



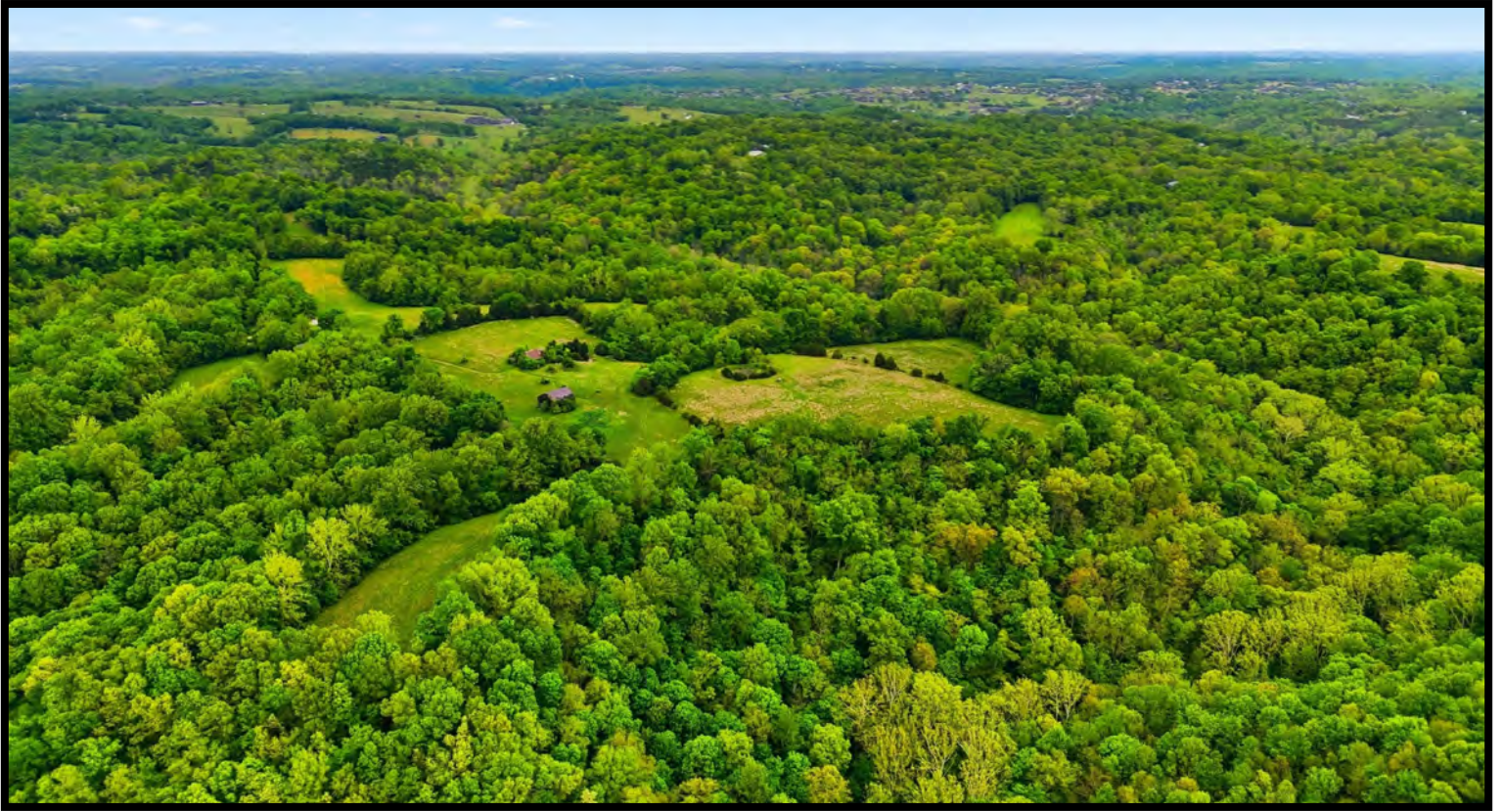
7600 Old Dry Branch Road
142.6± Acres | Fayette County
\$1,600,000

Offered Exclusively By:

KIRKPATRICK & Co.

