

Jan 30, 2021

254 Sylvandell Road

Cynthiana, Kentucky 41031

125 acre working cattle/horse farm, fenced and cross fenced, approximately 1 mile road frontage on Kentucky Highway 392 and Sylvandell Road.

2040 square foot ranch style home with full, finished walk-out daylight basement, brick veneer

*Custom Construction - Steve Eads*

- Constructed and occupied 2005, Energy Star home
- R-20 cellulose insulation in house/garage, R-38 ceiling insulation
- Ventless propane fireplace in living room.
- Basement finished in 2010, 750 sq ft family room with wet bar, 340 sq ft bedroom/office with storage and full bath, 167 sq ft storage, cellar (unheated) 228 sq ft (concrete walls and ceiling)
- Geothermal heating and cooling, 3 T. air handling unit - replaced 2015
- New metal roof, garage doors - July 2018
- Wood burning stove and radiant floor heat in basement with dedicated propane water heater, tile floors throughout.
- 3 bedrooms on main level with 2 full baths and ½ bath in mud room (tub & commode)
- 1 bedroom in basement with 3 windows and full bath
- Additional ½ bath in basement
- Underground electric service to house and barn structures
- 200 amp service, wired for emergency generator, positive disconnect
- City water
- Septic system with drain field for house and apartment
- Appliances included Samsung stove (2017), Samsung refrigerator (2012), Samsung dishwasher (2017), Whirlpool HE washer and electric dryer (2016), GE microwave (2014)

Equipment storage/workshop built by Wick Buildings, 42'x50' post frame building with concrete floor, completed 2003.

- 14'x30' apartment with kitchen, bedroom, and bath, Amana PTAC heating and cooling replaced 2014, included appliances: Whirlpool refrigerator (2005), Whirlpool Range, Whirlpool Duet washer and electric dryer (stacked), microwave, separate satellite DirecTV dish.
- 12x12 overhead doors (1 with opener) at each end plus walk door
- Welder circuit (220V) in shop area
- Added 12x50 shed in 2009
- Added 24x24 shed in 2011

Stable by Wick Buildings, 36'x36' post frame, constructed in 2003.

- Added 24'x36' shed, (12' alleyway and 3 stalls)
- 7 total 12'x12' stalls with hay racks, feed troughs, stall flooring
- 1 stall can be configured for foaling stall (12'x24')
- Wash stall 12'x12' with hot/cold water
- Insulated tack room with water heater, sink, cabinets, 6 saddle racks & pad rack, as well as bridle hooks
- Overhead hay storage 12'x24'
- Concrete floors in alleyways, tack room, and wash stall
- 60' round pen
- Dry lot and gated pasture

Older tobacco barn (42x42) with 12' alleyway, earth floor

Hoop barn hay storage 30x96 (about 300 4x5 round bale capacity)(2010)

Five horse paddocks with waterers and 5 run in sheds

Five cattle waterers, pipeline and tank, 4 city water, 1 pond fed

All fencing renovated in 2019, replaced about 420 boards and 200 posts

4 ponds, 2 stocked with channel catfish, bass, and bluegill

Approximately 5 acres wooded

Orchard with apple, peach, pear, plum, blackberry, pecan, and black walnut trees, plus vegetable garden with gooseberries, elderberries, asparagus, and figs.

Fiber optic cable along front of property (ATT Uverse, DirecTV)

~~Cattle handling equipment~~