



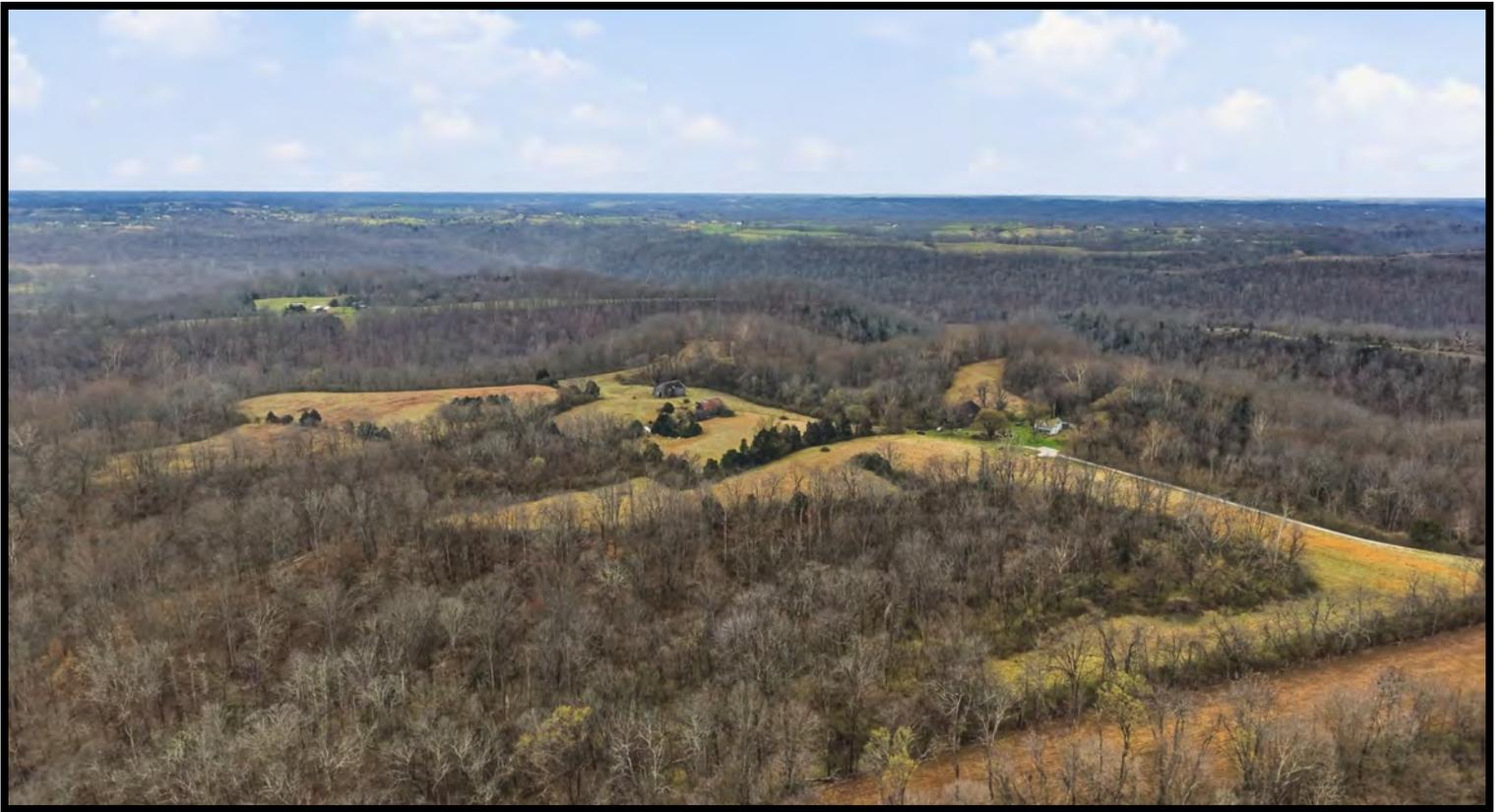
7600 Old Dry Branch Road
142.6± Acres | Fayette County
\$1,690,000

Offered Exclusively By:

KIRKPATRICK & Co.

Zach Davis | Principal Broker
+1 .859.576.8195
www.kirkfarms.com
zach@kirkfarms.com





Farms of this size and in this location are an incredibly rare offering. Held by the same family since 1946, these 142+ acres of varied terrain rest at the end of Old Dry Branch Road. An ideal Fayette County address affords convenience (15 minutes to Man o' War Blvd.) while maintaining remarkable privacy and seclusion.

