



3783 Briar Hill Road
15.53± Acres | Fayette County
\$1,375,000

Offered Exclusively By:

KIRKPATRICK & CO.



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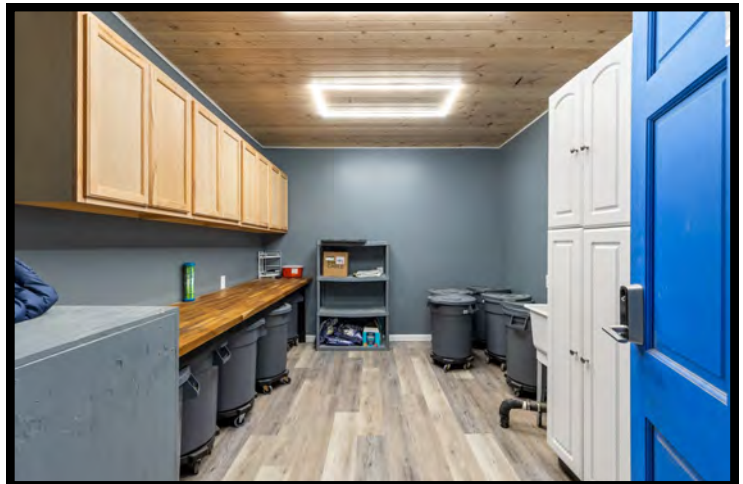
This fully-renovated and impeccably maintained horse farm spans 15.5 Fayette County acres. The farm offers a blend of thoughtful design and expert functionality in a desirable Lexington location.

An appealing European-style courtyard barn has 19 stalls, with an additional 16 stalls in the main barn. Equestrian amenities include a 120' x 238' outdoor arena with GGT Footing, 1/8-mile jog track, and 15 four-board fenced paddocks.

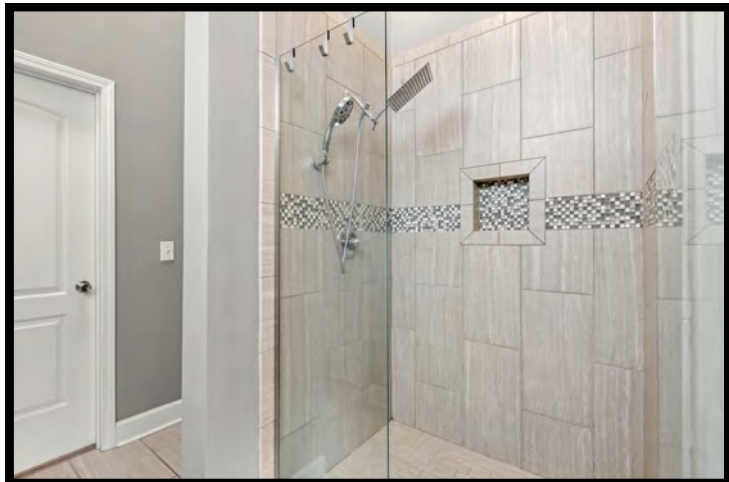
The main barn is exceptionally well-appointed with a spacious feed room, tack room, kitchen, bathroom, office, and a large indoor wash rack with hot and cold water. This thoughtful design is ideal for both personal use or professional training operations.

Two beautifully renovated finished areas provide comfortable on-site space. An updated roof and gutters (2024) add further peace of mind. The farm enjoys frontage on a beautiful lake, and is only steps away from Lexington's 280-acre Hisle Farm Park.











