



2447 Peacock Road
218 Acres± | Bourbon County
\$1,700,000

Offered Exclusively By:

KIRKPATRICK & Co.

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Offered for the first time in nearly a century, this is a very special Bourbon County farm indeed.

Measuring an appx. 218+/- acres, nearly 87% of the farm's soils are either "prime farmland" or "farmland of statewide importance", as classified by the USDA. What's most exceptional about the property, however, is the thousands of feet of Stoner Creek frontage and plethora of Kentucky wildlife. The creek is easily accessed from the farm itself, while mature trees provide wonderful privacy.

The farm has most recently been used for crops, but would also be ideal as a homestead, recreational/retreat property, or even development as a horse farm. It lacks a conservation easement, an opportunity that may offer a buyer additional value.













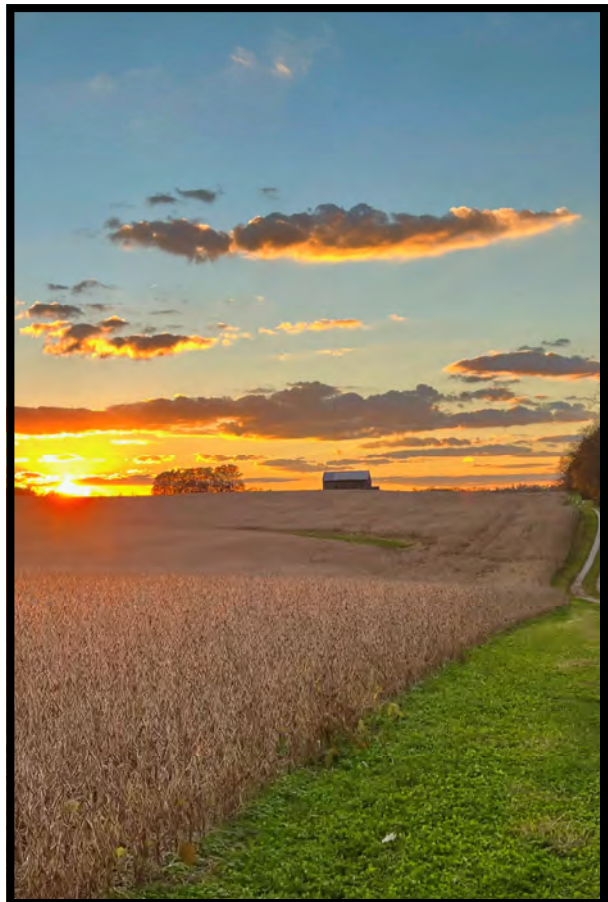






All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification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



