



7375 McCowans Ferry Road  
105.36± acres | Woodford County  
\$1,225,000

*Offered Exclusively By:*

**KIRKPATRICK & Co.**

Zach Davis | Principal Broker  
+1 .859.576.8195  
[www.kirkfarms.com](http://www.kirkfarms.com)  
[zach@kirkfarms.com](mailto:zach@kirkfarms.com)







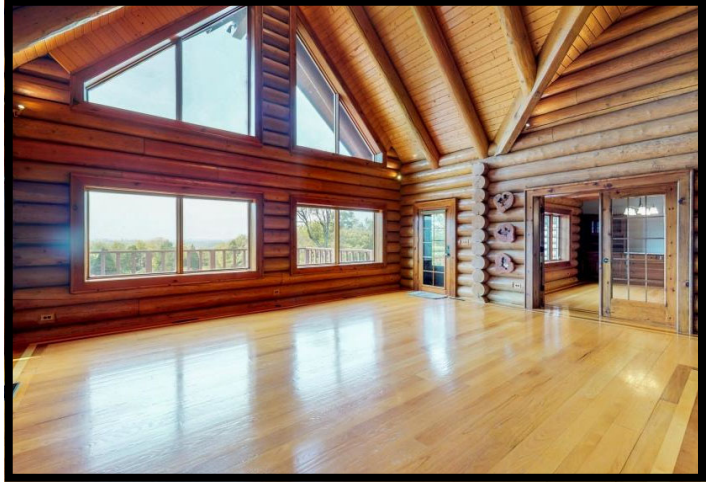
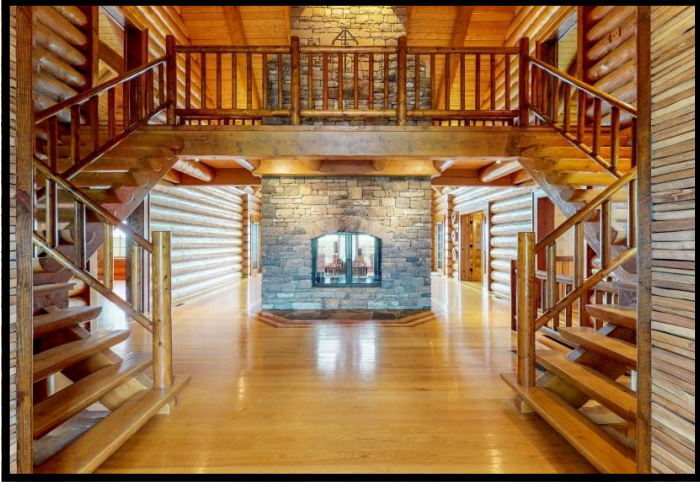
Appearing at the end of a long, winding drive, this fabulous, custom log home sits perched atop 105+/- acres, surrounded by dense woods, with Kentucky River frontage. Painstakingly constructed ca. 1991-1995, this Swedish Cope (sometimes called Saddle Cope) style log home has 4 bedrooms, 4.5 bathrooms, and sweeping yet secluded views from every window. A first-floor master bedroom adjoins a private library (or possible 4th bedroom) and luxurious master bathroom. A gracious living room with twin staircases and striking stone fireplace anchors the home. Additional features include a spacious eat-in kitchen, partially-finished basement space (also with stone fireplace), large rear deck and gazebo, and a three-car attached garage. An entirely-practical insulated metal equipment building also has office space and a bathroom. This wonderfully-private property rests behind a gated, stone entrance along the beautiful and historic McCowans Ferry Road.



