



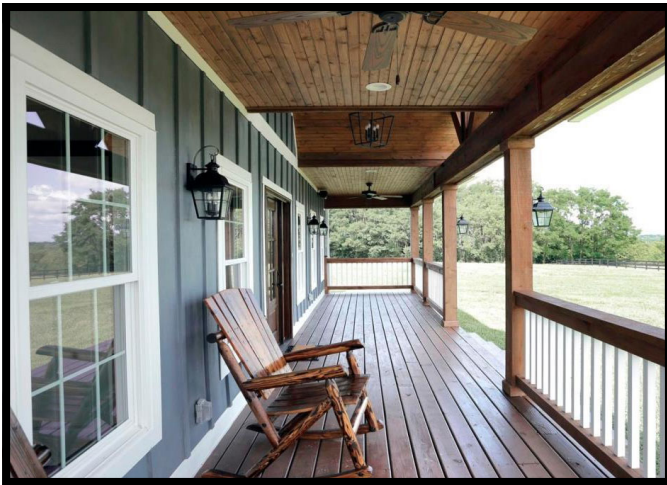
8375 Tates Creek Road
12.75± Acres | Jessamine County
\$800,000

Offered Exclusively By:

KIRKPATRICK & Co.

Hannah Davis Emig | Realtor
+1 .859.221.8055
www.kirkfarms.com
Hannah@iglou.com



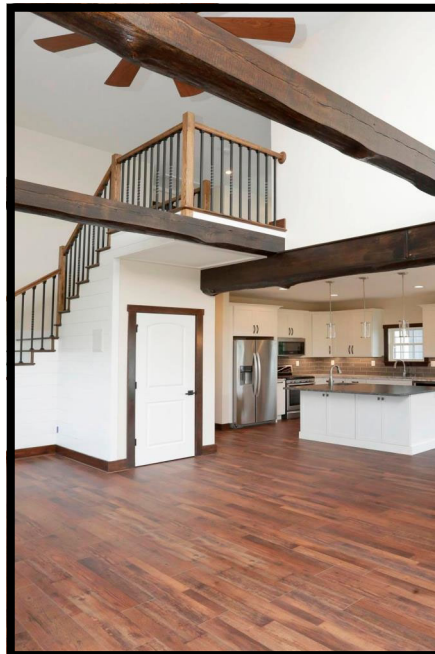
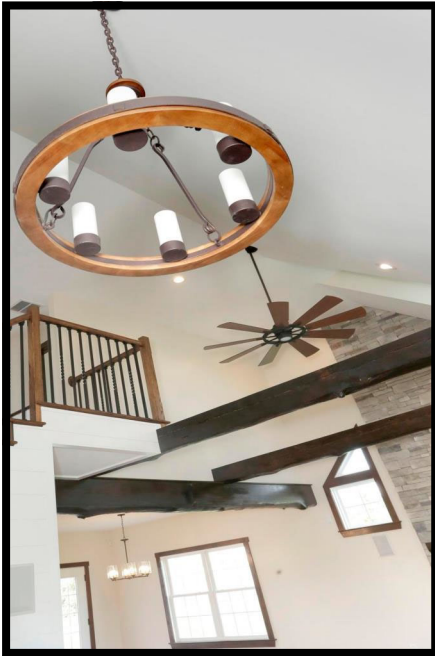
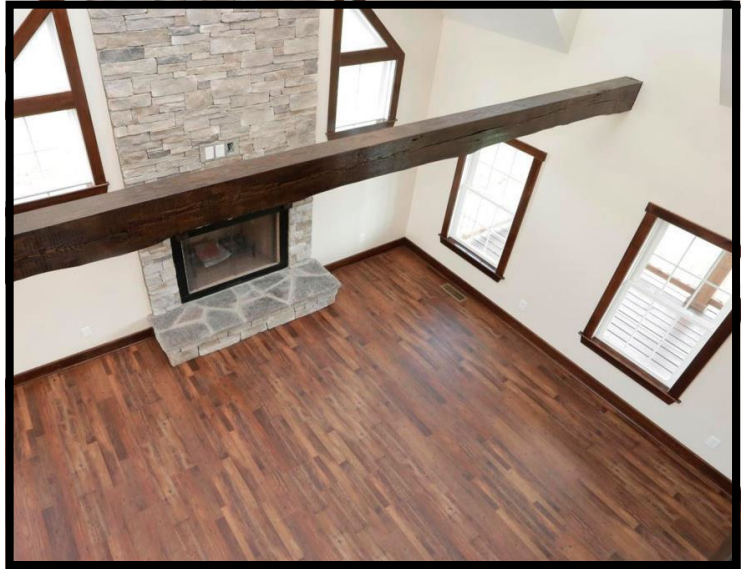