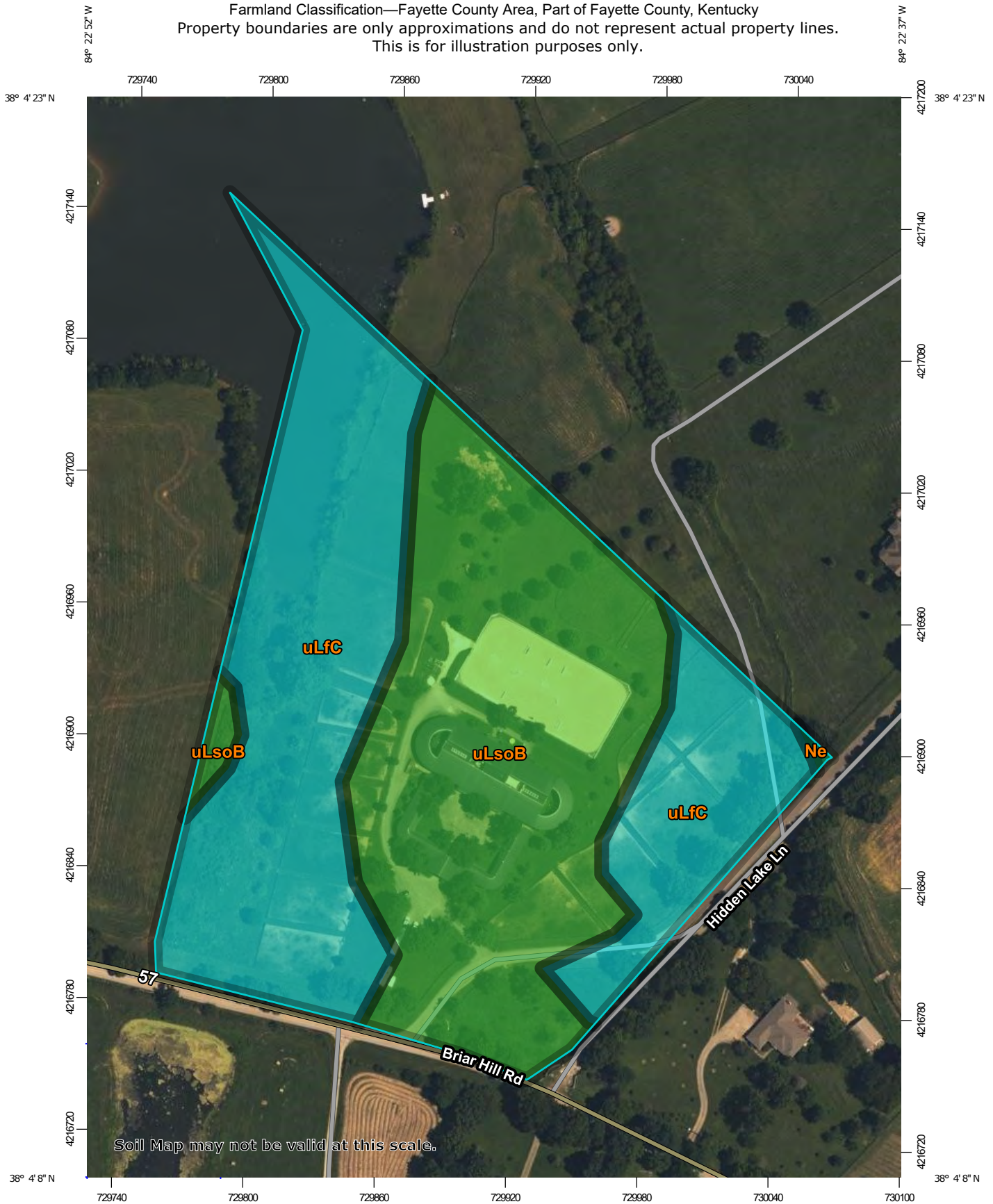
All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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.