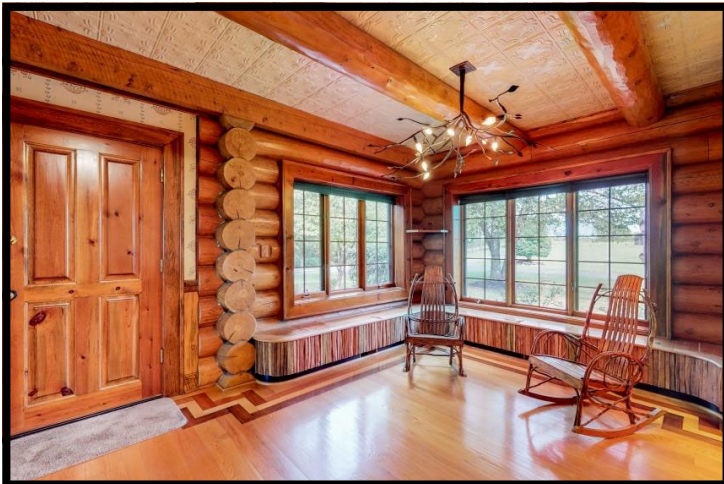
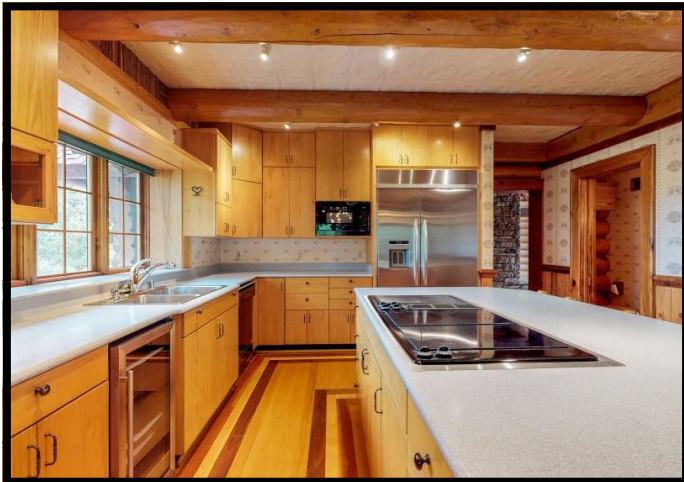








