



3056 Muir Station Road
10 Acres± | Fayette County
\$850,000

Offered Exclusively By:

KIRKPATRICK & Co.



Robin Owens | Agent
+1 .615.838.5203
www.kirkfarms.com
hicksro@mac.com



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

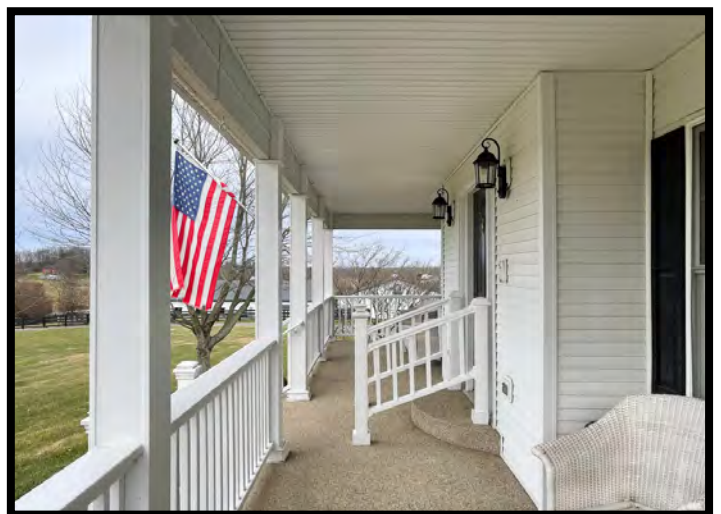


Located amongst some of the world's most renowned Thoroughbred nurseries, 3056 Muir Station Road offers a remarkably bucolic setting only 10-minutes from Downtown Lexington.

Nestled on 10 acres of Bluegrass land, the residence has four bedrooms, two-and-a-half baths, expansive dining & living areas and a very nice home office. The walk-out kitchen boasts sweeping views of the land and neighboring farms, while offering a spectacular bar setting for cooking & entertaining. Upstairs, a grand primary suite has a private sitting area and wonderful full bathroom. This is all in addition to the home's partially finished basement, complete with kitchenette and bonus garage space.

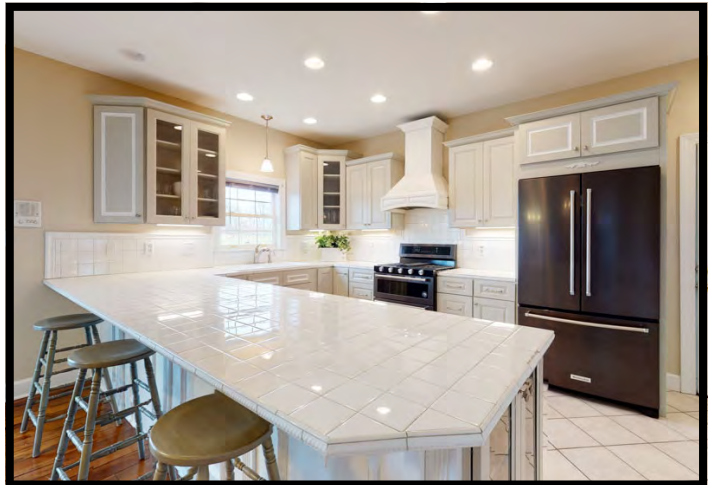
Other amenities include an in-ground pool, two-car attached garage, and LARGE Generac home generator! NB: The tract could accommodate a small barn & several nice paddocks.

Call today for a private, guided tour!





