

COMMUNITY

Christie’s Bluegrass announces Record-Breaking Residential Real Estate Sale in Rowan County



1600 Ditney Ridge Road in Morehead, Ky.

Morehead Property Boasts 4,600 Square-Foot Luxury Cabin on 346 Acres Lexington, Ky. – Christie’s International Real Estate Bluegrass is proud to announce a historic milestone in the Rowan County real estate market with the successful sale of a premier property in Morehead, Ky. The property, 1600 Ditney Ridge Road, closed today at \$1.625 million, marking the highest residential sale in Rowan County’s history. The property features a 4,600 square-foot luxury log cabin situated on 346 rolling acres. This masterpiece offers grand views, custom wooden floors, two full kitchens, solar power, reliable internet, and much more. Its location enhances its appeal, ideally positioned 25 minutes from downtown Morehead and 90 minutes from Lexington, Red River Gorge Recreational Area, and

Ashland. With no zoning restrictions, the property provides an extraordinary opportunity for additional improvements. This transaction reflects the rising demand for privacy, personal freedom, and rural living. Many Americans are looking to new markets, such as Kentucky, to satisfy these needs. Stephen J B Davis, land specialist and residential Realtor®, represented the sellers in this historic deal. “The secret is out: Kentucky is great. Kentucky offers diverse topographies and more miles of navigable waters than any other state except Alaska,” said Davis. “This allows for a wide range of hunting opportunities, world-class equine operations, some of the best beef cattle and hay production in the United States, and, of course, the world’s best bourbons. And as working remotely becomes

a growing standard in America’s economy, people are coming from all over the U.S. — Utah, Texas, Washington, Ohio, to name a few – and are finding a piece of that greatness for themselves.” The success of this transaction reflects the strength and ongoing opportunities within the Central Kentucky real estate market, particularly in emerging recreational loca-

tions like Morehead, Somerset, and Natural Bridge and Red River Gorge. Such properties are well-positioned for long-term value appreciation. “The land and farm market demonstrated strong activity in 2024 with 104 luxury properties totaling \$250 million in sales across our three largest markets: Central Kentucky, Greater Louisville, and Northern Kentucky,” said Rusty Underwood,

Christie’s International Real Estate Bluegrass Owner/CEO. “These trends and market conditions underscore the resilience and dynamism of Kentucky’s luxury sector, which we anticipate will continue to outpace other market segments in annual appreciation.”

About Christie’s International Real Estate Bluegrass We believe that luxury describes an experience. With Central Kentucky’s best REALTORS® and a powerful global platform that offers world-class marketing, industry-leading technology, and international reach, the firm is focused on providing the highest level of service and professionalism to clients at every price point. For more information, please visit cirebg.com. For more information, please contact: Ashley Swift Marketing Director Christie’s International Real Estate Bluegrass aswift@cirebg.com 716-235-9945 Stephen J B Davis Land Specialist, Realtor® Christie’s International Real Estate Bluegrass sjbdavis@cirebg.com 859-447-0299