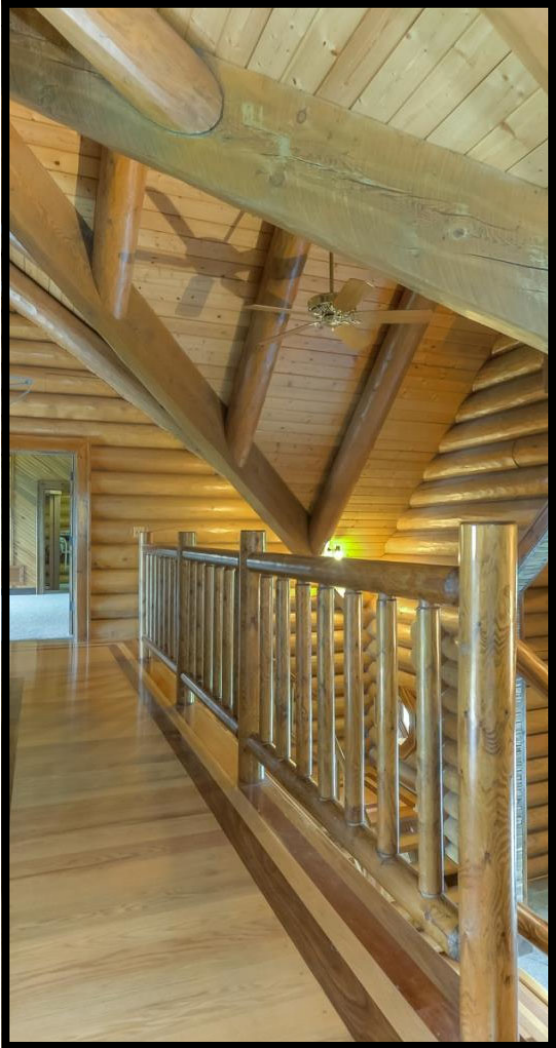








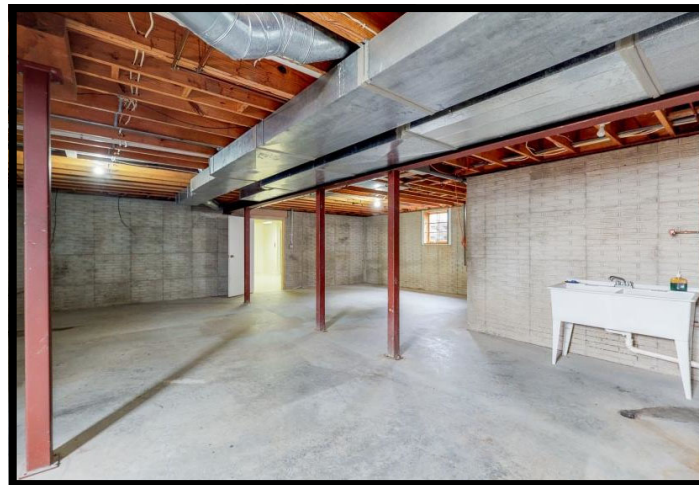
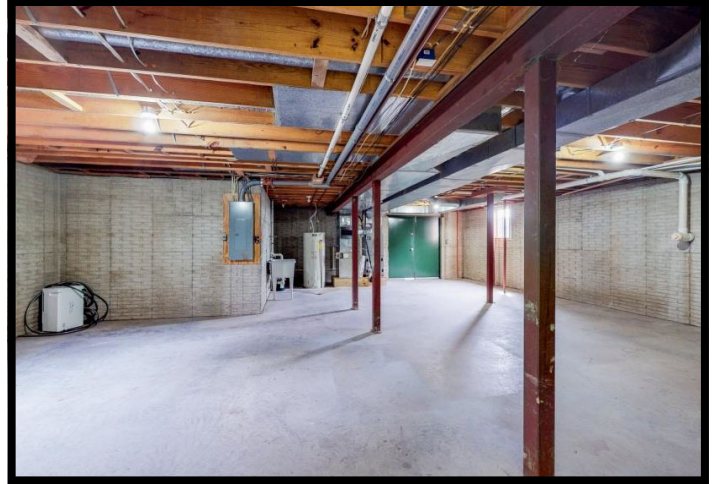












All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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.

















