

CABIN AT ELKHORN RIDGE - RENTAL RULES

August 1, 2025

NO PETS OR SMOKING

Please treat our cabin as if it were yours and leave the property in the same condition, or better, as it was when you arrived. Let us know immediately if there are damages, things that don't work, or any issues that concern you, that would concern us. Most importantly, we want you to enjoy your time at the cabin!

1. Smoking is NOT allowed on the property.
2. People other than those named in the Guest party may not stay overnight on the property.
3. Pets are NOT allowed on the property. ☹️
4. We welcome supervised children, but please know that the cabin is NOT child-proofed.
5. Housekeeping: There is no daily housekeeping service included in the rental. Linens and towels are included for the cabin, with extras in the hall closet or bedrooms. We suggest you bring old or beach towels for use outside.
6. Parking: A single-car garage is attached to the cabin. The automatic garage door opener is not available for use by renters, but you may park carefully inside the garage and use the door opener on the wall by the door to the laundry room. Other parking areas should not block the road or cause harm to the grass during rainy times.
7. Fireplace: The propane gas logs are vented. DO NOT add paper or other combustible materials to the fireplace. When the gas logs are in use, please keep the glass doors open. Do not leave the logs burning overnight, or if unattended. When finished with the logs, turn the fire off and close the glass doors. (Instructions on mantle)
8. Water and septic: The cabin is on city water with a septic system. Feminine products should be wrapped up and put in the trash can.
9. Keep the property and all furnishings in good order and use appliances for their intended use only.
10. Shoes should be worn at all times when on the porch, deck or outside. We are not responsible for injuries.
11. Fire pit: Only burn wood or suitable items in the fire pit. A hose is hooked up to the exterior water hydrant and is available when a fire is burning. Only have a fire when it is attended by an adult.
12. Grill: The grill must be moved far away from the cabin wall when in use and as it cools down. Please treat this as if it were yours – clean up your mess!
13. Creek access: We do not provide floating devices, boats or kayaks. Elkhorn Creek is small, and sometimes the water flow will restrict boating. Although the farm has some access to the creek, we cannot guarantee it will be available during your stay. Best access is at our entrance across the bridge into Scott County....left side of the road.
14. There is NO hunting allowed on this property.
15. Elkhorn Ridge Farm is a 195-acre working farm. We have two barns that are visible from the cabin. You may walk or bike on the farm rock roads, or drive your vehicle. Please respect our need to freely work on the farm.

The Cabin at Elkhorn Ridge Farm

1334 Georgetown Road, Fire Gate 15 Midway, KY 40347 Mail: PO Box 602 Midway, KY 40347
Mike and Amy Perry amy.perry424@gmail.com Amy Cell: 859-227-0615 Elkhornridgecabin.com

CABIN AT ELKHORN RIDGE – Parties & Gatherings

August 1, 2025

No pets or smoking

Although the Cabin is located on a large farm, we are not set up for space and parking to accommodate large groups. We are licensed in Woodford County as a short-term rental for six people. Below are the current Cabin Rules for regular rentals, plus, additional requirements pertaining to parties and gatherings:

1. REGULAR CABIN RENTAL

- A. The cabin must be rented for a minimum of two days for the renter to have a small gathering.
- B. The \$300-\$500 refundable security deposit must be collected in advance for the cabin to be rented.
- C. Cabin guests may have up to (10) ten people in total on the premises, with the rules of the cabin pertaining to all guests.
- D. Rental payment is based on the number of people who spend the night.

2. PARTY OR GATHERING: (the cabin must be rented for a minimum of two nights to have a gathering/party)

- A. There is a maximum of 20 people at one time at the cabin. Cabin owners must know about any parties in advance.
- B. There is an additional \$200 security deposit (refundable) for a party/gathering of up to 20 people.
- C. There is an additional charge of \$100 - \$300 for a party/gathering of up to 20 people.
- D. Guests visiting the cabin during a party or gathering must remain in the cabin area.

3. The Cabin cannot be rented for weddings or receptions

4. We have no mosquito control in place at the cabin.

5. Our (3) three folding tables and extra chairs may be used carefully for events.

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Cabin Description and Amenities

The cabin and exterior space were heavily renovated in 2016. It offers a quiet retreat for people looking to enjoy picturesque Woodford County farmland with creek access. We are conveniently located just off the I-64 exchange and three miles from the lovely city of Midway, KY. The cabin is a comfy 1,100 square feet with an attached 1-car garage. Supervised children are welcome, but there is no smoking, no hunting and unfortunately no pets on the property. The cabin is available as a vacation rental and offers a reduced rate if renting by the week or month. We are wheelchair accessible thru the sliding door into the kitchen. Please see our policies on parties or gatherings at the cabin.