3783 Briar Hill Road, Lexington, Fayette County, KY—15.53 Acres±

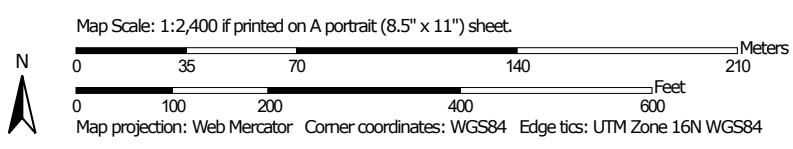


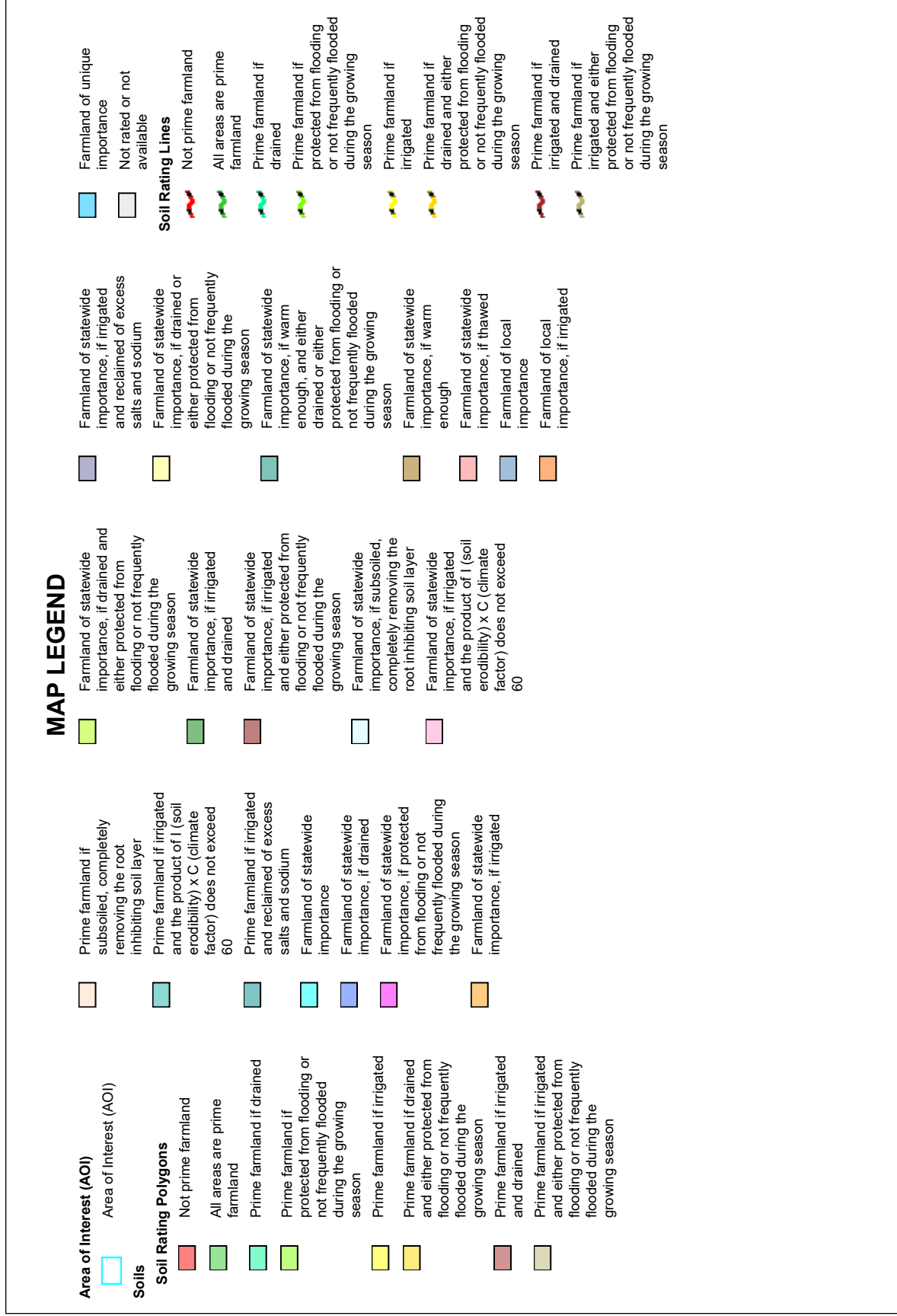
Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

Farmland Classification—Fayette County Area, Part of Fayette County, Kentucky
 Property boundaries are only approximations and do not represent actual property lines.
 This is for illustration purposes only.