Allison Ball Auditor of Public Accounts	
Independent Auditor's Report	
To the People of Kentucky The Honorable Andy Beshear, Governor Holly M. Johnson, Secretary Finance and Administration Cabinet The Honorable Harry Clark, Rowan County Judge/Executive Members of the Rowan County Fiscal Court	
Report on the Audit of the Financial Statement Opinions We have audited the accompanying Statement of Receipts, Disbursements, and Changes in Fund Balances – Regulatory Basis of the Rowan County Fiscal Court, for the year ended June 30, 2024, and the related notes to the financial statement, which collectively comprise the Rowan County Fiscal Court's financial statement as listed in the table of contents. <i>Unmodified Opinion on Regulatory Basis of Accounting</i> In our opinion, the accompanying financial statement referred to above presents fairly, in all material respects, the receipts, disbursements, and changes in fund balances – regulatory basis of the Rowan County Fiscal Court, for the year ended June 30, 2024, in accordance with accounting practices prescribed or permitted by the Commonwealth of Kentucky as described in Note 1. <i>Adverse Opinion on U.S. Generally Accepted Accounting Principles</i> In our opinion, because of the significance of the matter discussed in the Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles section of our report, the financial statements do not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of each fund of the Rowan County Fiscal Court, for the year ended June 30, 2024, or the changes in financial position and cash flows thereof for the year then ended. Basis for Opinions We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in <i>Government Auditing Standards</i> , issued by the Comptroller General of the United States, and the <i>Fiscal Court Audit Guide</i> issued by the Auditor of Public Accounts, Commonwealth of Kentucky. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement section of our report. We are required to be independent of the Rowan County Fiscal Court and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles As described in Note 1 of the financial statement, the financial statement is prepared by the Rowan County Fiscal Court on the basis of the accounting practices prescribed or permitted by the Department for Local Government to demonstrate compliance with the Commonwealth of Kentucky's regulatory basis of accounting and budget laws, which is a basis of accounting other than accounting principles generally accepted in the United States of America. The effects on the financial statement of the variances between the regulatory basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material and pervasive. Responsibilities of Management for the Financial Statement Rowan County Fiscal Court's management is responsible for the preparation and fair presentation of the financial statement in accordance with accounting practices prescribed or permitted by the Department for Local Government to demonstrate compliance with the Commonwealth of Kentucky's regulatory basis of accounting and budget laws. This includes determining that the regulatory basis of accounting is an acceptable basis for the preparation of the financial statement in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of a financial statement that is free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Rowan County Fiscal Court's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter. Auditor's Responsibilities for the Audit of the Financial Statement Our objectives are to obtain reasonable assurance about whether the financial statement is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and <i>Government Auditing Standards</i> will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statement. In performing an audit in accordance with GAAS and <i>Government Auditing Standards</i> , we: • Exercise professional judgment and maintain professional skepticism throughout the audit. • Identify and assess the risks of material misstatement of the financial statement, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statement. • Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Rowan County Fiscal Court's internal control. Accordingly, no such opinion is expressed. • Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statement. • Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Rowan County Fiscal Court's ability to continue as a going concern for a reasonable period of time. We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit. Other Matters Supplementary Information Our audit was conducted for the purpose of forming an opinion on the financial statement taken as a whole of the Rowan County Fiscal Court. The Budgetary Comparison Schedules are presented for purposes of additional analysis and are not a required part of the financial statement; however, they are required to be presented in accordance with accounting practices prescribed or permitted by the Department for Local Government to demonstrate compliance with the Commonwealth of Kentucky's regulatory basis of accounting and budget laws. The accompanying Budgetary Comparison Schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statement. Such information has been subjected to the auditing procedures applied in the audit of the financial statement and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statement or to the financial statement itself, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Budgetary Comparison Schedules are fairly stated in all material respects in relation to the financial statement as a whole. Other Information Management is responsible for the other information included in this report. The other information is comprised of the schedule of capital assets but does not include the financial statement and our auditor's report thereon. Our opinions on the financial statement do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statement, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statement, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report. Other Reporting Required by Government Auditing Standards In accordance with Government Auditing Standards, we have also issued our report dated April 9, 2025, on our consideration of the Rowan County Fiscal Court's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Rowan County Fiscal Court's internal control over financial reporting and compliance. Based on the results of our audit, we present the accompanying Schedule of Findings and Responses included herein, which discusses the following report finding: 2024-001 The Rowan County Fiscal Court Did Not Have Adequate Controls In Place To Accurately Report Amounts For Debt On The Fourth Quarter Financial Report	
Respectfully submitted, Allison Ball Auditor of Public Accounts Frankfort, Ky	
Published in the Rowan County News on 05.29.25	

Family Fun Day

The 22nd Annual

Caring Hearts of Nicholas County, Inc.

Trail Ride, Pig Roast, Auction & Cornhole

Saturday, June 7, 2025

Trail Ride - 10:00 am Clay Wildlife

Management Area: Carlisle, KY

Site to be determined.

Please follow signs.

Registration begins at 8:00 am

\$10.00 per rider.

Bring lawn chairs, lunch 12:00 Noon

Auction 2:00 pm

ALL DONATIONS ACCEPTED FOR

PHYSICALLY HANDICAPPED CHILDREN

Donations accepted at Caring Hearts

of Nicholas County, Inc.

PO Box 334, Carlisle,KY 40311

For more information contact:

Mike Berry 859-473-0161,

or

Sharu Workman 606-842-0022

Rain Date Saturday, June 14th, 2025

SIGNS WILL BE POSTED



(NOT RESPONSIBLE FOR ACCIDENTS)