- **BEDROOMS:** bedding supplied
3 Bedrooms
Owner's Suite – queen bed
Second Bedroom – queen bed
Third Bedroom – full bed
- **BATHROOMS:** fluffy towels, soap & hair products supplied
2 Bathrooms – one with tub/shower, the Master suite is a new tiled walk-in shower
- **ENTERTAINMENT:** (Direct-TV & Wi-Fi)
Den flat-screen large TV on fireplace
Owner's suite large flat-screen TV
Second bedroom, TV for local stations only
DVD player in the closet of the 2nd bedroom
Radio in second bedroom
- **DINING:**
Inside dining area seats 6
Bar seats 2
Porch, covered seating 4
Outside extra tables and chairs for 10
- **KITCHEN:** fully-stocked
Coffee maker (Keurig and regular drip)
Refrigerator/freezer with ice-maker
Dish washer (with detergent)
Electric Stove/Oven
Micro-wave, toaster, hand mixer, blender
Cooking utensils, pots, pans, bakeware
Dishes & utensils
Paper products (napkins, paper towels, plates and plastic cups, etc.)
Bar ware (wine glasses, etc - under bar)
Placemats, household items are in laundry area
- **OUTSIDE:**
Front porch and yard seating
Covered Back porch and a deck with plenty of outside seating
Grill, propane
Fire pit
Access to walk/bike our farm
Elkhorn Creek access is not guaranteed
- Great farmland and nature views!
- **GENERAL:**
Air Conditioning, forced-air heat
Smoke detectors in multiple locations
Clothes washer and dryer with some laundry detergent/dryer sheets
Iron and ironing board (master closet)
Hair dryer, master bath

FOR YOUR PLEASURE:

We are providing "Get You Started" pastries from the Midway Bakery & coffee/tea (Keurig pods) for your first morning with us (no creamer provided). These treats will not last your entire stay, but it will give you time to stop at a grocery!

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Find it All – Nearby

Verify times with the businesses before going

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Clark's Pump-N-Shop

Next to I-64 Midway exit on cabin road
Open 24 hours
300 Lacefield St., Midway, KY

nice deli, groceries, very new, fuel

Shell Station / Midway Food Mart

1 mile away near I-64 exchange/421
Open 24-7 (except hour late Sunday night)
1004 Green Gables Dr., Midway 502-424-3603

Groceries, newspaper, 24-hr fuel pump

Midway Corner Grocery

3 miles away in Midway
Open Sun 6am-9pm; Monday-Sat 5am-9pm
301 North Winter Street, Midway 859-846-4712

Groceries, newspaper, Racing Form, fuel
best hamburger in town, local flavor

Kroger Marketplace, Georgetown

10 minute drive – open 24-7
106 Marketplace Circle, Georgetown, KY

Everything, plus liquor store

The Pavilion,

10-15 minute drive – thepavillionky.com
140 Pavilion Drive, Georgetown, KY 502-863-7865

Swimming & exercise

Falling Springs, swimming & exercise

15-20 minute drive – vwcparksrec.com
275 Beasley Drive, Versailles 859-873-5948

Things we love to do – Nearby

Visit these websites for info on events and opportunities in our area:

***Midway activities, shopping and local restaurants (meetmeinmidway.com) ***

[Lexington \(visitlex.com\)](http://Lexington.visitlex.com)

[Kentucky Living Magazine \(kentuckyliving.com\)](http://Kentucky Living Magazine (kentuckyliving.com))

Kentuckytourism.com

Calendar.kentucky.com

[Lexington Herald Leader \(ky.com\)](http://Lexington Herald Leader (ky.com))

Georgetown News-Graphic.com

woodfordsun.com

Local Restaurants: see complete list at meetmeinmidway.com

Holly Hill Inn – 426 North Winter Street, Midway. 859-846-4732

hollyhillinn.com

Midway Bakery - 510 Versailles Road, Midway 859-846-4336

Midwayschoolbakery.com

Wallace Station – 3854 Old Frankfort Pike, Versailles 859-846-5161

wallacestation.com

Horse Farm Tours UnBridled Horse Tours - custom tours!

unbridledhorsetours.com

Martha Martin, 859-333-8940 MBMartin326@aol.com

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Things we love to do – Nearby, continued

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Kentucky Horse Park 4089 Iron Works Parkway, Lexington
15 minutes from the cabin 859-233-4303

kyhorsepark.com

Old Friends (Thoroughbred horse retirement farm)
1841 Paynes Depot Road Georgetown
8 minutes from the cabin 502-863-1775

oldfriendsequine.org

Daniel Boone's Grave, Frankfort Cemetery
15 minutes from the cabin 215 E. Main Street, Frankfort 502-227-2403

kentuckytourism.com

Distillery Tours – Bourbon!
Woodford Reserve
25 minutes from the cabin 7855 McCracken Pike, Versailles
859-879-1812

woodfordreserve.com

Buffalo Trace Distillery
30 minute drive from cabin 113 Great Buffalo Trace, Frankfort
866-729-3722

buffalotracedistillery.com

Shopping malls:
Hamburg Pavilion
15-20 minutes from the cabin Sir Barton Way, Lexington
Fayette Mall
30-45 minutes from the cabin 3401 Nicholasville Rd., Lexington

hamburg-pavilion.com

shopfayette-mall.com

Evans Orchard and Cider Mill
20 minute drive from the cabin 198 Stone Road Georgetown
502-863-2255

evansorchard.com

Riding Stables
Nancy Brannon, Brannon Stables
859-983-0856, call or text. Located on Ironworks Pike
Three Day Farm, 1620 Fisher's Mill Rd., Midway 502-863-3939

threedayfarm.com

Midway, Woodford County
There is nothing prettier than driving in and around Midway!
Shopping, restaurants, horse farms, etc. Don't miss Midway-Versailles Road.

meetmeinmidway.com

What you hopefully won't need!

Georgetown Community Hospital
1140 Lexington Road, Georgetown 502-868-1100

Woodford County Ambulance 859-873-8057

Woodford County Police 859-873-7374

Woodford County Fire 859-873-4100

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