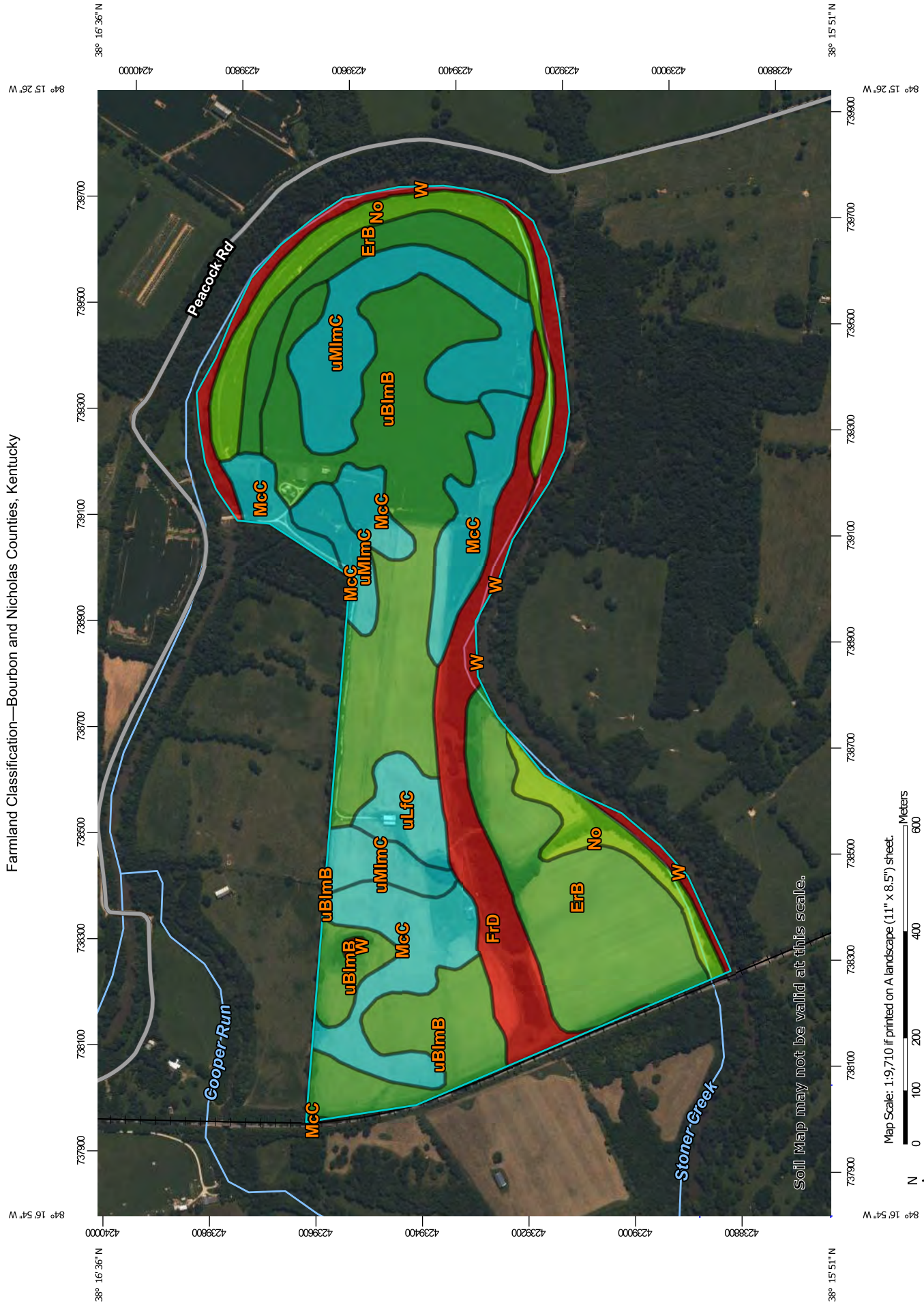


2447 Peacock Road, Paris, Bourbon County, KY—218 Acres±



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

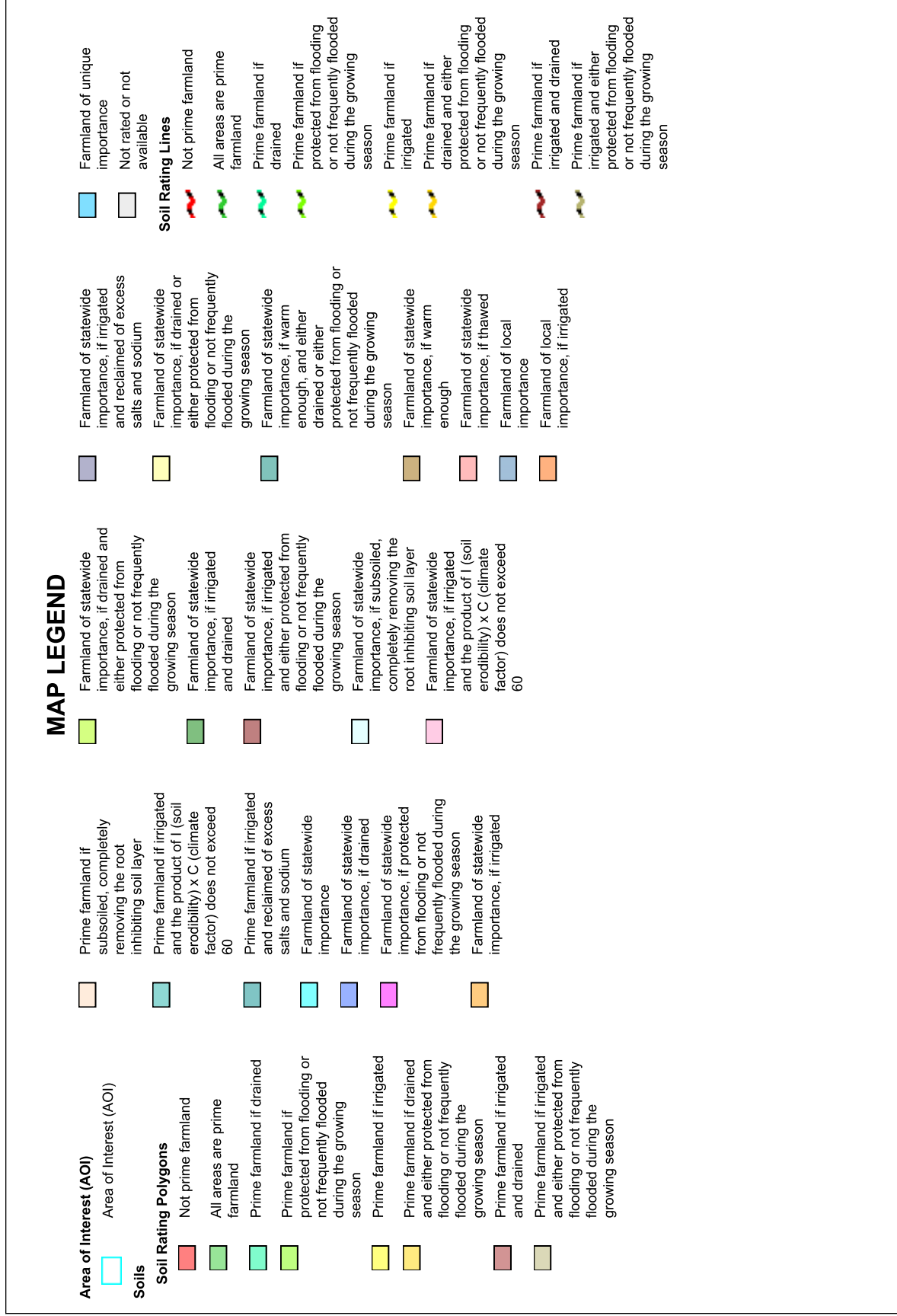
Farmland Classification—Bourbon and Nicholas Counties, Kentucky