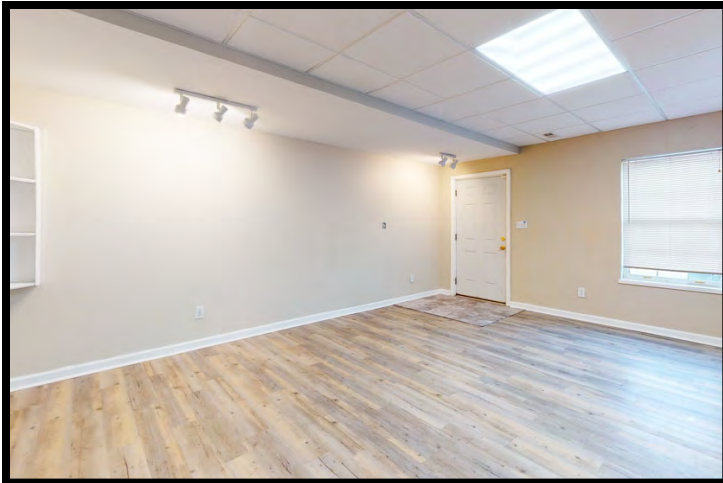
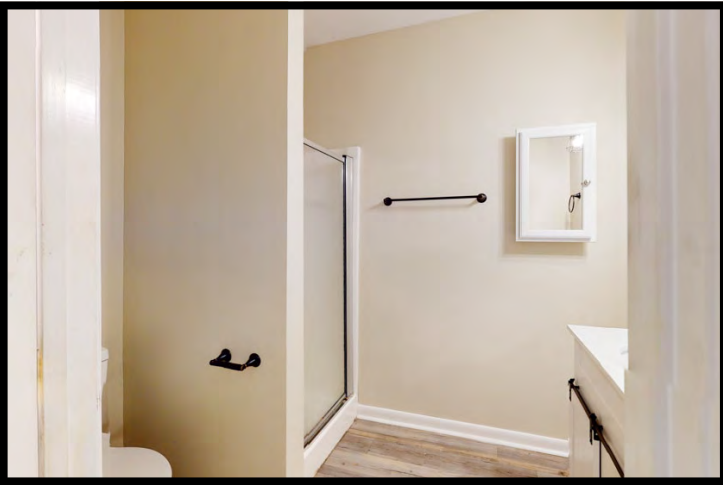
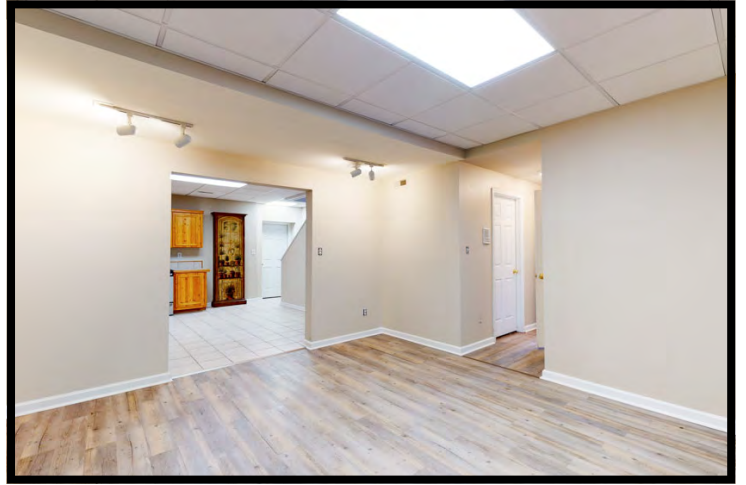
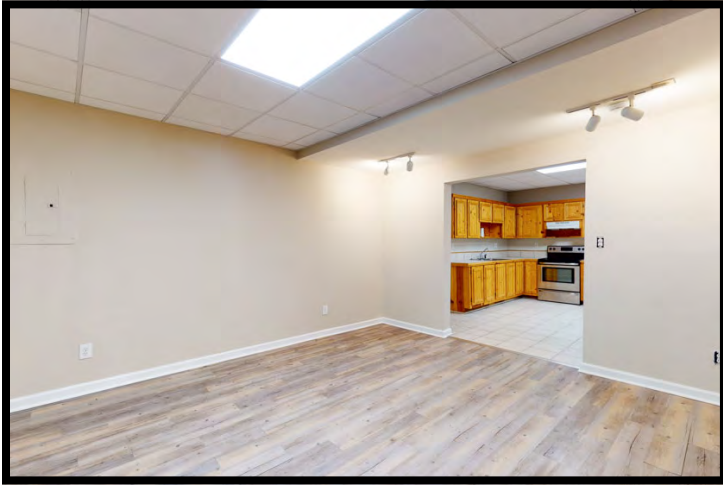






