



595 Moores Mill Road
35.5± acres | Woodford County
\$2,150,000

Offered Exclusively By:

KIRKPATRICK & Co.

Cathy S. Davis | Agent
+1 .859.806.9444
www.kirkfarms.com
farmgirl@iglou.com





This remarkable estate-style property has been re-imagined and transformed with recent additions and remodeling at the direction of renowned architect Tom Wilmes, including a new master suite, mud room, screened patio room, barn addition and new equipment building. The show-stopping over-sized fireplace demands your admiration and, of course, the attention to detail at every turn of this property is quite evident. Stunning vaulted master BR and ensuite with seemingly endless storage and his and hers walk-in closets. Charming butler's pantry, gorgeous kitchen, additional guest suites on the 2nd floor, mud room and finished basement. 3-Zone Geothermal, paved drive, 3-car rear entry garage, backup generator. Equine facilities include an exceptional 9-stall barn with feed room, tack room, wash bay, 3 fields, 2 paddocks, automatic waterers and a newer equipment building.





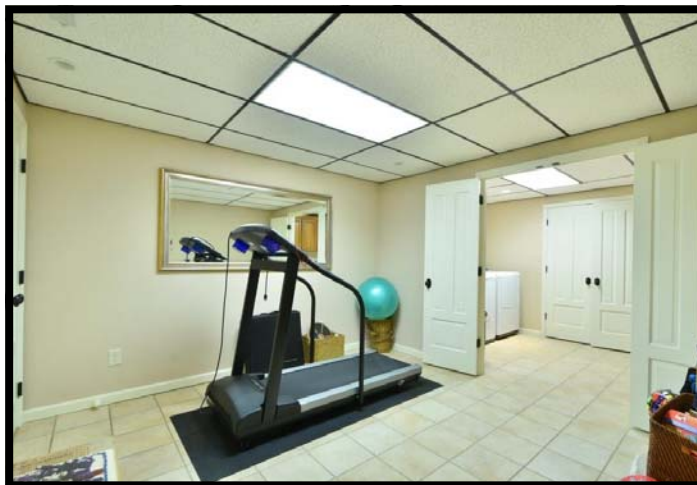














All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification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



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, and Scott County, Kentucky



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

5/8/2018
Page 1 of 5

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.7	7.4%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	0.1	0.4%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	19.8	55.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	10.8	30.2%
W	Water	Not prime farmland	1.6	4.5%
Subtotals for Soil Survey Area			35.1	98.0%
Totals for Area of Interest			35.8	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CyF	Cynthiana-Rock outcrop complex, 20 to 50 percent slopes	Not prime farmland	0.1	0.1%
W	Water	Not prime farmland	0.7	1.9%
Subtotals for Soil Survey Area			0.7	2.0%
Totals for Area of Interest			35.8	100.0%