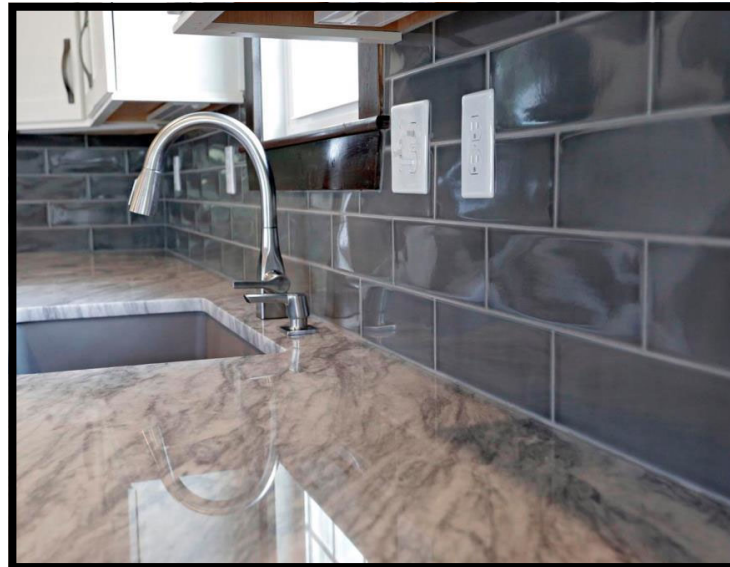
This fabulous custom built new construction home & horse barn on 12.75+/-acres can be yours!

Beautiful home w/large open great room w/soaring ceiling & stunning fireplace, beautiful kitchen w/high end appliances & dining area perfect for entertaining. 1st floor owners suite w/luxurious bathroom, large mudroom, 2 bedrooms & bath on 2nd floor w/nice loft area and large bonus room perfect for a home office. This home has a great layout for easy living. Enjoy the beautiful views from the front porch & the back deck. Oversized 2 car attached garage. The barn, also brand new, w/Lucas Equine Equipment sliding doors & exterior stall dutch doors, currently has 4 stalls (can have 5), tack room, feed room, wash stall & plenty of storage. 2 large fields, 4 paddocked pastures & run in shed (double sided) complete the perfect horse farm package this property is.

