

845 APOSTOLIC RIDGE

LIBERTY, KY 42539



• ABSOLUTE AUCTION •

Saturday, June 30th at 10AM

- Public Preview: Sun. June 24th • 1:00-5:00pm -

www.HalfhillAuctions.com

Presented by

*The Halfhill Auction Group with Rector Hayden REALTORS® and
Chad Helm with Rector Hayden REALTORS®*



\$2,900,000

845 Apostolic Ridge Road

Acreage: ±567 Acres | Crop Land - ±200 Acres | Wooded - ±247 Acres | Pasture - ±120 Acres



Exceptionally maintained farm with over 567 acres of gently rolling crop land, woods and pasture. The main stay home is an architecturally, Oregon inspired design with custom accents. Featuring over 4400 SF, 5-6 Bedrooms, 5 Full baths, tongue and groove walls and ceilings throughout most of home, spacious kitchen open to a vaulted great room centered around stone fireplace. Hearth room with stamped concrete floors, corner fireplace and wet bar. 15 ft x 19 ft theatre room with bi level seating, generous size bedrooms, basement wine cellar, central vacuum, hardwired security and camera system, 3 zone HVAC, over 1350 SF of open deck space around the home with a covered deck overlooking an inground pool, outdoor fireplace and patio with an outdoor shower area. Separate pool house/exercise room or flex space with separate entrance. 7 car garage with hardscape floor divided into 2 buildings. 3 bay garage with 10 ft ceilings, thru the wall A/C, 200 amp service. Above 3 bay garage is a separate 1 bedroom apartment with a full kitchen 1 full bath, great room, deck and covered deck area. The 4 bay garage features 12

ceilings, 4 – 10 ft overhead doors, HVAC, washer and dryer hook up, 200 amp service, vehicle lift and built in work benches. Above 4 bay garage is a finished recreational room with a 9x14 wet bar, stage area, half bath and sleeping quarters.

Separate 1500 SF guest home with 3 bedrooms and 2 full baths, oversized one car garage with mud room, full kitchen and great room.

67 ft x 86 ft office barn with a partial concrete floor, 368 SF heated and cooled office space, loft area, 3 overhead doors, 200 amp service, well water at barn, corrugated grain bin hopper by fenced corral gate shed with weigh station and head chute. Additional 100 ft x 60 ft horse barn with concrete floors, 8 bay shed, hot water heater, well water, 220 SF office, 200 amp service. 3 additional tobacco barns on property. All fields have water hydrant and electric waterers. Farm is surrounded by 4 plank fence and/or barbed wire fences. There is a creek that runs through the bottom of the property and is a natural water source for live-stock. Well maintained and manicured farm ideal for crops, cattle, horses or recreation.

LISTING INFORMATION

Listing Information

County: Casey County

LBARMLS# 1718600 & 1718710

Address: 845 Apostolic Ridge Road
Liberty, KY 42539

Lot Size: ±567 Acres

Improvements: Horse Barn, Tobacco Barn, Stock Barn, Feed Barn,
Equipment Buildings, Run In Shed, Workshop, Office

Topography: Level, Cleared, Wooded, Gently Rolling, Bottom Land

Fence: Plank and Wire

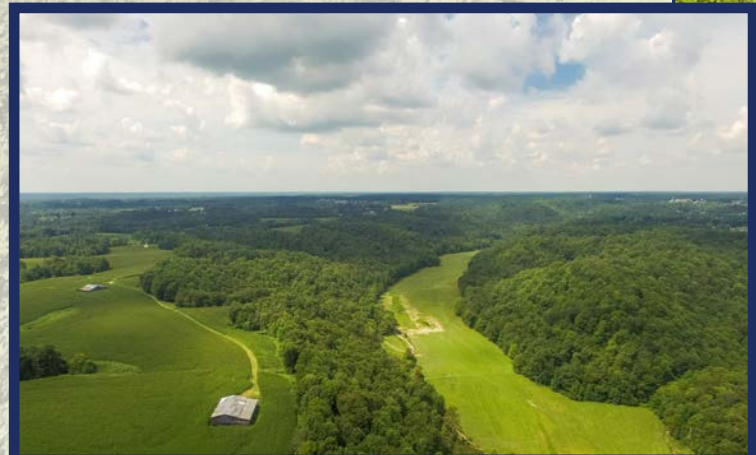
Fuel: Electric

Water: City, Well

Sewer: Septic System

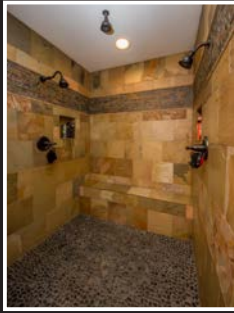
Zoning: AR

Information contained in this presentation is believed to be reliably accurate to the best knowledge of the representing agent however it is not guaranteed, and is subject to change. Survey on File.