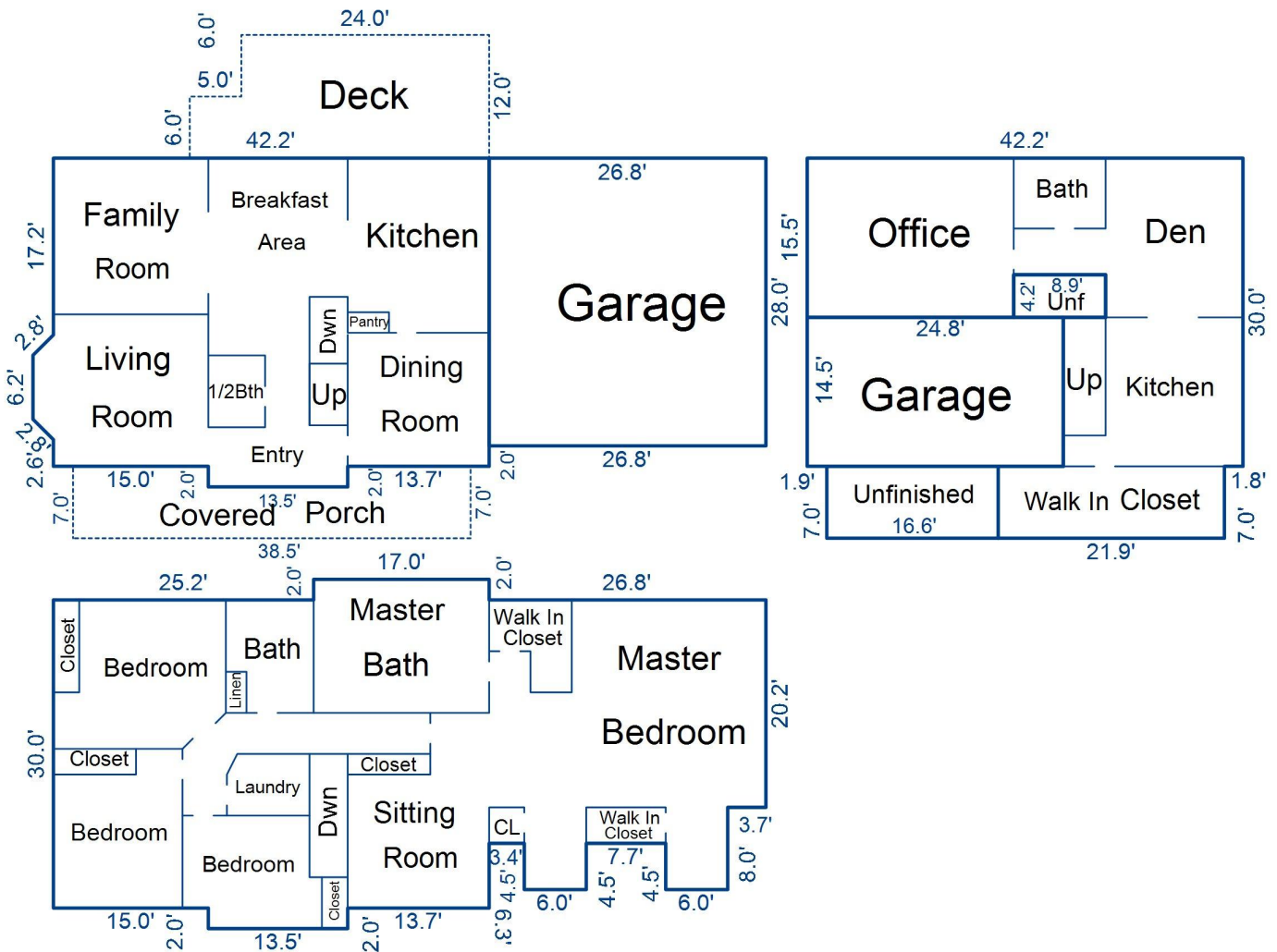






SKETCH ADDENDUM

Intended User
 Property Address 3056 Muir Station Road
 City Lexington County Fayette State KY Zip Code 40516
 Client Robin Owens c/o Kirkpatrick & Co