Soil Map may not be valid at this scale.





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

| | | | |
|--|---|---|---|
| <p>Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</p> | <p>Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</p> | <p>Farmland of unique importance</p> | <p>The soil surveys that comprise your AOI were mapped at 1:15,800.</p> |
| <p>Farmland of statewide importance, if drained or flooded during the growing season</p> | <p>Farmland of statewide importance, if either protected from flooding or not frequently flooded during the growing season</p> | <p>Not rated or not available</p> | <p>Warning: Soil Map may not be valid at this scale.</p> |
| <p>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p> | <p>Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</p> | <p>Water Features Streams and Canals</p> | <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> |
| <p>Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</p> | <p>Farmland of statewide importance, if warm enough</p> | <p>Transportation Rails</p> | <p>Please rely on the bar scale on each map sheet for map measurements.</p> |
| <p>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> | <p>Farmland of local importance, if irrigated</p> | <p>Interstate Highways</p> | <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> |
| <p>Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</p> | <p>Farmland of local importance</p> | <p>US Routes</p> | <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> |
| <p>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> | <p>Farmland of local importance, if irrigated</p> | <p>Major Roads</p> | <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> |
| <p>Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</p> | <p>Farmland of local importance, if irrigated</p> | <p>Local Roads</p> | <p>Soil Survey Area: Fayette County Area, Part of Fayette County, Kentucky Survey Area Data: Version 21, Aug 30, 2024</p> |
| <p>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> | <p>Farmland of local importance, if irrigated</p> | <p>Background Aerial Photography</p> | <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> |
| <p>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> | <p>Farmland of local importance, if irrigated</p> | <p></p> | <p>Date(s) aerial images were photographed: Jun 27, 2019—Sep 22, 2019</p> |
| <p>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p> | <p>Farmland of local importance, if irrigated</p> | <p></p> | <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p> |

Farmland Classification

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|----------------------------------|--------------|----------------|
| Ne | Newark silt loam, 0 to 2 percent slopes, occasionally flooded | Prime farmland if drained | 0.0 | 0.1% |
| uLFC | Lowell-Faywood silt loams, 6 to 12 percent slopes | Farmland of statewide importance | 7.9 | 50.9% |
| uLsoB | Lowell-Sandview silt loams, 2 to 6 percent slopes | All areas are prime farmland | 7.6 | 48.9% |
| Totals for Area of Interest | | | 15.6 | 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: 3783 Briar Hill Road, Lexington, KY 40516

DATE: 3/9/20

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #131

Yes No Unknown

1. MAIN RESIDENCE - HOUSE SYSTEMS

Are you aware of any problems affecting:

- (a) Electrical wiring Yes No Unknown
- (b) Air Conditioning Yes No Unknown
- (c) Plumbing/Septic Yes No Unknown
- (d) Heating Yes No Unknown
- (e) Pool/Hot tubs/Sauna Yes No Unknown
- (f) Appliances Yes No Unknown
- (g) Doors and windows Yes No Unknown

2. MAIN RESIDENCE - FOUNDATION

- (a) Are you aware of any problems concerning the basement? Yes No Unknown
- (b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? Yes No Unknown
- (c) Are you aware of any defects or problems relating to the foundation? Yes No Unknown

3. MAIN RESIDENCE - ROOF

- (a) Has the roof ever leaked? Yes No Unknown
- (b) Has the roof ever been repaired? Yes No Unknown
- (c) Do you know of any problems with the roof? Yes No Unknown