The terrain includes open pasture, dense woods, and deep valleys with streams flowing to the Kentucky River. Native species and innumerable trees evoke early Kentucky, while two ponds contribute to the bucolic setting. Wildlife including bobcats, great blue heron, kingfishers, and peregrine falcons have often been spotted nearby. Ideally suited for outdoor pursuits, opportunities abound for hiking, hunting, fishing, trail riding, canoeing or kayaking.

Long-admired for its natural beauty, the Kentucky River Palisades region of Fayette County is also home to Raven Run Nature Sanctuary, Floracliff Nature Sanctuary, and the new Kelley's Landing park. This 450-million-year-old ecosystem includes breathtaking limestone formations and numerous springs & caves.

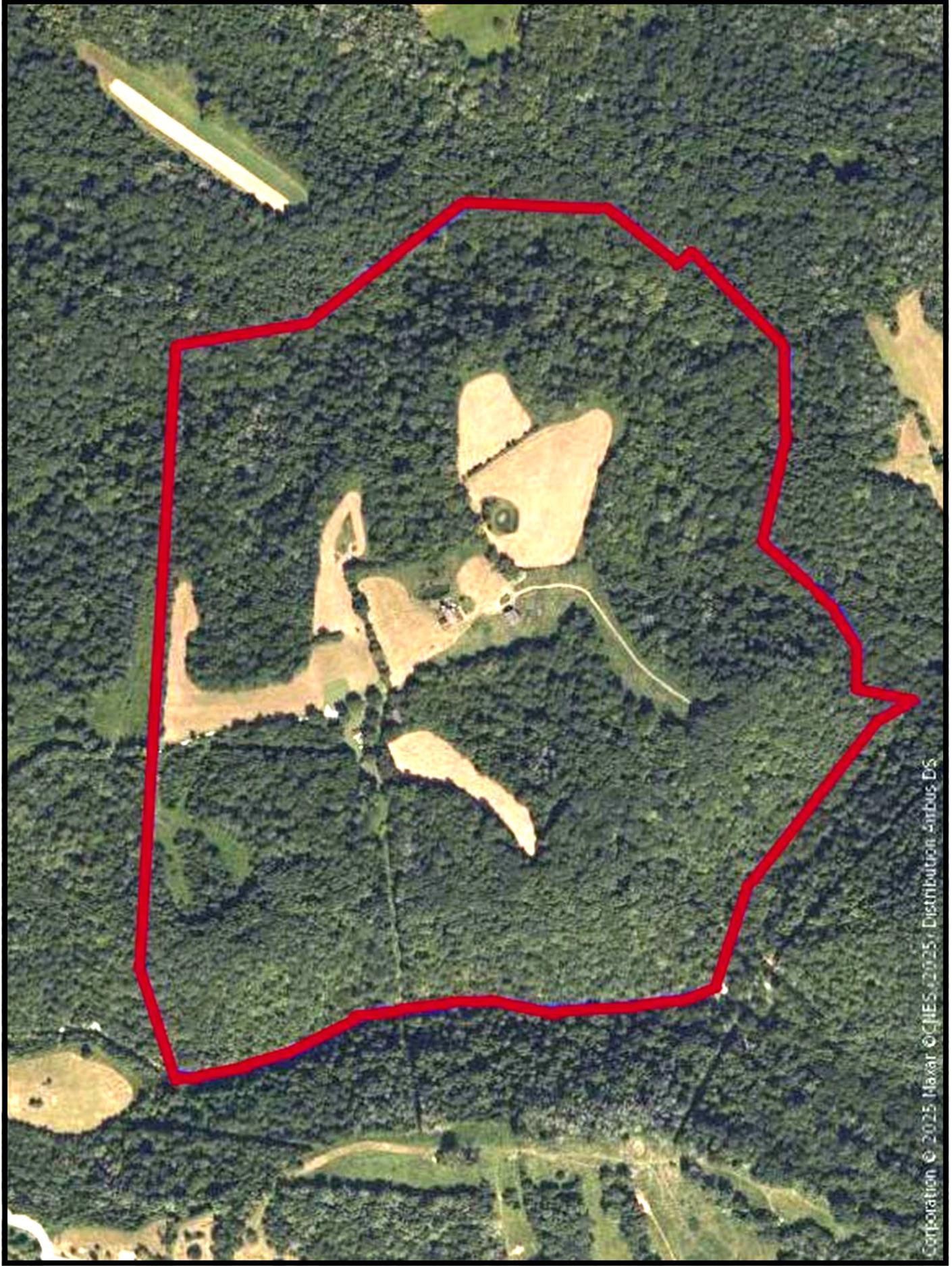
Note: the farm is not yet enrolled in the LFUCG PDR program or similar, which may offer additional value to a new owner. Call for specific details.