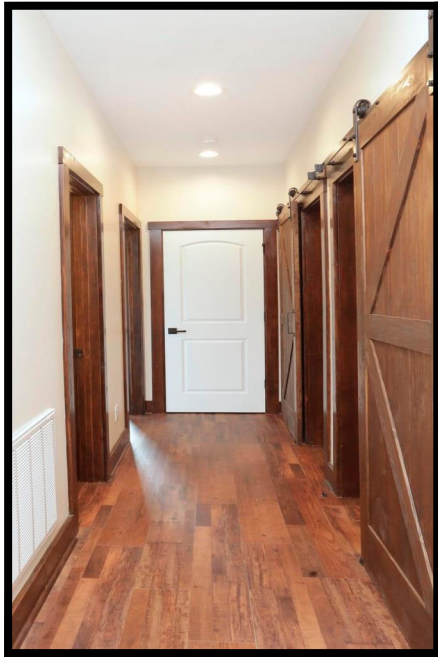
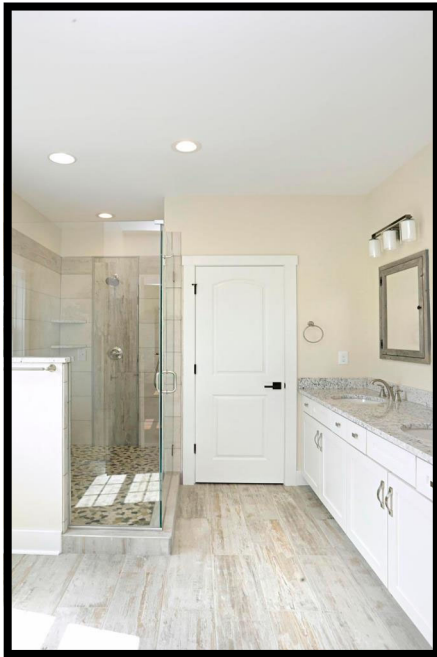
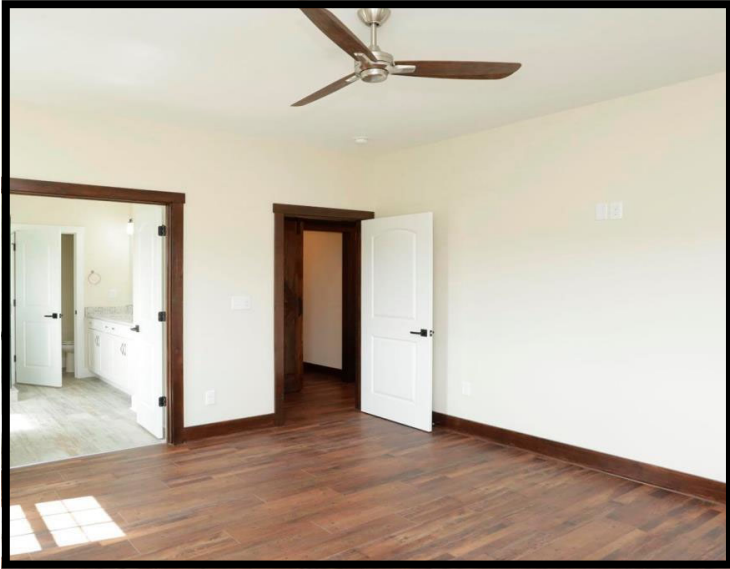
Super location- 10 minutes to Man O War, lovely views & ready for your horses!