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

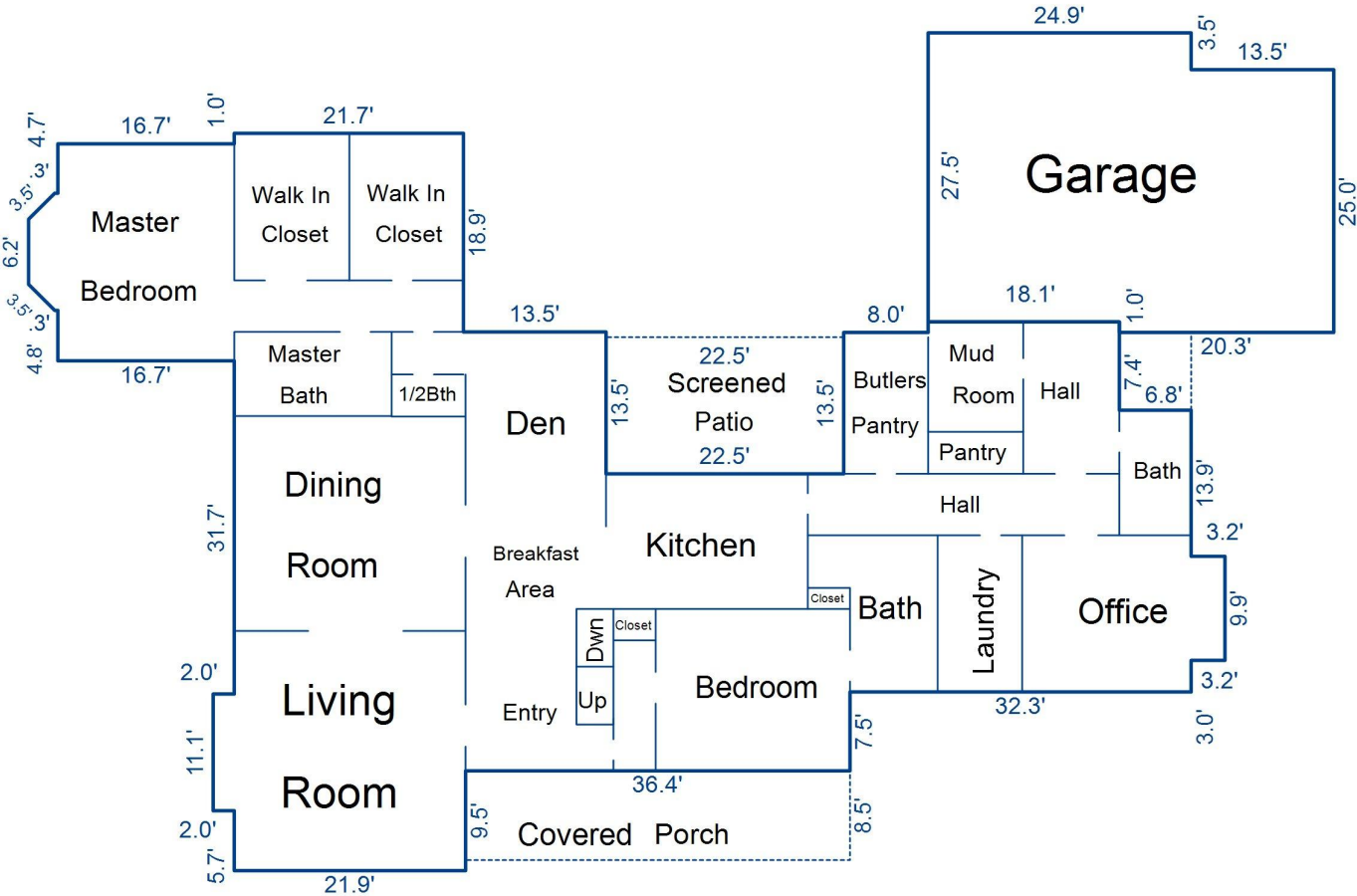
SKETCH ADDENDUM

Intended User

Property Address595 Moores Mill Road

CityVersaillesCountyWoodfordStateKYZip Code40383

ClientCathy 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	4244.4	396.9	4244.4	First Floor		11.1 x	2.0 =	22.2	
GAR	Garage	1.0	1029.1	133.8	1029.1			11.1 x	0.3 =	3.3	
P/P	Porch	1.0	309.4	89.8				6.2 x	2.5 =	15.3	
	Porch	1.0	50.3	28.4			0.5 x	3.5 x	1.8 =	3.1	
	Patio	1.0	292.5	71.0	652.2		0.5 x	3.5 x	1.8 =	3.1	
								20.6 x	16.7 =	344.9	
								18.1 x	1.0 =	18.1	
								70.1 x	21.7 =	1522.2	
								51.2 x	0.2 =	10.2	
								41.7 x	13.3 =	555.3	
								28.2 x	23.1 =	652.6	
								32.3 x	20.7 =	670.2	
								32.9 x	6.1 =	199.1	
								26.1 x	7.4 =	193.1	
								9.9 x	3.2 =	31.7	
	Net LIVABLE			(rounded)	4,244	15 total items			(rounded)	4,244	