MAIN HOUSE





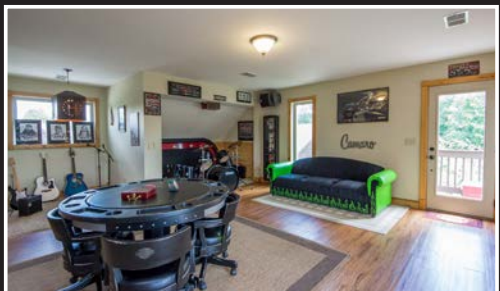
3 CAR GARAGE AND APARTMENT



EXERCISE / POOL HOUSE



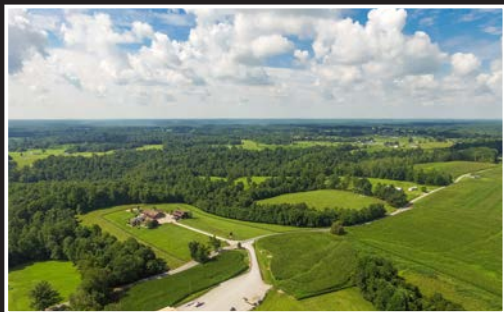
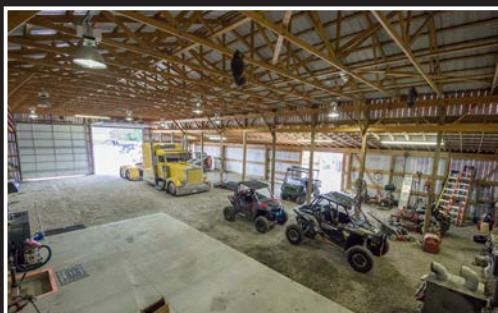
4 CAR GARAGE AND REC SPACE



GUEST HOUSE



OFFICE BARN / HORSE BARN / SHED



PROPERTY DETAILS

Main House Details:

5-6 Bedrooms, 5 Full Baths
±4,368 SF Above Grade Finished
±120 SF Below Grade, Wine Cellar
3 Zone HVAC
500 Amp Service
Laminate and Tile Floor
Central Vacuum System
Tongue and Groove Walls and Ceilings
Pull Down Attic Stairs, partially floored attic
Hardwire Security System and Cameras
15 ft x 19 ft Theatre Room & Wine Cellar
Laundry Room with Folding Center
3 Walk-In Tile Showers

Kitchen:

Tile Floors
Custom Hickory Cabinets
Stainless Appliances; double oven, beverage refrigerator, cooktop, dishwasher
Granite Countertop
Tongue and Groove Ceiling
Walk-in Pantry

Great Room:

Vaulted
Stone Hearth
Pellet Fireplace
Tongue and Groove Ceiling and Walls
Antler Chandeliers

Hearth Room:

Stamped Concrete
Epoxy Stream on Floor
Wet Bar with Granite Countertop
Rear Display Cabinets
Corner Wood Burning Fireplace

Personal Items:

Pool Table, Hot Tub

Exterior Details:

±1,353 SF of Exterior Deck Space
±375 SF Covered Deck
Stamped Concrete Driveway and Patio
Crawl Space
Outdoor Firepit
In-ground Pool
Outdoor Shower

4 Car Garage (53 ft x 30 ft):

12 ft Ceilings
10 ft Insulated Garage Door
Thru wall HVAC
Washer/Dryer Hookup
200 Amp Service
Hot Water Heater
Hardscape Floor with Drain
Vehicle Lift
Work Bench

2nd Floor, above garage:

9 ft x 14 ft Wet Bar with Concrete Countertop
Under-counter Ice Maker
Beverage Refrigerator
Pool Table
Central Heat and Air
Half Bath
Separate Exterior Entrance

3 Car Garage:

10 ft Ceilings
9 ft Insulated Garage Door
Thru wall A/C
Washer/Dryer Hookup
Hot Water Heater
200 Amp Service
Hardscape Floor with Drain

2nd Floor, above garage:

1 Bedroom Apartment
Full Kitchen (Range, Dishwasher, Refrigerator)
Full Bath
Central HVAC
Separate Entrance
Deck and Covered Deck Area

PROPERTY DETAILS

Additional Details:

Pool Room / Exercise Room:

23 ft x 23 ft Flex Space / Exercise Room
100 Amp Subpanel
Thru Wall HVAC
11 ft x 8 ft Dog Kennel with Exterior Access

Guest House Details:

3 Bedroom
2 Bath
±1,500 SF
16 ft x 30 ft Oversized 1-Car Garage
Laminate Floor
Double Tray Ceiling
Range, Dishwasher, Refrigerator, Microwave
Separate Utility Room / Mud Room



Farm Details:

4 Plank Fence
3 Tobacco Barns
Water at Fields
Water at Barns
Weigh Station
Corral Gate Area
Cattle Chute
Survey

Office Barn (67 ft x 86 ft):