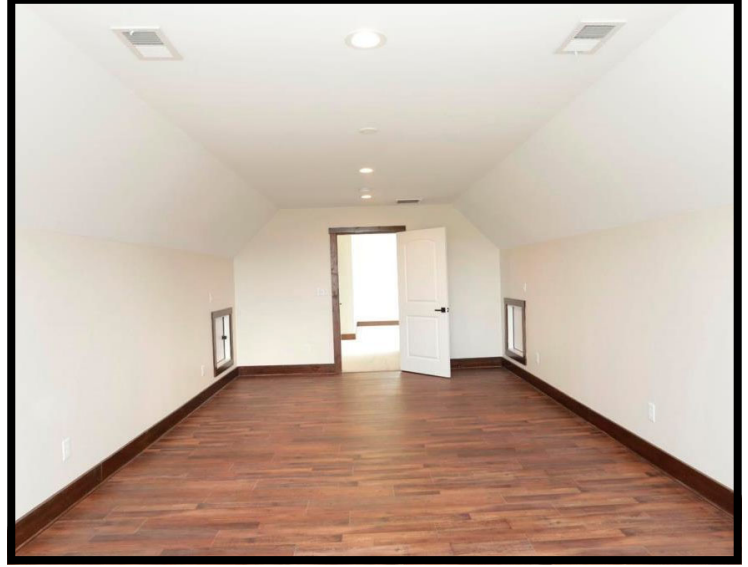
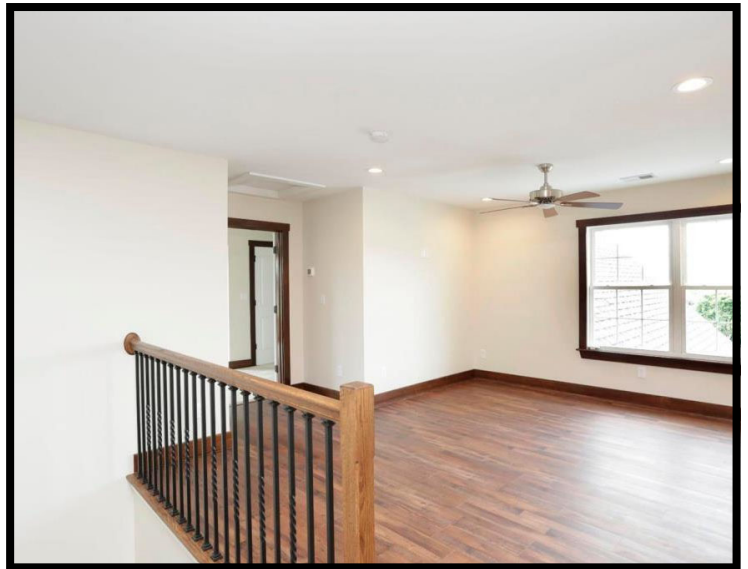
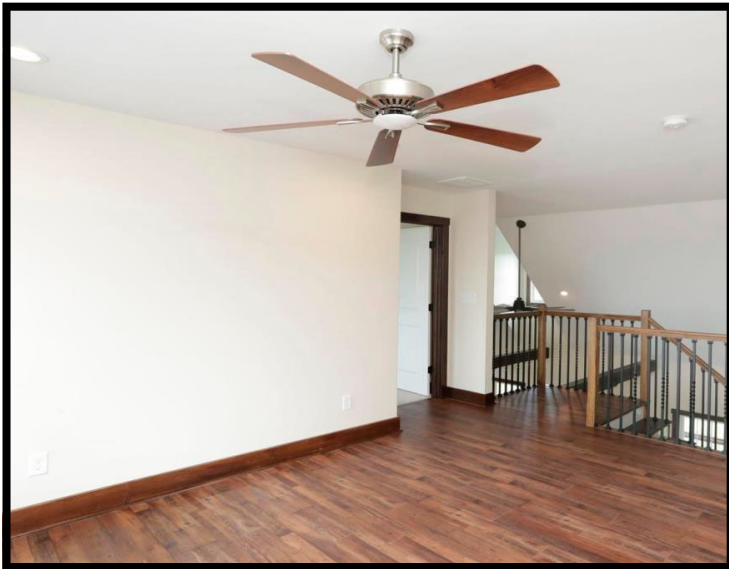