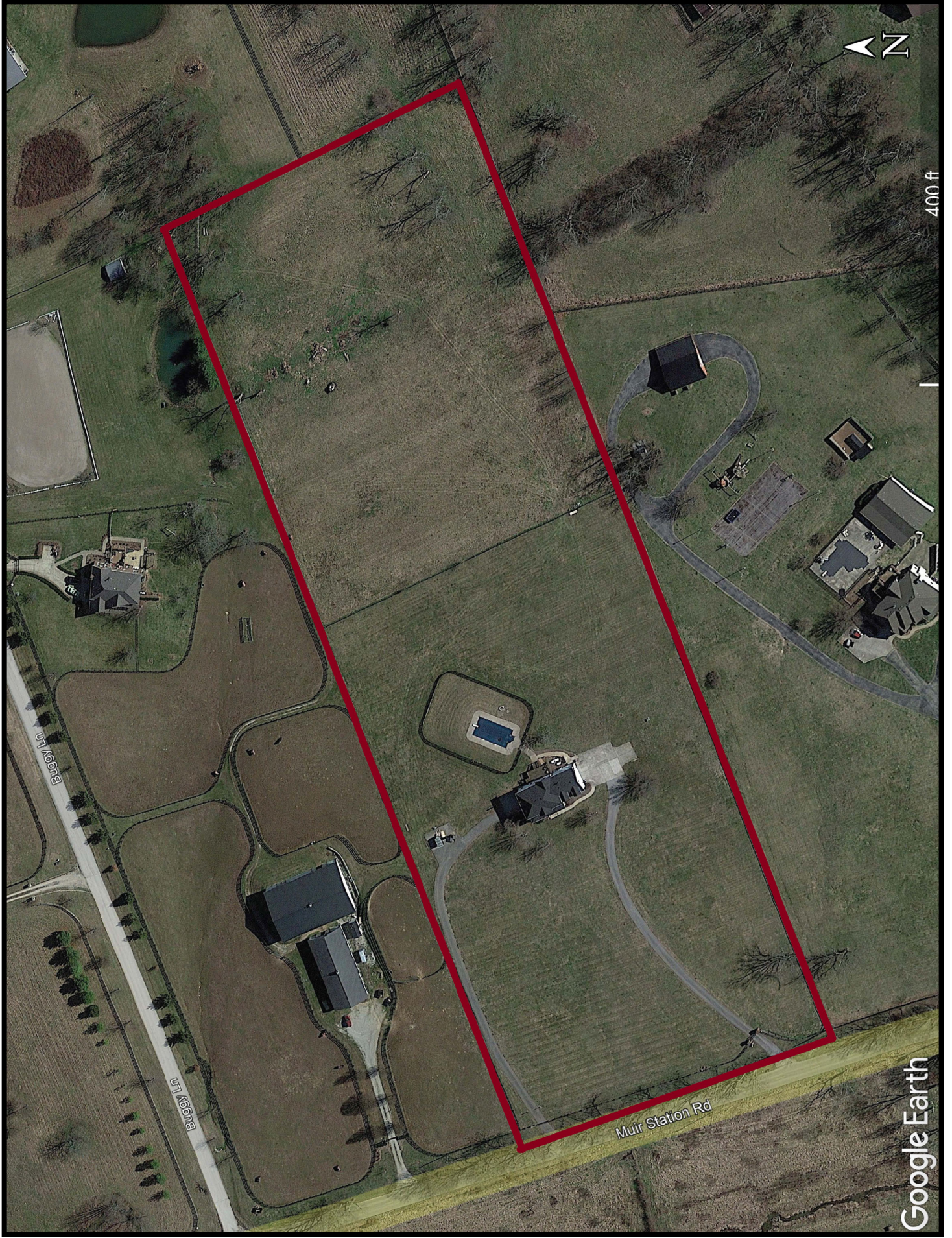
Sketch by Apex Sketch

| 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 | 1309.3 | 150.0 | 1309.3 | First floor | | 13.5 x | 2.0 = | 27.0 |
| GLA2 | Second floor | 1.0 | 2003.2 | 224.0 | 2003.2 | | | 42.2 x | 10.2 = | 430.4 |
| BSMT | Unfinished Base | 1.0 | 116.2 | 47.2 | | | | 6.2 x | 2.0 = | 12.4 |
| | Finished baseme | 1.0 | 1022.7 | 187.5 | | | 0.5 x | 2.8 x | 1.4 = | 2.0 |
| GAR | Unfinished Base | 1.0 | 37.0 | 26.1 | 1175.9 | | 0.5 x | 2.8 x | 1.4 = | 2.0 |
| | Garage | 1.0 | 750.4 | 109.6 | | | | 42.2 x | 17.2 = | 725.8 |
| P/P | Garage | 1.0 | 359.6 | 78.6 | 1110.0 | | | 42.2 x | 0.6 = | 25.3 |
| | Porch | 1.0 | 242.5 | 95.0 | | | | 42.2 x | 2.0 = | 84.4 |
| | Deck | 1.0 | 318.0 | 82.0 | 560.5 | Second floor | | 6.0 x | 4.5 = | 27.0 |
| | | | | | | | | 28.2 x | 6.0 = | 169.2 |
| | | | | | | | | 23.7 x | 17.1 = | 405.3 |
| | | | | | | | | 20.2 x | 3.7 = | 74.7 |
| | | | | | | | | 13.5 x | 2.0 = | 27.0 |
| | | | | | | | | 42.2 x | 30.0 = | 1266.0 |
| | | | | | | | | 17.0 x | 2.0 = | 34.0 |
| | Net LIVABLE | | (rounded) | 3,312 | 15 total items | | (rounded) | 3,312 | | |



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.

3056 Muir Station Road, Lexington, Fayette County, KY—10 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



Map Scale: 1:2,010 if printed on A landscape (11" x 8.5") sheet.