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.

7600 Old Dry Branch Road, Lexington, Fayette County, KY—142.6 Acres



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

OWNERS' CERTIFICATION
KELLEY PROPERTY

WE DO HEREBY CERTIFY THAT WE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY PLATED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK 1887, PAGE 138, IN THE FAYETTE COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS OUR RECORD PLAT FOR THIS PROPERTY.

Robert A. Kelley 6-13-2004

OWNER DATE
1010 Walnut Hill Road
ADDRESS

Jolene Kelley 6/18/04

OWNER DATE
1010 Walnut Hill Road
ADDRESS

Jones & Sons 6/18/04

WITNESS DATE
4752 Highway Dr. Lexington KY 40514
ADDRESS

OWNERS' CERTIFICATION
TUREK PROPERTY

WE DO HEREBY CERTIFY THAT WE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY PLATED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK 1951, PAGE 635, IN THE FAYETTE COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS OUR RECORD PLAT FOR THIS PROPERTY.

Jeffery L. Turek 06/10/04

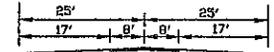
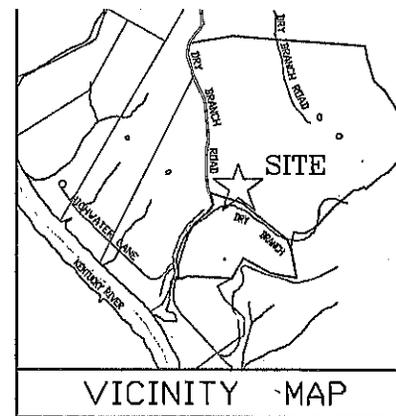
OWNER DATE
1420 WALTHOUR RD. SAVANNAH, GA 31410
ADDRESS

OWNER DATE

Jolene Kelley 6/18/04

WITNESS DATE
1420 WALTHOUR ROAD, SAVANNAH, GA 31410
ADDRESS

DEED BOOK 1887, PAGE 138



CROSS-SECTION
DRY BRANCH ROAD
NOT TO SCALE

PROPERTY OWNERS:

JEFFERY L. TUREK
1420 WALTHOUR RD.
SAVANNAH, GA 31410

ROBERT A. KELLEY
JOLENE KELLEY
1010 WALNUT HILL RD.
LEXINGTON, KY. 40515

DAVID W. JENKINS
D.B. 1667, PG. 414

TEMPEST CURRENS
D.B. 1422, PG. 006

NUMBER	DIRECTION	DISTANCE
L1	N 79°52'00" E	119.2000 FT
L2	N 69°27'00" E	100.0000 FT
L3	N 61°47'00" E	82.0000 FT
L4	N 49°20'00" E	69.0000 FT
L5	N 41°00'00" E	54.5000 FT
L6	N 34°47'00" E	44.5000 FT
L7	N 30°42'00" E	38.0000 FT
L8	N 30°28'00" E	183.6000 FT
L9	S 89°00'00" E	110.0000 FT
L10	S 91°00'00" E	9.0000 FT
L11	N 89°06'00" E	125.0000 FT
L12	N 67°42'00" E	100.0000 FT
L13	S 49°36'00" E	38.0000 FT
L14	N 58°30'00" E	297.0000 FT
L15	N 59°30'00" E	130.0000 FT
L16	N 49°56'00" E	326.0000 FT
L17	N 03°23'00" E	199.0000 FT
L18	N 09°09'00" E	332.0000 FT
L19	N 29°58'00" E	330.0000 FT
L20	N 31°40'00" W	266.0000 FT
L21	N 49°38'00" W	200.0000 FT
L22	N 19°46'00" W	379.0000 FT
L23	N 05°59'00" W	197.0000 FT
L24	N 04°11'00" W	1945.0000 FT
L25	S 01°58'00" W	634.0000 FT
L26	S 02°18'30" W	253.3774 FT
L27	S 24°41'00" W	52.0000 FT
L28	S 38°13'00" E	304.0000 FT
L29	S 28°43'00" E	459.0000 FT
L30	S 01°02'00" E	160.0000 FT
L31	S 06°46'00" E	890.0000 FT
L32	S 09°36'00" W	360.0000 FT
L33	S 01°41'00" W	250.0000 FT
L34	S 05°04'00" E	235.0000 FT
L35	S 38°00'00" E	78.0000 FT