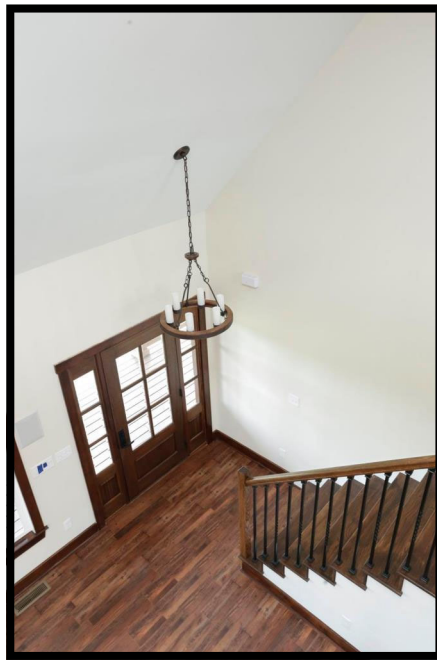
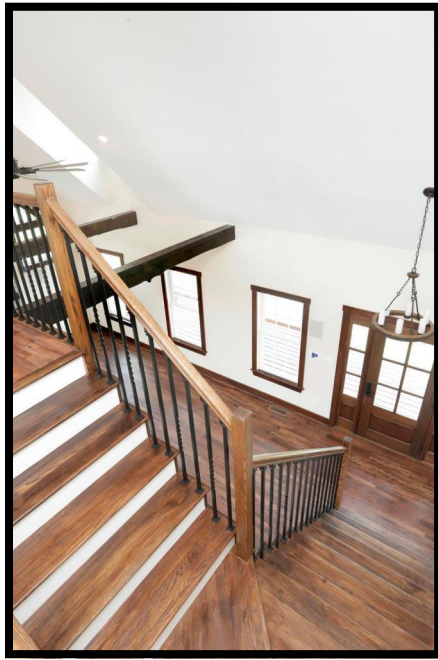
Call today for your private showing!