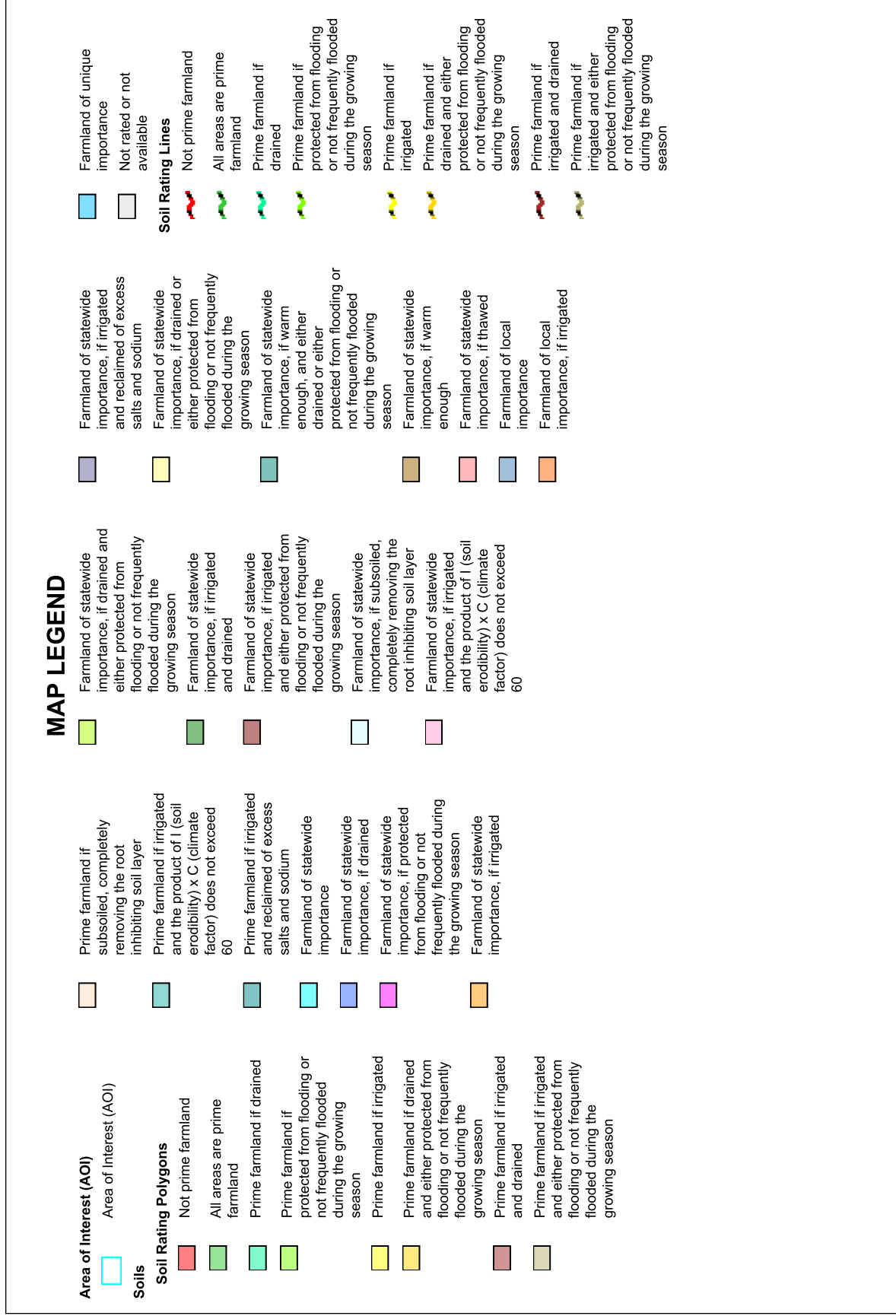


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84















Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey



Farmland Classification—Fayette County Area, Part of Fayette County, 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 |  | | Prime farmland if irrigated and reclaimed of excess salts and sodium | |
|  | 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 warm enough |  | | 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 subsoiled, completely removing the root inhibiting soil layer |  | Farmland of statewide importance, if warm enough |  | | Farmland of statewide importance, if drained importance, if drained | |
|  | 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 |  | | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season | |
|  | Farmland of statewide importance, if irrigated |  | |  | Farmland of local importance |  | | Farmland of statewide importance, if irrigated and drained | |
|  | |  | |  | Farmland of local importance, if irrigated |  | | Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season | |

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 and either protected from flooding or not frequently flooded during the growing season</p> | <p>Farmland of statewide importance, if drained or 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</p> <p>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</p> <p>Rails</p> <p>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</p> <p>Major Roads</p> <p>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 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</p> | <p>Background</p> <p>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: Fayette County Area, Part of Fayette County, 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 |
|------------------------------------|---|----------------------------------|--------------|----------------|
| MuB | Mercer silt loam, 2 to 6 percent slopes | All areas are prime farmland | 1.1 | 10.9% |
| ScC2 | Salvisa silty clay loam, 6 to 12 percent slopes, eroded | Farmland of statewide importance | 1.7 | 17.2% |
| uBlmB | Bluegrass-Maury silt loams, 2 to 6 percent slopes | All areas are prime farmland | 0.6 | 6.4% |
| uLfc | Lowell-Faywood silt loams, 6 to 12 percent slopes | Farmland of statewide importance | 1.9 | 18.9% |
| uLsoB | Lowell-Sandview silt loams, 2 to 6 percent slopes | All areas are prime farmland | 4.7 | 46.6% |
| Totals for Area of Interest | | | 10.0 | 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: 3056 Muir Station Road, Lexington, KY 40516