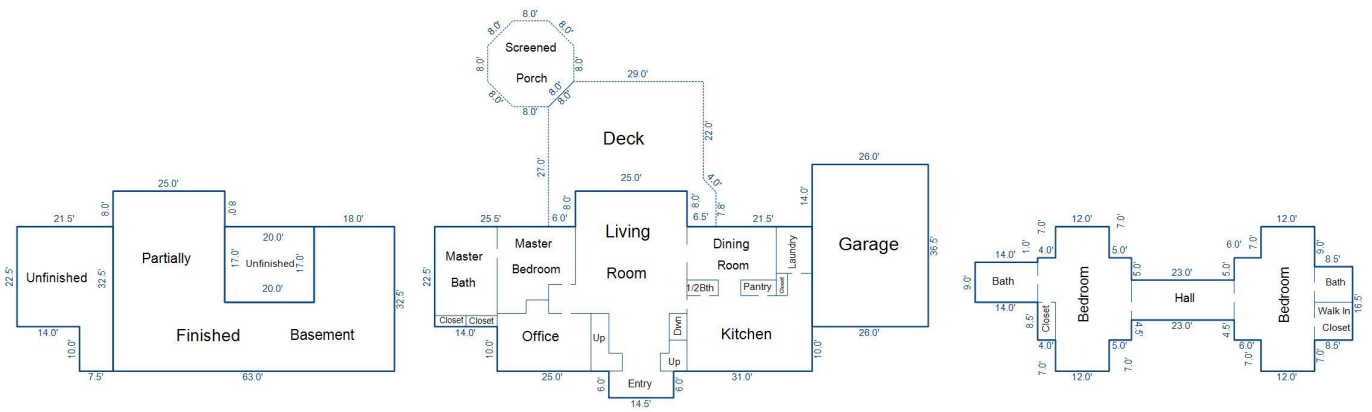






## SKETCH ADDENDUM

Intended User  
 Property Address **7375 McCowans Ferry Road**  
 City **Versailles** County **Woodford** State **KY** Zip Code **40383**  
 Client **Zach Davis 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	2893.3	262.0	2893.3	First Floor		25.0 x	8.0 =	200.0	
GLA2	Second Floor	1.0	1530.8	281.0	1530.8			84.5 x	22.5 =	1901.3	
BSMT	Unfinished BSMT	1.0	558.8	108.0				14.5 x	6.0 =	87.0	
	Unfinished BSMT	1.0	340.0	74.0				70.5 x	10.0 =	705.0	
	Partially Finished	1.0	1907.5	241.0	2806.3	Second Floor		14.0 x	9.0 =	126.0	
GAR	Garage	1.0	949.0	125.0	949.0			18.5 x	4.0 =	74.0	
P/P	Deck	1.0	941.9	151.3				32.5 x	12.0 =	390.0	
	Porch	1.0	309.0	64.0	1250.9			16.5 x	8.5 =	140.3	
									32.5 x	12.0 =	390.0
									18.5 x	6.0 =	111.0
									23.0 x	9.0 =	207.0
							18.5 x	5.0 =	92.5		
	<b>Net LIVABLE</b>			(rounded)	<b>4,424</b>	<b>12 total items</b>			(rounded)	<b>4,424</b>	



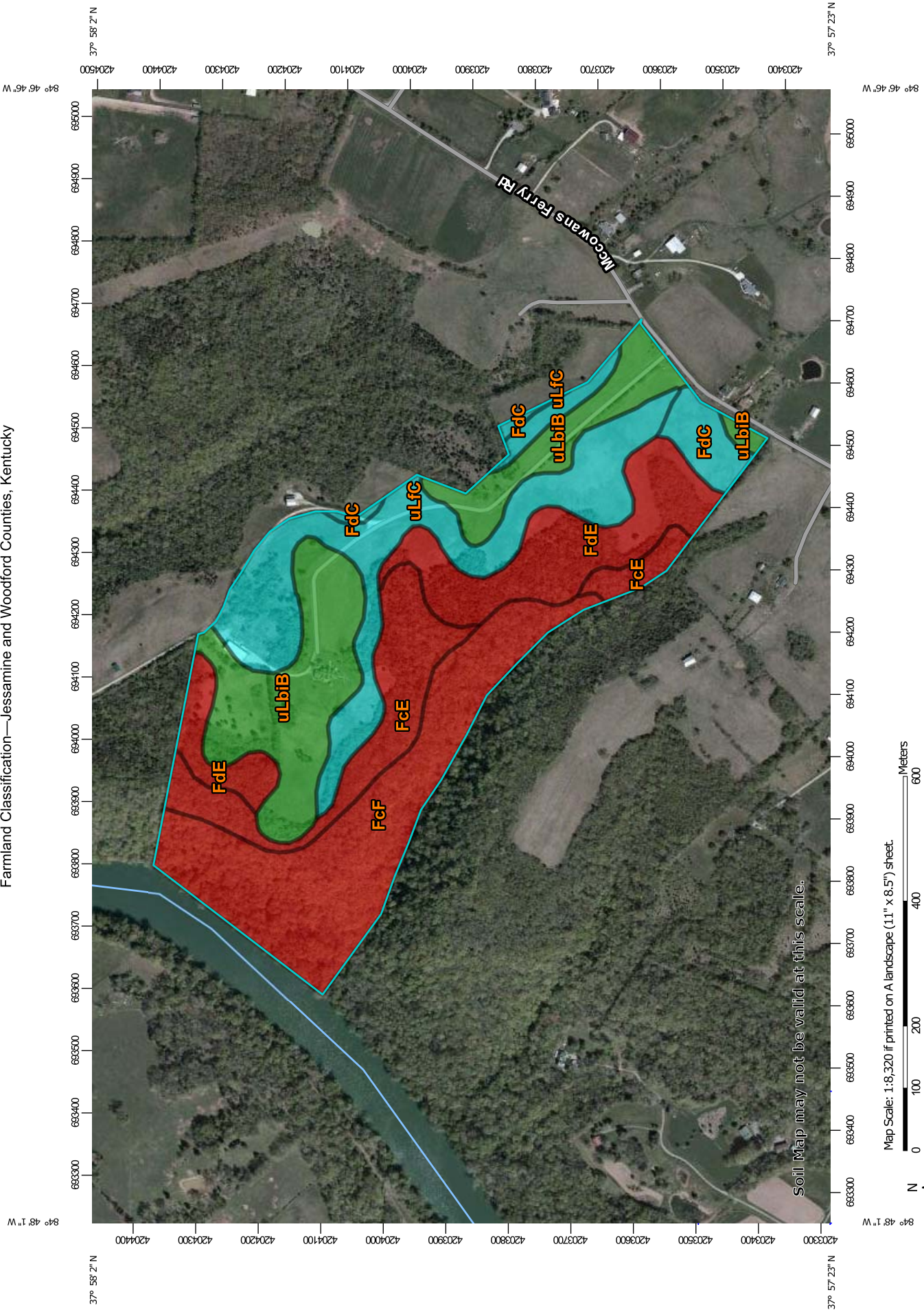
7375 McCowans Ferry Road, Versailles, Woodford County— 105.36 Acres +/-



Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.



Farmland Classification—Jessamine and Woodford Counties, Kentucky



Soil Map may not be valid at this scale.

Map Scale: 1:8,320 if printed on A landscape (11" x 8.5") sheet.








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







## MAP INFORMATION

-  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

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.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jessamine and Woodford Counties, Kentucky  
Survey Area Data: Version 13, Oct 3, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 17, 2010—Sep 13, 2010

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.



## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	12.6	11.9%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	26.0	24.6%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.8	3.6%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	17.1	16.2%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	23.3	22.1%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	22.9	21.7%
<b>Totals for Area of Interest</b>			<b>105.7</b>	<b>100.0%</b>

### 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



PROPERTY ADDRESS: 7775 McGowan's Ferry Road

**SELLER'S DISCLOSURE OF PROPERTY CONDITION**

This form applies to residential real estate sales and purchases. This form is not required for:

- 1. Residential purchases of new construction homes if a written warranty is provided;
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure.

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on 7-7 1991 and ending on June 27, 2017.  
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: \_\_\_\_\_

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

**INSTRUCTIONS TO THE SELLER:** (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

**SELLER'S DISCLOSURE:** As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

**1. HOUSE SYSTEMS** N/A YES NO UNKNOWN

Any past or current problems affecting:

- (a) Plumbing .....  N/A  YES  NO  UNKNOWN
- (b) Electrical system .....  N/A  YES  NO  UNKNOWN
- (c) Appliances .....  N/A  YES  NO  UNKNOWN *disposal*
- (d) Floors and walls .....  N/A  YES  NO  UNKNOWN
- (e) Doors and windows .....  N/A  YES  NO  UNKNOWN
- (f) Ceiling and attic fans .....  N/A  YES  NO  UNKNOWN
- (g) Security system .....  N/A  YES  NO  UNKNOWN
- (h) Sump pump .....  N/A  YES  NO  UNKNOWN
- (i) Chimneys, fireplaces, inserts .....  N/A  YES  NO  UNKNOWN
- (j) Pool, hot tub, sauna .....  N/A  YES  NO  UNKNOWN
- (k) Sprinkler system .....  N/A  YES  NO  UNKNOWN *Pipe broken*
- (l) Heating ..... age 2010  N/A  YES  NO  UNKNOWN
- (m) Cooling/air conditioning ..... age 2010  N/A  YES  NO  UNKNOWN
- (n) Water heater ..... age not known  N/A  YES  NO  UNKNOWN