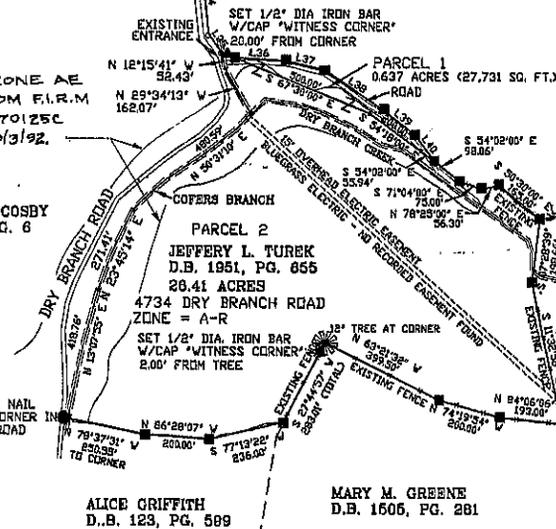
CHARLES N. COSBY
D.B. 1422, PG. 6

NUMBER	DIRECTION	DISTANCE
L36	S 88°31'13" E	1139.4351 FT
L37	S 75°34'23" E	1284.4394 FT
L38	S 33°43'22" E	238.0053 FT
L39	S 08°23'46" E	121.3492 FT
L40	S 38°38'35" E	104.9913 FT

EASEMENT NOTE:
THERE IS AN EASEMENT WITH THE WIDTH NECESSARY FOR THE MAINTENANCE OF THE ROADWAY AND NECESSARY DRAINAGE ON THE NORTH SIDE OF PARCEL 1, ON THE KELLEY PROPERTY, THAT RUNS FROM DRY BRANCH ROAD TO THE ORIGINAL PROPERTY LINE OF THE TUREK PROPERTY.

LIMITS OF ZONE AE
TAKEN FROM F.I.R.M.
MAP 2100070125C
REVISED 9/3/92.

CHARLES N. COSBY
D.B. 1422, PG. 6



MARY M. GREENE
D.B. 1505, PG. 281

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

Michael M. Hoffman 4-22-04
SURVEYOR DATE

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS ESTABLISHED BY THE SUBDIVISION REGULATIONS FOR A MINOR PLAN, AND IS NOW ELIGIBLE FOR RECORDING.

Wm. L. Halloran 9/9/04
PLANNING COMMISSION SECRETARY DATE

CERTIFICATE OF ACCURACY

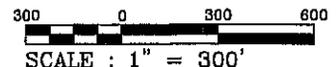
I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY A CLASS 'B' SURVEY. THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS RANDOM TRAVERSE. ERROR OF CLOSURE IS 1 : 12,000. ANGULAR ERROR IS 05" PER ANGLE. BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. BASIS FOR BEARINGS SHOWN IS THE DEED OF RECORD IN DEED BOOK 1887, PG. 138 IN THE FAYETTE COUNTY CLERK'S OFFICE.

Michael M. Hoffman 4-22-04
SURVEYOR DATE

APRIL 1, 2002
DATE OF SURVEY

LEGEND

- = SET 1/2" DIA. IRON BAR WITH CAP "TEI 2586"
- ▲ = SET 1/2" DIA. IRON BAR WITH CAP "WITNESS CORNER"
- = MONUMENTATION AS NOTED
- x — = FENCE



SCALE : 1" = 300'

PARCEL 1 SHALL BE SOLD OR TRANSFERRED ONLY TO PARCEL 2. FOR CONSOLIDATION PURPOSES.

CONSOLIDATION MINOR SUBDIVISION PLAT
TUREK PROPERTY
4734 DRY BRANCH ROAD
FAYETTE COUNTY, KENTUCKY



SCALE: 1"=300'	DATE: 04-19-2004
REVISED:	DRAWN BY: MHH
CAD NAME: 2357-003	JOB NUMBER: 2357.003



THOROUGHBRED ENGINEERING Inc.
SURVEYORS • ENGINEERS • PLANNERS

110 E. MAIN ST. GEORGETOWN, KY. 40324 (502) 863 - 1736