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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Air Conditioning | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Plumbing/Septic | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Heating | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Pool/Hot tubs/Sauna..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Appliances | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Doors and windows | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. MAIN RESIDENCE – FOUNDATION | | | |
| (a) Are you aware of any problems concerning the basement? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are you aware of any defects or problems relating to the foundation? | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Do you know of any problems with the roof? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT | | | |
| (a) Was residence built before 1978? | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Has the property ever had a drainage, flooding or grading problem? | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> |
| (c) Are the boundaries of your property marked in any way? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? | <input type="checkbox"/> | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any problems with your water lines and/or waterers? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Is your water supply shared with anyone else? | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> |
| (b) Were any auxiliary houses built before 1978? | <input type="checkbox"/> | <input checked="" 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. BARNS/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 type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Electric lines..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Natural Gas/Propane | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) Telephone lines | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5) Septic/Field lines..... | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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?..... If yes, by whom and when. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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.

Boundaries of property are marked by fencing. The fencing is shared with adjoining properties on both sides.

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.

| | | |
|---------------------|--|------|
| <i>Lupe Ottwood</i> | dooip verified 12/06/21 10:28 AM EST XEJL-KFBG-FMNA-Q7EQ | |
| 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: 12/06/2021 TIME: _____

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

| | | | |
|-------|------|------|-------|
| | | | |
| BUYER | DATE | TIME | BUYER |
| | | | |
| BUYER | DATE | TIME | BUYER |

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.