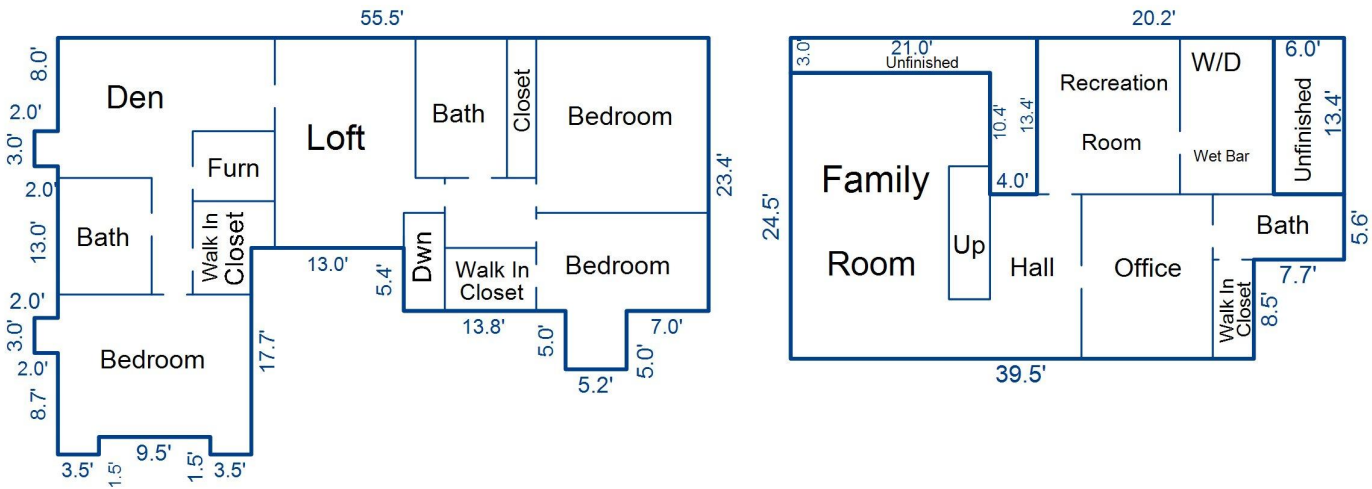
SKETCH ADDENDUM

Intended User

Property Address595 Moores Mill Road

CityVersaillesCountyWoodfordStateKYZip Code40383

ClientCathy 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	
GLA2	Second Floor	1.0	1455.2	214.2	1455.2	Second Floor		3.0 x	2.0 =	6.0	
BSMT	Finished BSMT	1.0	1047.6	170.2				3.0 x	2.0 =	6.0	
	Unfinished BSMT	1.0	80.4	38.8				5.2 x	5.0 =	26.0	
	Unfinished BSMT	1.0	104.6	68.8	1232.6			35.7 x	3.5 =	125.0	
								34.2 x	13.0 =	444.6	
								39.0 x	18.0 =	702.0	
								3.5 x	1.5 =	5.3	
								26.0 x	5.4 =	140.4	
Net LIVABLE			(rounded)		1,455	8 total items	(rounded)		1,455		

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 10/15/2003, and ending on 05/01/2018.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 595 Moores Mill Rd., Midway, KY 40347-6008

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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Electrical system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Appliances | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Floors and walls | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Doors and windows | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Ceiling and attic fans | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Security system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Sump pump | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Chimneys, fireplaces, inserts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Pool, hot tub, sauna | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Sprinkler system | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Heating.....age | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Cooling/air conditioning.....age | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Water heater... <u>Both replaced age 6 mos. ago</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain:

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Any defects or problems, current or past, to the foundation or slab? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Any defects or problems, current or past, to the structure or exterior veneer? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: _____

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (c) Has the basement leaked at any time since you have owned or lived at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) When was the last time the basement leaked? <u>Never</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have you ever had any repairs done to the basement? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) If you have had basement leaks repaired, when was the repair performed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: _____

Initials (Seller)

P7G
PLW

Date/Time 5-1-18 10:07 AM

Initials (Buyer)

Date/Time

Form M105 revised 3/2016

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5/1/18 10:10 AM

(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? 10 YRS.