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





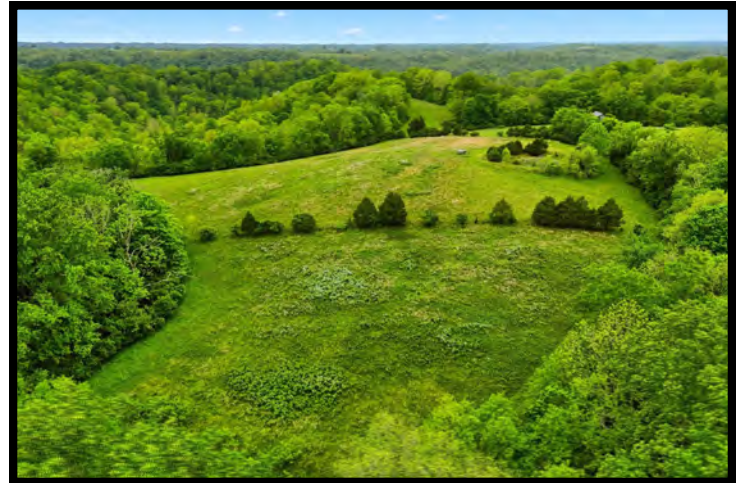
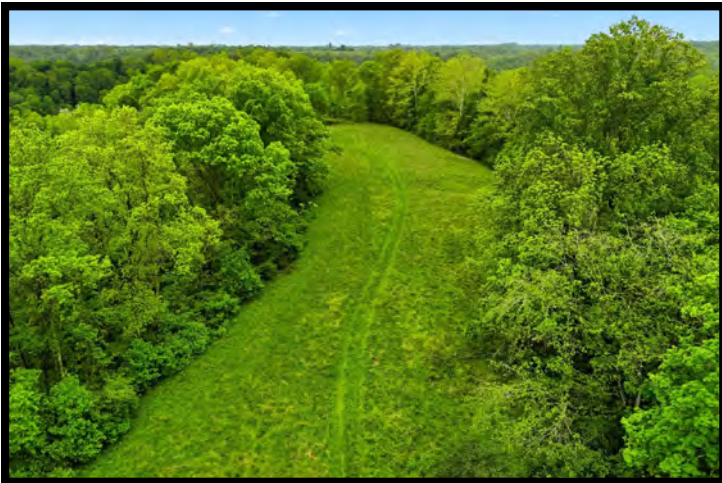
Farms of this size and in this location are an incredibly rare offering. Held by the same family since 1946, these 142+ acres of varied terrain rest at the end of Old Dry Branch Road. An ideal Fayette County address affords convenience (15 minutes to Man o' War Blvd.) while maintaining remarkable privacy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