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- (a) Was residence built before 1978? Yes No Unknown
 (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? Yes No Unknown
- (b) Has the property ever had a drainage, flooding or grading problem? Yes No Unknown

6. BOUNDARIES

- (a) Have you ever had a survey of your property? Yes No Unknown
- (b) Do you know the boundaries of your property? Yes No Unknown
- (c) Are the boundaries of your property marked in any way? Yes No Unknown
- (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? Yes No Unknown
- (e) Is there any common fencing? If yes, explain any agreement and common maintenance Yes No Unknown
- (f) Any improvements shared in common with adjoining or adjacent properties? Yes No Unknown

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. Yes No Unknown

8. WATER

- (a) Are all the improvements connected to a public water system? Yes No Unknown
- (b) IF NOT, please state your water sources and explain.
- (c) Has your water system ever gone dry? If yes, explain Yes No Unknown
- (d) Are you aware of any problems with your water lines and/or waterers? Yes No Unknown
- (e) Is your water supply shared with anyone else? Yes No Unknown

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? Yes No Unknown
- (b) Were any auxiliary houses built before 1978? Yes No Unknown
 (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

1a Electrical box for the main barn needs to be re-wired

1b Air conditioning unit in main apartment has been repaired four times. Has been advised to just replace the entire HVAC unit.

1c multiple pipes on the property has been replaced. Multiple shut up valves have been added due to leaks from the frost the two water pipes in the corner rooms one the outdoor tack room, and the other storage room have both been replaced three times each both have had added shut off valves in case of leaks the water pipe down by the water house for the arena has been repaired twice as well

2c foundation has been repaired in three places around the track in the main barn

3a the roof has leaked and continues to leak in the main aisle of the main barn. A very slow drip when we have very severe wind and rain or during an ice melt.

3b the roof has been repaired. The membrane has been replaced on one side of the roof where the patio is from the main apartment residence.

3c the soffit in the courtyard stalls needs repair as well as in the entry archway

5b the track in the main barn did have drainage issues, but were repaired with adding two French drains to either corner as well as repairing the foundation

8d the irrigation system for the arena has had to be repaired twice the solenoids were faulty, and one of the waterlines to the arena had busted

HOMEOWNERS/CONDOMINIUM ASSOCIATION ESTOPPEL LETTER

Request Sent: 01/13/2025
Homeowner's Association: Hidden Lake Owners Association
Property Address: 3783 Briar Hill Road, Lexington, KY
Seller: Briar Hill Stables LLC
Buyer: Mohammad Khaled El-Yousef and Nadia El-Yousef
Closing Date:

We are closing on the sale of the above property. In order to complete the transaction, we will need the following information. Please reply by facsimile number 270-506-4084 or email to lroemer@mattinglyford.com. Should you have any questions, please call me at 270-506-4083.

1. What are the monthly/yearly ~~dues?~~ ^{costs} \$84/6 months (or \$168/yr.) for share of fire hydrant fees. Plus → *
2. If the ~~dues~~ are paid yearly, is the term a calendar or fiscal year? If fiscal, please provide from/to dates. Fire hydrant costs due 6/30 and 12/31
3. Please provide current amount due, if any. 0
4. Are there any delinquencies? If so, please provide total amount due. 0
5. Currently, are there any SPECIAL ASSESSMENTS on the property?
Yes No
If yes, please provide the amount necessary to pay the assessment in full. —
6. Is there a transfer/initial capital investment/new account setup fee?
Yes; amount \$ n/a
7. To whom should any ~~dues~~ ^{payments} be made payable and what is the mailing address:
Hidden Lake Owners Assoc.
3716 Hidden Lake Lane
Lexington, KY 40516

Christine Parsons, Treasurer, HLDA
Manager/Management Company

1/13/2025
Date

Thank you in advance for your prompt attention to this matter.