3 Over Head Doors
23 ft x 16 ft Office
Partial Poured Concrete Floor
Loft Area
200 Amp Service
2 - 12 ft Overhead Doors
Corrugated Grain Bin Hopper
Well Water

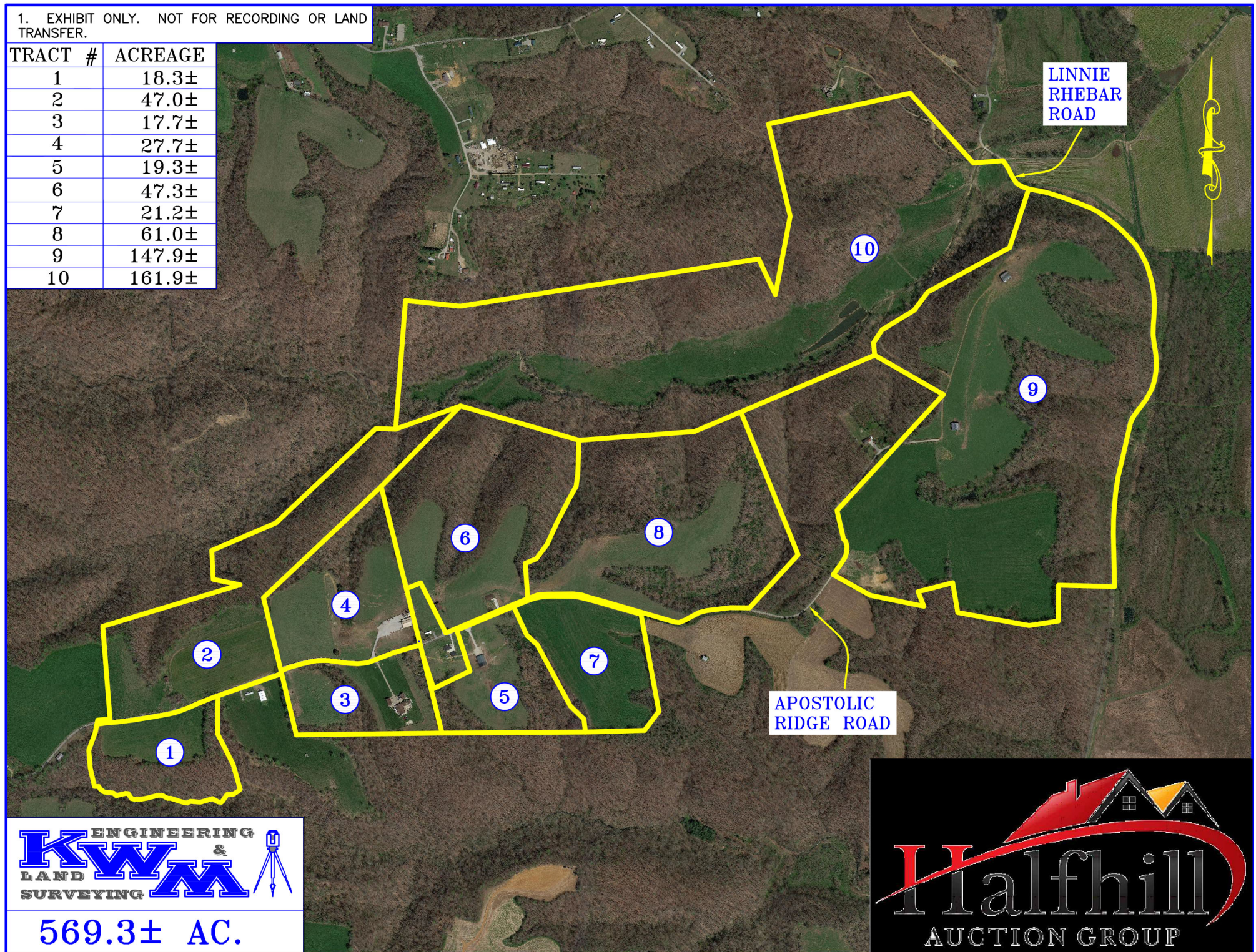
Horse Barn (100 ft x 60 ft):

100 ft x 30 ft Enclosed Concrete Floor
4 ft Concrete Wall Foundation
Floor Drain
8 Bay Shed on Each Side
Hot Water Heater
Well Water
22ft x 10 ft Office / Tack Room
200 Amp Service



1. EXHIBIT ONLY. NOT FOR RECORDING OR LAND TRANSFER.

| TRACT # | ACREAGE |
|---------|---------|
| 1 | 18.3± |
| 2 | 47.0± |
| 3 | 17.7± |
| 4 | 27.7± |
| 5 | 19.3± |
| 6 | 47.3± |
| 7 | 21.2± |
| 8 | 61.0± |
| 9 | 147.9± |
| 10 | 161.9± |



569.3± AC.





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for more information



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