Explain: \_\_\_\_\_

**2. FOUNDATION/STRUCTURE/BASEMENT** N/A YES NO UNKNOWN

- (a) Any defects or problems, current or past, to the foundation or slab? .....  N/A  YES  NO  UNKNOWN
- (b) Any defects or problems, current or past, to the structure or exterior veneer? .....  N/A  YES  NO  UNKNOWN
- (c) Has the basement leaked at any time since you have owned or lived at the property?  N/A  YES  NO  UNKNOWN
- (d) When was the last time the basement leaked? \_\_\_\_\_
- (e) Have you ever had any repairs done to the basement? .....  N/A  YES  NO  UNKNOWN
- (f) If you have had basement leaks repaired, when was the repair performed? \_\_\_\_\_

Explain: \_\_\_\_\_

Initials (Seller) [Signature] Date/Time \_\_\_\_\_

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_



PROPERTY ADDRESS: \_\_\_\_\_

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) \_\_\_\_\_

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?

**3. ROOF** N/A YES NO UNKNOWN

(a) Age of the roof covering? circa 2010

(b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....      
 2. When was the last time the roof leaked? prior to new roof

(c) 1. Have you ever had any repairs done to the roof? .....      
 2. If you have ever had the roof repaired, when was the repair performed? 2010 new roof

(d) 1. Have you ever had the roof replaced?.....      
 2. If you have had the roof replaced, when was the replacement performed? 2010

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) No leaks

(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering?

2. If yes, when was the repair performed? \_\_\_\_\_  
 Explain: \_\_\_\_\_

**4. LAND/DRAINAGE** N/A YES NO UNKNOWN

(a) Any soil stability problems?.....

(b) Has the property ever had a drainage, flooding, or grading problem?.....

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?.....

If yes, what is the flood zone? \_\_\_\_\_

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? .....

Explain: \_\_\_\_\_

**5. BOUNDARIES** N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property?.....      
 2. Are the boundaries marked in any way?.....

3. Do you know the boundaries? If yes, provide description below.....

Explain: Survey

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? .....

Explain: \_\_\_\_\_

**6. WATER** N/A YES NO UNKNOWN

(a) 1. Source of water supply Vermillion City water      
 2. Are you aware of below normal water supply or water pressure? .....

(b) Is there a water purification system or softener remaining with the house?.....

(c) Has your water ever been tested? If yes, provide results below.....

Explain: \_\_\_\_\_

**7. SEWER SYSTEM** N/A YES NO UNKNOWN

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility.....

2. Category II. Private Treatment Facility.....

3. Category III. Subdivision Package Plant.....

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant").....

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal.....

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system.....

7. Category VII. No Treatment/Unknown.....

Name of Servicer (if known): \_\_\_\_\_

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer): Unknown

Date of last inspection (septic): Unknown Date last cleaned (septic): Unknown

(c) Are you aware of any problems with the sewer system?.....

Explain: \_\_\_\_\_

Initials (Seller) [Signature] Date/Time \_\_\_\_\_

Initials (Buyer) [Signature] Date/Time \_\_\_\_\_



PROPERTY ADDRESS: \_\_\_\_\_

**8. CONSTRUCTION/REMODELING** N/A YES NO UNKNOWN

(a) Have there been any additions, structural modifications, or other alterations made?  N/A  YES  NO  UNKNOWN

(b) Were all necessary permits and government approvals obtained?  N/A  YES  NO  UNKNOWN

Explain: \_\_\_\_\_

**9. HOMEOWNER'S ASSOCIATION** N/A YES NO UNKNOWN

(a) 1. Is the property subject to rules or regulations of a homeowner's association?  N/A  YES  NO  UNKNOWN

2. If yes, what is the yearly assessment? \$ \_\_\_\_\_

3. Homeowner's Association Name: \_\_\_\_\_  
 HOA Primary Contact Name: \_\_\_\_\_  
 HOA Primary Contact Phone No. \_\_\_\_\_