Inda Roemer
Mattingly Ford Title Services, LLC
lroemer@mattinglyford.com

* Property is not part of Hidden Lake Owners Assoc. and does not pay dues. The property is however, responsible for a 1/3rd share of fire hydrant costs (set amount, billed @ 6 month intervals), a 1/3rd share of the entrance camera costs (amount varies, billed in first quarter of year, and 1/3 cost of road (Hidden Lake Lane) maintenance + repairs (billed when incurred).

EXHIBIT A

Exhibit A

BOOK 2076 PAGE 652

AGREEMENT AND RELEASE OF LOT 3 FROM THE
COVENANTS AND RESTRICTIONS OF HIDDEN LAKE SUBDIVISION
MEMBERSHIP IN HIDDEN LAKE OWNERS' ASSOCIATION, INC.
AND EASEMENTS

For valuable consideration, receipt is hereby acknowledged, the undersigned, being all of the owners of lots in Crescent Farm (Hidden Lake Subdivision) and all of the members of Hidden Lake Owners' Association, Inc., hereby release all of Lot 3, Crescent Farm (Hidden Lake Subdivision) known as 3764 Hidden Lake Lane as shown on the Amended Final Record Plat of record in Plat Cabinet K, Slide 844 (the "Plat") from (1) the Covenants and Restrictions of Hidden Lake Subdivision which are of record in the Fayette County Court Clerk's Office in Deed Book 2045, Page 376, (2), the 30 foot Pedestrian and Equestrian Easement near the Lake and established on the Plat, (3) the 30 foot Access Easement located on the front of Lot 3as established on the Plat and (4) from membership in the Hidden Lake Owners' Association, Inc. (the "Association").

In consideration for the foregoing releases, Joel Brown, owner of Lot 3, for his heirs and assigns does hereby agree to the following:

1. Relinquish any rights to use the Lake as defined on the Plat and to allow the Association, its members, invitees, guests to have unrestricted use of the portion of the Lake situated on Lot 3 and the Lake's shore 25' from the high water point. Brown agrees to build and maintain a black four plank fence 25' from the high water point by September 30, 1999.
2. Install, at his expense, entrance gate posts on both sides of the Hidden Lake Lane entering the property as shown on Exhibit A which are similar to those located at the entrance of Ashford Farm on U.S. 60 in Versailles, Kentucky as depicted on Exhibit B.
3. Pay to Hidden Lake Owners' Association, Inc. a continuing 1/13th prorata share for the cost of maintenance of Hidden Lake Lane.

PAID TO:
CASHY ESTES
P.O. BOX 1026
VERSAILLES, KY 40383

BR27-31546-25B45-LEXINGTON

Articles of Incorporation

Bylaws

THIS DEED, made and entered into this the 20th day of August 1999, by and between MY OLE KENTUCKY HOME, LLC, a Kentucky limited liability company, whose address is 1005 Richmond Road, Lexington, Kentucky, party of the first part, hereinafter referred to as "Grantor", and JOEL BROWN, whose address is 3764 HIDDEN LAKE LANE, LEXINGTON KY 40516, party of the second part, hereinafter referred to as "Grantee",

WITNESSETH:

THAT for and in consideration of the total purchase price of \$160,000.00 receipt of all of which by Grantor is hereby acknowledged, Grantor has BARGAINED AND SOLD and does hereby GRANT AND CONVEY, unto Grantee, his heirs and assigns forever, the following described property situated in Fayette County, Kentucky, to wit:

Being all of Lot No. 3, Crescent Farm (Hidden Lake Subdivision), Tract 1, Lot 3 to the City of Lexington, Fayette County, Kentucky, as shown by Amended Final Record Plat thereof of record in the Fayette County Clerk's Office in Plat Cabinet K, Slide 844; the improvements thereon being known and designated as 3764 Hidden Lake Lane.

Being a part of the same property conveyed to Grantor herein by deed dated June 26, 1997, and of record in the Fayette County Clerk's Office in Deed Book 1919, Page 605.