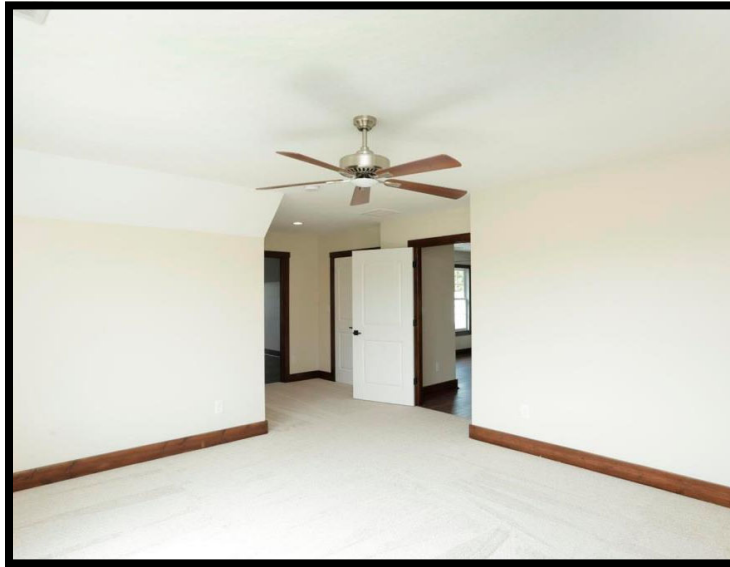


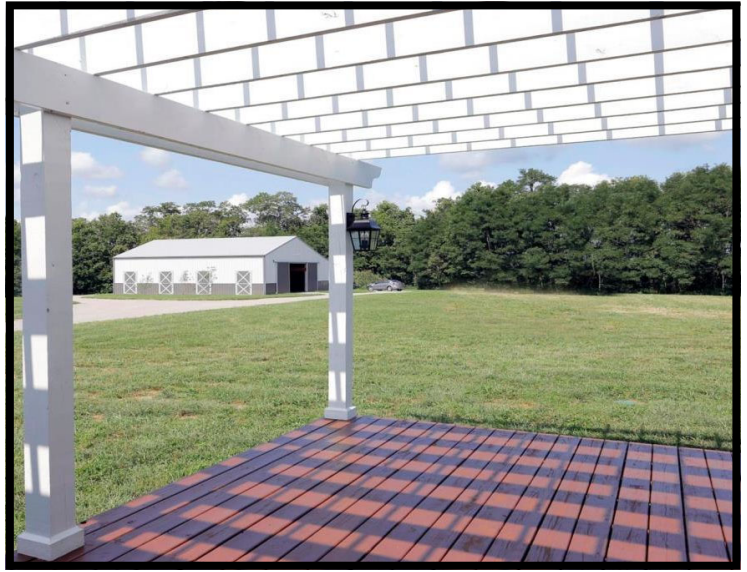


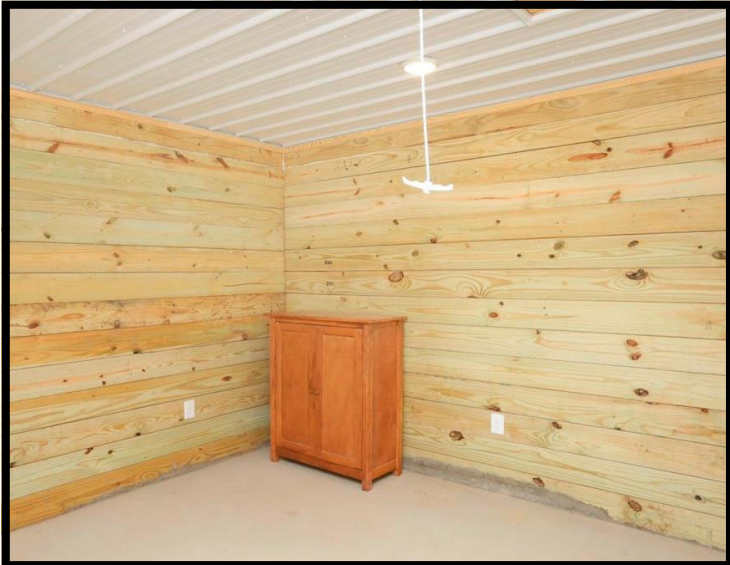
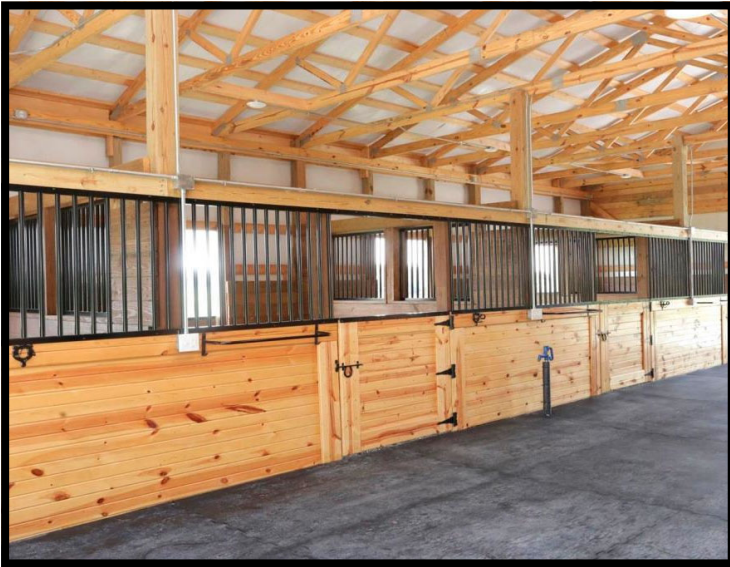
All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification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