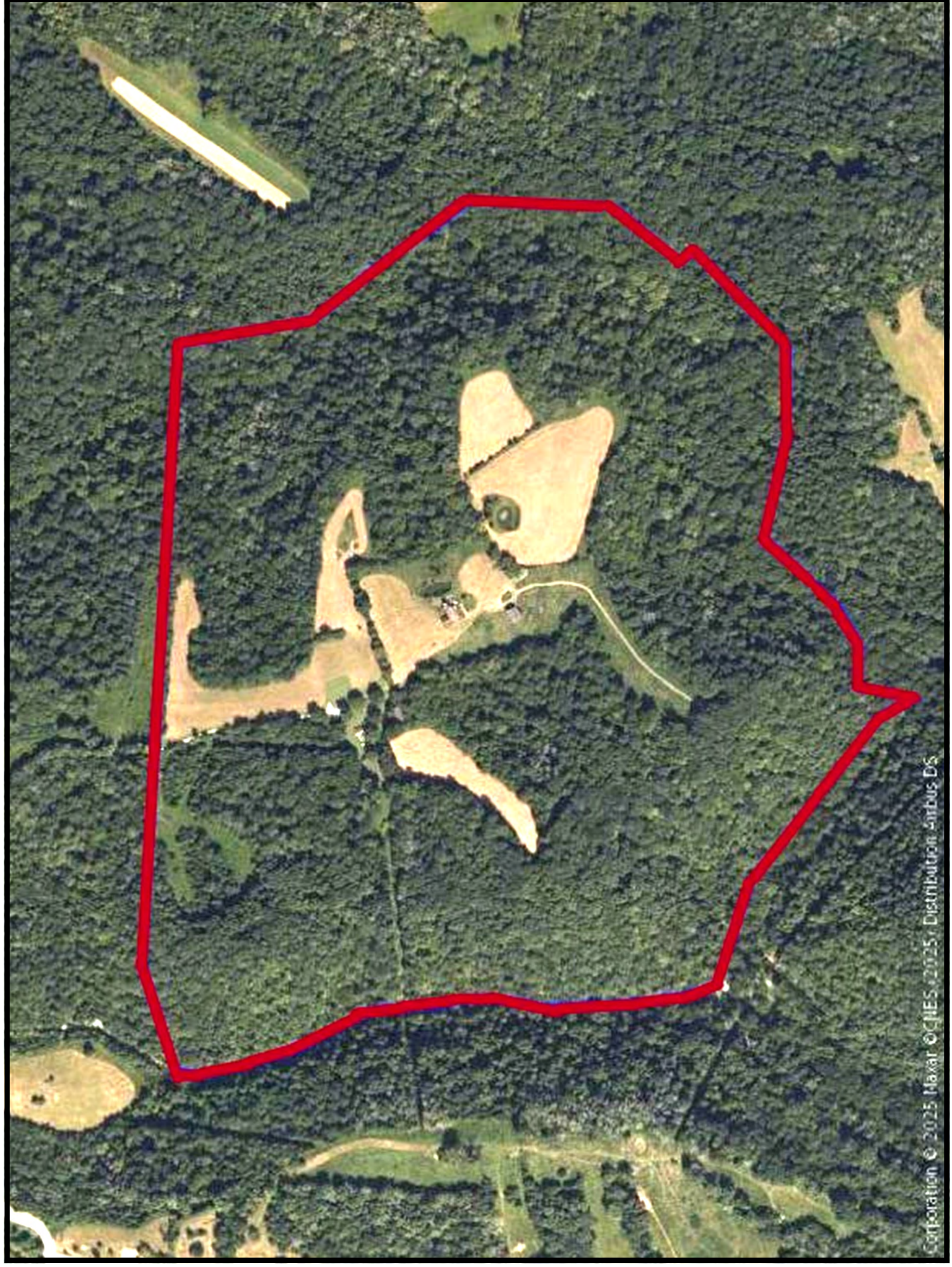






All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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 PLATTED 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 6-18-2004

OWNER DATE

1010 Walnut Hill Road

ADDRESS

Jolene Kelley 6-18-04

OWNER DATE

1010 Walnut Hill Road

ADDRESS

Witness 6/18/04

4752 Hagar Dr. Lexington Ky 40514

ADDRESS

**OWNERS' CERTIFICATION
TUREK PROPERTY**

WE DO HEREBY CERTIFY THAT WE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK 1951, PAGE 655, IN THE FAYETTE COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS OUR RECORD PLAT FOR THIS PROPERTY.

Jeffery L. Turek 06/01/04

OWNER DATE

1420 Walthour Rd. Savannah, GA 31410

ADDRESS

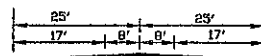
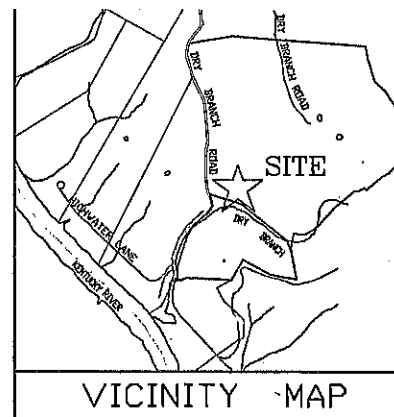
OWNER DATE