(b) Are you aware of any condition that may result in an increase in taxes or assessments?  N/A  YES  NO  UNKNOWN

(c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?  N/A  YES  NO  UNKNOWN

Explain: driveway and property line fence

**10. MISCELLANEOUS** N/A YES NO UNKNOWN

(a) Was this house built before 1978?  N/A  YES  NO  UNKNOWN

(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?  N/A  YES  NO  UNKNOWN

(c) 1. Are you aware of any testing for radon gas?  N/A  YES  NO  UNKNOWN

2. Results, if tested \_\_\_\_\_

(d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?  N/A  YES  NO  UNKNOWN

(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)  N/A  YES  NO  UNKNOWN

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

(f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?  N/A  YES  NO  UNKNOWN

(g) Are you aware of any damage due to wood infestation?  N/A  YES  NO  UNKNOWN

(h) 1. Has the house or other improvements ever been treated for wood infestation?  N/A  YES  NO  UNKNOWN

2. If yes, when, by whom, and any warranties? wood bees siding 2017

(i) Are you aware of any existing or threatened legal action affecting this property?  N/A  YES  NO  UNKNOWN

(j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?  N/A  YES  NO  UNKNOWN

(k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?  N/A  YES  NO  UNKNOWN

(l) Are you aware of any other conditions that are defective with regard to this property?  N/A  YES  NO  UNKNOWN

(m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination?  N/A  YES  NO  UNKNOWN

(n) Are there any warranties to be passed on?  N/A  YES  NO  UNKNOWN

(o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?  N/A  YES  NO  UNKNOWN

If yes, please explain: \_\_\_\_\_

(p) Are you aware of the existence of mold or other fungi on the property?  N/A  YES  NO  UNKNOWN

(q) Has this house ever had pets living in it?  N/A  YES  NO  UNKNOWN

If yes, Explain \_\_\_\_\_

(r) Is the property in a historic district?  N/A  YES  NO  UNKNOWN

Initials (Seller) Lgm Date/Time \_\_\_\_\_

Initials (Buyer)  Date/Time \_\_\_\_\_



## SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 7375 McCowan's Ferry Road

DATE: June 29, 2017

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in Item #13.

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(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"/>
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired? .....	<input checked="" type="checkbox"/>	<input 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"/>
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property? .....	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance..... <i>(N.A. - SEE #13)</i> .....	<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"/>
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(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"/>
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	<input checked="" type="checkbox"/>	<input 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"/>
<b>9. AUXILIARY HOUSES</b>			
(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 checked="" type="checkbox"/>	<input 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".)			
<b>10. BARNS/OUTBUILDINGS</b>			
(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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Electric lines .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Natural Gas/Propane .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Telephone lines .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Septic/Field lines .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
<b>12. MISCELLANEOUS</b>			
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input checked="" type="checkbox"/>	<input 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? <u>Spring 2007 - Puring Bros</u> .....	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	<input checked="" type="checkbox"/>	<input 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? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when. ....			
(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"/>
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

1f - garbage disposal  
 3u - yes, repaired in 2008  
 5a and b - refers only to the land along the river, not the house or the main part of the property  
 12d appeal from judgment awarding property - no bond filed, Motion to dismiss pending  
 12m - briefly used for laminating company

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>Lillian Jean Mayo</i>	6/29/12		
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:

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

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.



ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT  
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS


TODAY'S DATE: 11/14/2017 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 7375 McCowans Ferry Road, Versailles, Kentucky 40383

Lead Warning Statement


Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
 Known lead-based paint and/or paint hazards are present in the housing. (explain):

\_\_\_\_\_

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

 (b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

\_\_\_\_\_

Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.


Purchaser's Acknowledgment (Initial)


 (c) Purchaser has received copies of all information listed above  
(d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*  
(e) Purchaser has (check one below):

Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

 (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller  Buyer \_\_\_\_\_  
Seller \_\_\_\_\_ Buyer \_\_\_\_\_  
Agent  Agent \_\_\_\_\_