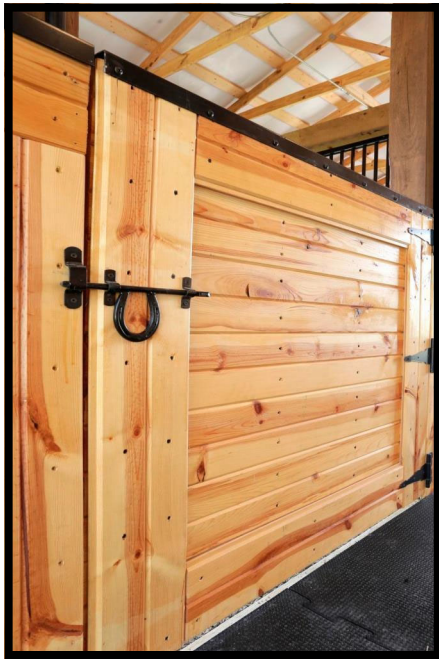


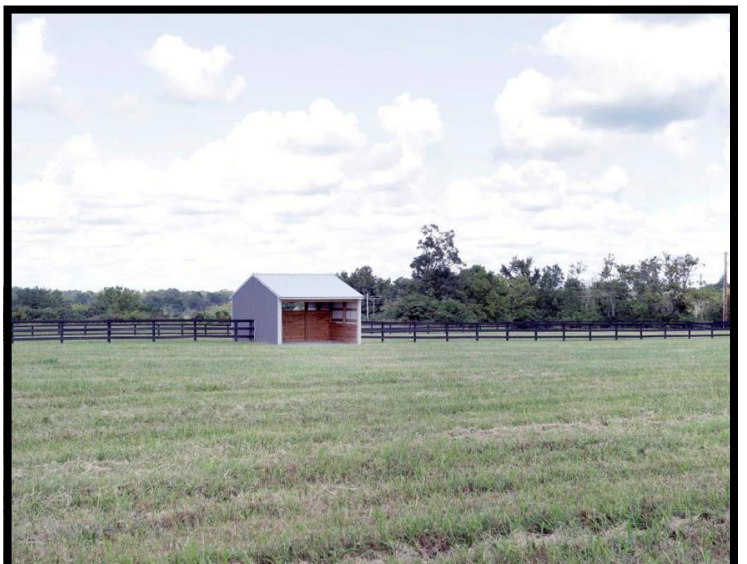






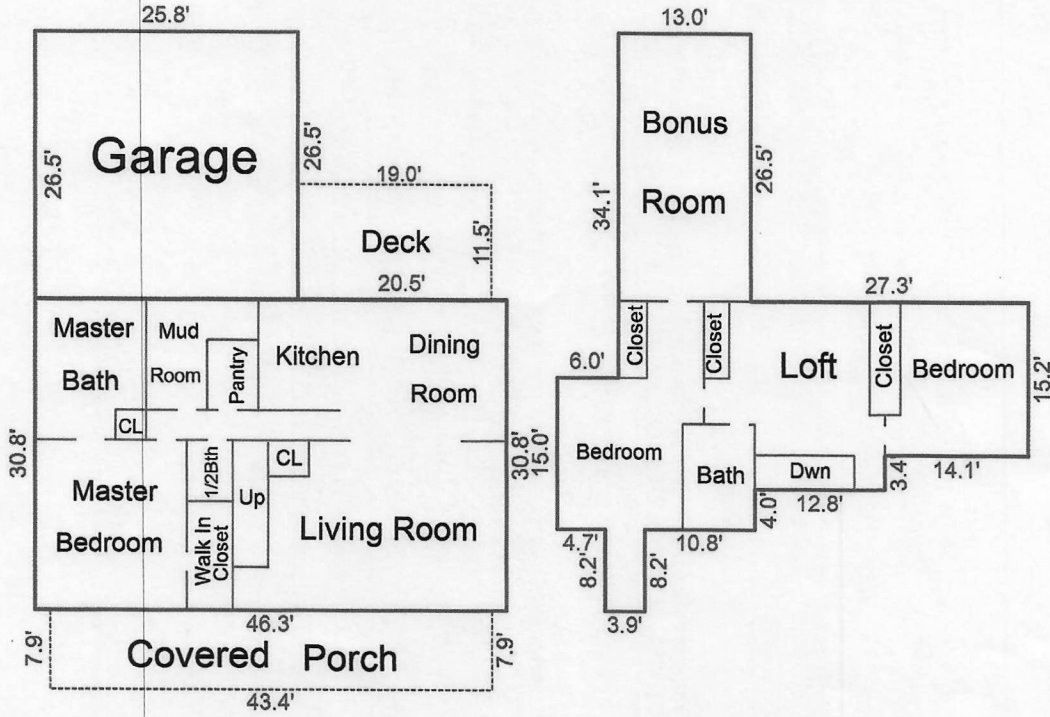






SKETCH ADDENDUM

Intended User _____
 Property Address **8375 Tates Creek Road**
 City **Nicholasville** County **Jessamine** State **KY** Zip Code **40356**
 Client **Hannah Emig c/o Kirkpatrick & Co.**