Jeffery L. Turek 6/1/04

WITNESS DATE

1420 Walthour Road, Savannah, GA 31410

ADDRESS



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

PARCEL 3
ROBERT ADAIR KELLEY
JOLENE KELLEY
D.B. 1887, PG. 138
143.24 ACRES
7600 OLD DRY BRANCH ROAD
ZONE = A-R

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 43°20'00" E	69.0000 FT
L5	N 41°00'30" E	354.5000 FT
L6	N 64°47'00" E	143.0000 FT
L7	N 38°42'00" E	110.0000 FT
L8	N 35°28'00" E	153.6000 FT
L9	S 83°09'00" E	110.0000 FT
L10	S 31°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 45°36'00" E	38.0000 FT
L14	N 58°38'00" E	897.0000 FT
L15	N 59°30'00" E	130.0000 FT
L16	N 49°56'00" E	326.0000 FT
L17	N 63°23'00" E	199.0000 FT
L18	N 09°09'00" E	332.0000 FT
L19	N 29°58'00" V	333.0000 FT
L20	N 31°40'00" V	266.0000 FT
L21	N 49°38'00" V	803.0000 FT
L22	N 19°46'00" V	379.0000 FT
L23	N 05°59'00" V	197.0000 FT
L24	N 04°18'00" V	1945.0000 FT
L25	S 61°54'00" V	634.0000 FT
L26	S 02°18'30" V	853.3774 FT
L27	S 24°41'00" V	55.0000 FT
L28	S 08°13'00" V	364.0000 FT
L29	S 28°43'00" V	459.0000 FT
L30	S 01°20'00" V	160.0000 FT
L31	S 06°46'00" E	890.0000 FT
L32	S 05°36'00" V	360.0000 FT
L33	S 01°40'00" V	250.0000 FT
L34	S 06°04'00" E	230.0000 FT
L35	S 38°00'00" E	70.0000 FT

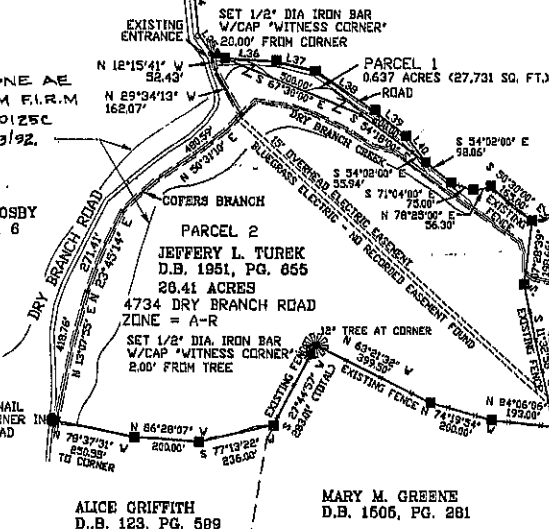
CHARLES N. COSBY
D.B. 1422, PG. 6

NUMBER	DIRECTION	DISTANCE
L36	S 68°31'15" E	119.4351 FT
L37	S 75°34'29" E	124.4394 FT
L38	S 58°42'32" E	238.0053 FT
L39	S 58°23'46" E	121.3492 FT
L40	S 38°38'35" E	104.9313 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 A-E
TAKEN FROM F.I.R.M.
MAP 210070125C
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 H. 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. Haller 4/9/04
PLANNING COMMISSION SECRETARY DATE

CERTIFICATE OF ACCURACY

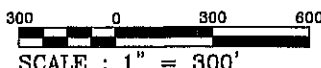
I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY A CLASS 'B' SURVEY. THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS RANDOM TRAVERSE. ERROR OF CLOSURE IS 1:12,000. ANGULAR ERROR IS 05" PER ANGLE. BEARINGS AND DISTANCES HAVE NOT BEEN 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 H. 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
- = FENCE



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 - 1756

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of Bluegrass REALTORS®

PROPERTY ADDRESS: 7600 Old Dry Branch Road, Lexington, KY 40515

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.....	☐	☐	☒
(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.....	☐	☐	☒
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.			

3 cemeteries

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.

<u>Terry Squire</u>	<u>2/5/2026</u>			
SELLER	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.
Bluegrass Realtors disclaims any and all liability that my result from your use of this form.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of Bluegrass Realtors

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

TODAY'S DATE: 02/05/2026 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 7600 Old Dry Branch Road, Lexington, KY 40515

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)

-  (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.
-  (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)

-  (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		Buyer	
Seller		Buyer	
Agent		Agent	