDD	REVISION DATE	4-30-03
CHECKED BY:	OND	REVISION NUMBER	0003

3680 Briar Hill Road, Lexington, Fayette County, KY

USDA Conservation Plan Map



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

3680 Briar Hill Road, Lexington, Fayette County, KY— 40.09 Acres±

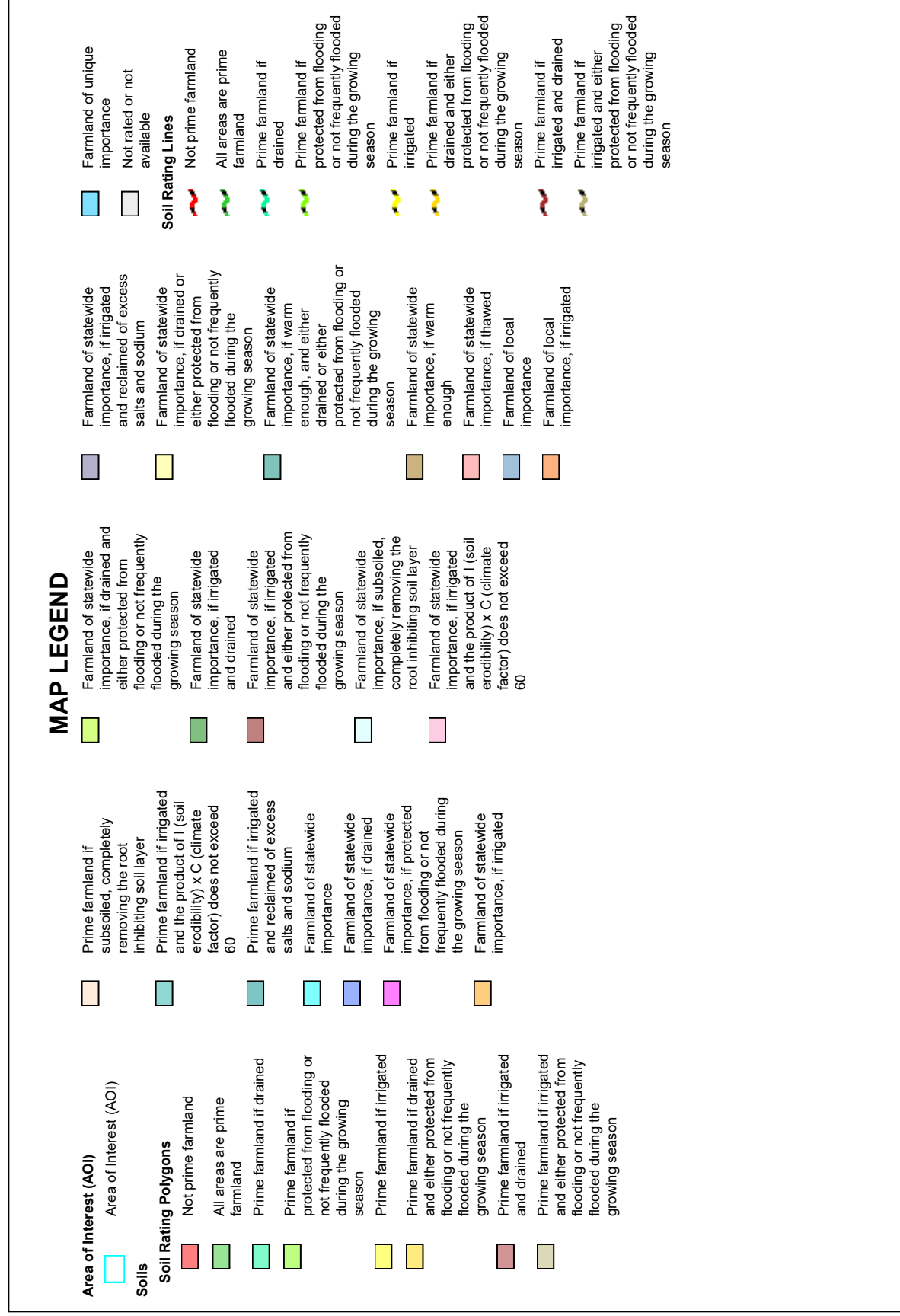


Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky

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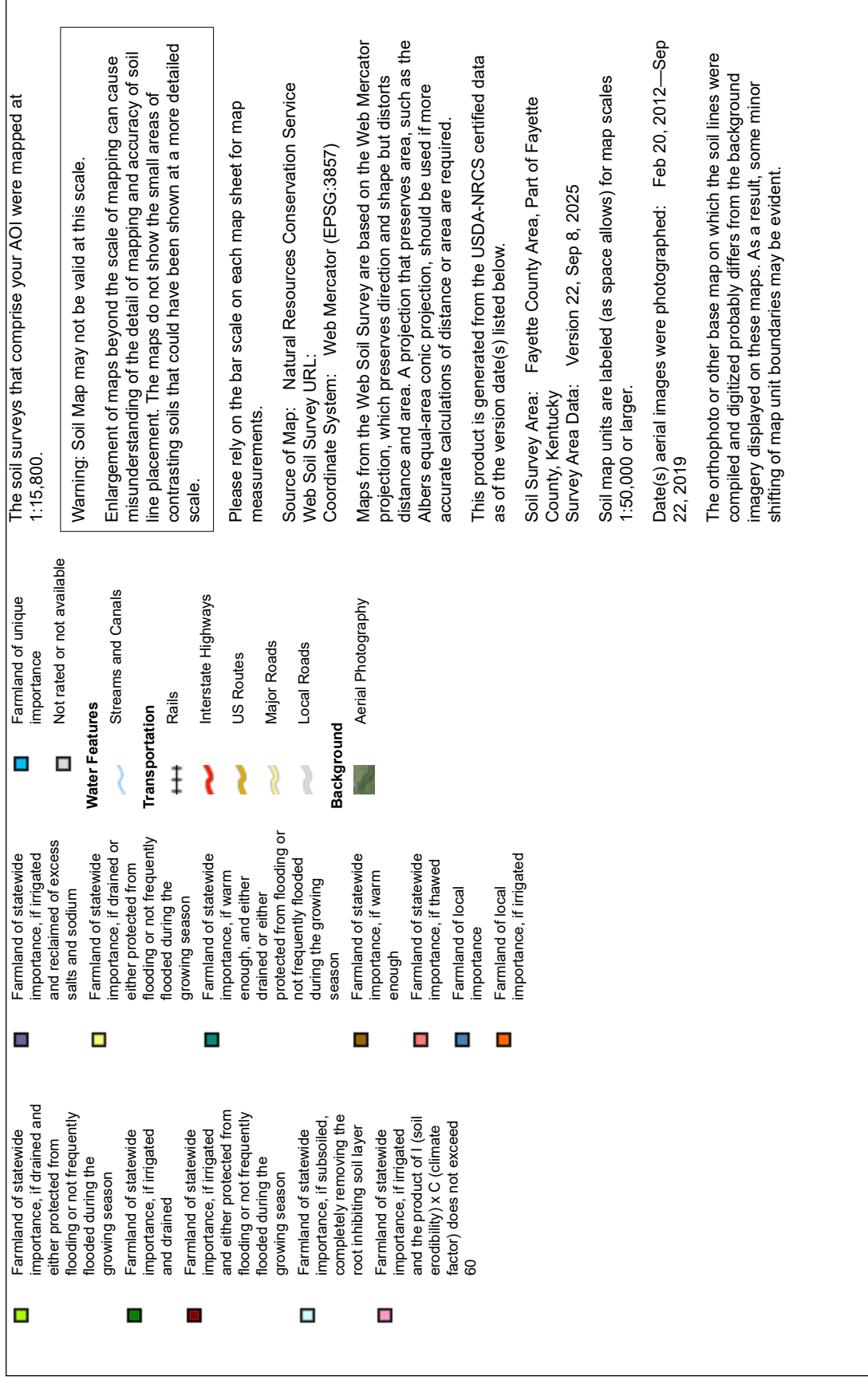




Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky

	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 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		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MuB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	8.1	20.1%
MuC	Mercer silt loam, 6 to 12 percent slopes	Farmland of statewide importance	14.5	35.9%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	0.6	1.4%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.3	5.6%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	14.9	37.0%
Totals for Area of Interest			40.3	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: 3680 Briar Hill Road, Lexington, KY 40516

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..... <u>N.O.</u>	☒	☐	☐
(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?	☐	☒	☐

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	☒	☐	☐
2) Electric lines... <i>buried electric lines</i>	☒	☐	☐
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.			

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.

<i>[Signature]</i>	<i>[Signature]</i>
SELLER	SELLER
DATE	DATE
TIME	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	BUYER
DATE	DATE
TIME	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.