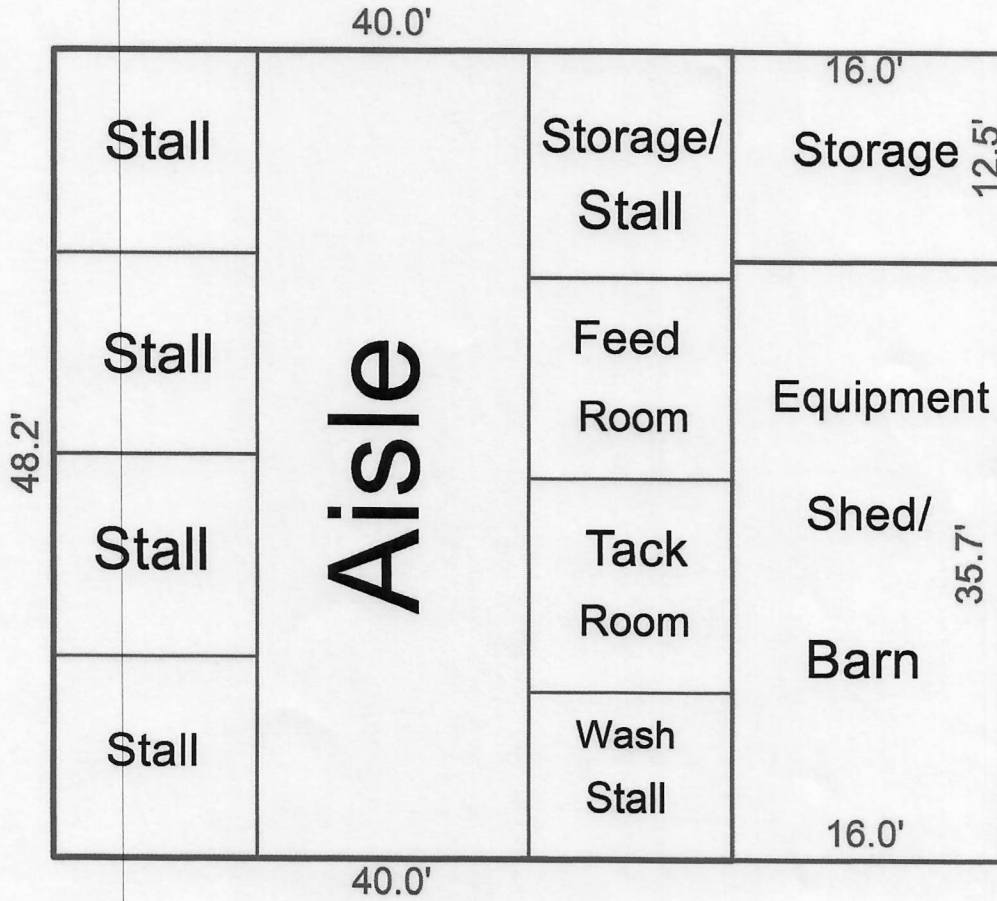
Sign + Plan 10/5/20 12pm

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN							
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area		
GLA1	First floor	1.0	1426.0	154.2	1426.0	First floor	46.3 x	30.8	=	1426.0		
GLA2	Second floor	1.0	1221.7	207.2	1221.7	Second floor	8.2 x	3.9	=	32.0		
GAR	Garage	1.0	683.7	104.6	683.7		40.3 x	15.2	=	612.6		
P/P	Porch	1.0	342.9	102.6			26.5 x	13.0	=	344.5		
	Deck	1.0	218.5	61.0	561.4		26.2 x	3.4	=	89.1		
							11.0 x	6.0	=	66.0		
							19.4 x	4.0	=	77.6		
Net LIVABLE					(rounded)	2,648	7 total items				(rounded)	2,648

SKETCH ADDENDUM

Intended User			
Property Address 8375 Tates Creek Road			
City Nicholasville	County Jessamine	State KY	Zip Code 40356
Client Hannah Emig c/o Kirkpatrick & Co			



SKW 10/5/20 12pm

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
OTH	Storage	1.0	200.0	57.0	771.2					
	Shed	1.0	571.2	103.4						
						0 total items			(rounded)	0

Additional Home Attributes Per Seller

Fireplace: wood burning but also piped for propane.

Range: propane but wall wired for electric if electric range desired.

Water heater: electric but piped for propane to closet if propane water heater desired.

TV hookup: on wall back deck, loft, master bedroom, great room on fireplace.

Stereo surround sound great room with hook up for subwoofer.

Stereo speakers on front porch and back deck.

Security cameras on house and barn. Can be connected to great room tv and observe outdoor and barn surroundings on the tv.

There is wiring for pergola fans if desired.

Automatic waterers all pastures. Water hydrants at pastures and barn.

Electric fencing front 2 pastures. Will need to provide solar panel.

Interior stairs are custom built.

30 Amp RV hookup behind barn.

Override on home and front barn motion detector lights so they will remain on like a spotlight.

Garage is completely insulated.

Additional washing machine hookup in garage for washing horse essentials.