TO HAVE AND TO HOLD said above described property, together with all improvements thereon and all appurtenances thereunto appertaining, unto Grantee, his heirs assigns forever.

And Grantor does hereby release and relinquish unto Grantee, all of its right, title and interest in and to said property, including dower, curtesy, homestead and all other exemptions allowed by law and does hereby covenant to and with Grantee that it is lawfully seized of said property in fee simple; that it has a good and valid right to convey same as is hereby done; that the title to said property is clear, perfect and unencumbered, except as otherwise herein set forth; and that subject to said exceptions will WARRANT GENERALLY the said title.

This conveyance, and the above Warranty, are made subject, however, to: all applicable conditions on plats of record, restrictions and easements of record affecting said title; liens for the ad valorem taxes assessed against said property, which Grantee assumes and agrees to pay and all applicable building, zoning and health enactments.

Grantor hereby restricts the use of real property conveyed as follows:

1. The property shall be used only for one single family detached dwelling and general agricultural purposes.
2. The main house erected on the property shall be of a traditional or classical contemporary architectural character, to be built of brick, stone (not Bedford Stone) or stucco and contain the following square footage.
 - a. One story residence: 3,000 sq. ft. on the ground floor.
 - b. One and one-half story residence: 2,000 sq. ft. on ground floor
 - c. Two story residences: 2,000 square feet per floor.
3. The following are prohibited:
 - a. Above ground utilities.
 - b. Parking of vehicles on Hidden Lake Lane.
 - c. Hunting or discharging of fire arms.
 - d. Clothes lines.
 - e. Mobile homes.
 - f. Antenna larger than a two foot cube.
 - g. Inoperative vehicles.
 - h. Motor homes, buses or campers or like vehicles.
4. The fencing along the road shall set back at least 18 feet from the center line of the paving of Hidden Lake Lane.
5. No structure or other fencing is allowed within the 18 foot set back line.
6. No gas, fuel oil, or other holding tanks shall be allowed above ground unless prior approval is obtained from the Grantor.
7. No buildings or structures of a temporary character including but not limited to, storage huts, trailers, tents, shacks, barns or other such structure shall be constructed or permitted to remain upon any lot unless reasonable, necessary, and incident to construction.
8. No animals, livestock, or poultry of any kind shall be raised, bred or kept on lot except dogs, cats, or other small animals or birds customarily kept as household pets and horses.
9. All fencing shall be four (4) plank oak fence and shall be painted (not creosote) plank within one year of its installation.

 Grantee relinquishes any rights to use the Lake as shown on the above-referenced Plat and to allow the Hidden Lake Owners' Association, Inc., its members, invitees and guests to have unrestricted use of the portion of the Lake situated on Lot 3 and the Lake's shore 25' from the high water point. Grantee agrees to build and maintain a black four plank fence 25' from the high water point between Lots 2 and 4 on the Plat by September 30, 1999.

* Grantee, his heirs and assigns, agree to pay a 1/13th prorata share for the cost of maintenance of Hidden Lake Lane as determined by the Hidden Lake Owners' Association, Inc.

* The above restrictions and covenants shall run with the land, shall be binding upon all parties and all persons claiming under them for a period of thirty (30) years from and after the date upon which they have been recorded, and shall be automatically extended for four (4) successive periods of ten (10) years each.

IN WITNESS WHEREOF, Grantor has hereunto set its hand, on or as of the day and year first above written.

MY OLE KENTUCKY HOME, LLC,
A Kentucky limited liability company

By: Ralph A. Ruschell
Its: MEMBER

COMMONWEALTH OF KENTUCKY)
 JEFFERSON) SS
COUNTY OF ~~FAYETTE~~)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 20 day of August 1999, by Ralph A. Ruschell, as member of My Ole Kentucky Home, LLC, a Kentucky limited liability company.

My commission expires: APRIL 9, 2002

Henry Bonham
Notary Public, State At Large, Kentucky