Soil Map may not be valid at this scale.

Map Scale: 1:9,710 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



Farmland Classification—Bourbon and Nicholas Counties, 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	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			Not prime farmland	
	Farmland of statewide importance		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		All areas are prime farmland	Prime farmland if irrigated and reclaimed of excess salts and sodium	
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if drained	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 irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed		Prime farmland if irrigated and drained	Farmland of statewide importance, if drained	
	Farmland of statewide importance, if irrigated		Farmland of local importance		Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season	

Farmland Classification—Bourbon and Nicholas Counties, 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 1:20,000.</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 Interstate Highways</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 statewide importance, if warm enough</p>	<p>US Routes Major Roads Local Roads</p>	<p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p>
<p>Farmland of local importance</p>	<p>Farmland of local importance, if irrigated</p>	<p>Background Aerial Photography</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 local importance, if irrigated</p>	<p>Farmland of local importance, if irrigated</p>		<p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p>
			<p>Soil Survey Area: Bourbon and Nicholas Counties, Kentucky Survey Area Data: Version 18, Sep 8, 2021</p>
			<p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p>
			<p>Date(s) aerial images were photographed: Jun 27, 2019—Sep 22, 2019</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
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	39.6	18.2%
FrD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	20.9	9.6%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	30.9	14.2%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	19.0	8.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	62.1	28.5%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	6.0	2.8%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	29.0	13.3%
W	Water	Not prime farmland	10.5	4.8%
Totals for Area of Interest			218.0	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 the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 2447 Peacock Road, Paris, KY 40361

DATE: 10/29/2021

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. WATER			
(a) Are all the improvements connected to a public water system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | Yes | No | Unknown |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 11. UTILITIES | | | |
| (a) Are you aware of the location of the following underground utilities? | | | |
| 1) Water lines | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2) Electric lines..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3) Natural Gas/Propane | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4) Telephone lines | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5) Septic/Field lines..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) If you answered yes to any of the above, can you furnish a diagram of same? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. MISCELLANEOUS | | | |
| (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are you aware of any Radon test being performed on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any existing or threatened legal action affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are there any assessments other than property assessments that apply to this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Are you aware of any underground storage tanks? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any dumps on the property, present or past? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (l) Are any sink holes being used as a dump? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) To your knowledge, has the property been used for anything besides agricultural purposes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Have you ever had a soil analysis done? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. If the answer was "yes" to any of the above questions, please explain. | | | |

Small farm dump

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.

<p><i>Patricia G. Houston</i> <i>Suzanne Martin</i> 10/29/21 SELLER DATE TIME</p> <p><i>Catalina Jordan</i> 10-29-21 <i>Kerry Wilson</i> 10-29-21</p>	<p><i>Connie Kasey Hutz</i> 10/28/21 <i>Wesley Martin</i> 10/27/21 SELLER DATE TIME</p>
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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.
 The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.

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

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

TODAY'S DATE: 10/29/2021 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 2447 Peacock Road, Paris, KY 40361

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)

DEM (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.

DEM (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)

DEM (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: Susan Nailor Buyer: _____
Seller: Christy Jordan Buyer: _____
Agent: _____ Agent: _____