(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?

(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?

(d) 1. Have you ever had the roof replaced?.....

☐ ☐ ☒ ☐

2. If you have had the roof replaced, when was the replacement performed? No

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

(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:

(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 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): 4 YRS ago

Date of last inspection (septic): _____ Date last cleaned (septic): 4 yrs ago

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

☒ ☐ ☐ ☐

Explain:

Initials (Seller)

PJG
PWG

Date/Time

5-1-18 10:15 AM

Initials (Buyer)

5-1-18 10:20 AM

Date/Time

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8.	CONSTRUCTION/REMODELING	N/A	YES	NO	UNKNOWN
(a)	Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Were all necessary permits and government approvals obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain: <u>House completely remodeled 2007</u>				

9.	HOMEOWNER'S ASSOCIATION	N/A	YES	NO	UNKNOWN
(a)	1. Is the property subject to rules or regulations of a homeowner's association?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Explain:				

10.	MISCELLANEOUS	N/A	YES	NO	UNKNOWN
(a)	Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	1. Are you aware of any testing for radon gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. Results, if tested				
(d)	Are you aware of any <u>underground storage tanks</u> , old septic tanks, field lines, cisterns or abandoned wells on the property? <u>PROPANE TANK</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.)?	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h)	1. Has the house or other improvements ever been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. If yes, when, by whom, and any warranties?				
(i)	Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j)	Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k)	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l)	Are you aware of any other conditions that are defective with regard to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m)	Are there any environmental hazards known to seller? E.g., methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n)	Are there any warranties to be passed on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o)	Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	If yes, please explain:				
(p)	Are you aware of the existence of mold or other fungi on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q)	Has this house ever had pets living in it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If yes, Explain <u>ONE DOG</u>				
(r)	Is the property in a historic district?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initials (Seller) PXG
PWG

Date/Time 5-1-18 10:20 AM

Initials (Buyer)

Date/Time



Seller Paul F. Gardner Date 5-1-18

Seller Purnell Ly Gatch Date 5/1/18

Seller: _____

Date _____

Seller: _____
Date: _____

Seller:

Date:

Broker/Real estate agent: _____

Date: _____

Buyer _____ Date _____

Buyer _____ Date _____

Initials (Seller) D7G
PLH

Date/Time 5-1-19 10:23A

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: 595 MOORES MILL RD MIDWAY KY 40347

DATE: MAY 1, 2018

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

	Yes	No	Unknown
1. MAIN RESIDENCE - HOUSE SYSTEMS			
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE - FOUNDATION			
(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"/>
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?	<input type="checkbox"/>	<input checked="" 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"/>
4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT			
(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".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.	<input type="checkbox"/>	<input checked="" 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"/>
7. HOMEOWNER'S ASSOCIATION			
(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"/>
8. WATER			
(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"/>
9. AUXILIARY HOUSES			
(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".)			
10. BARN/OUTBUILDINGS			
(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
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. MISCELLANEOUS			
(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 type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks? <u>PROPANE</u>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when. <u>4K</u>			
(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"/>
13. If the answer was "yes" to any of the above questions, please explain.			

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.

<u>Paul F. Gardner</u>	<u>5-1-18</u>	<u>10:56 AM</u>	<u>Barbara W. Goeke</u>	<u>5/1/18</u>	<u>10:22 PM</u>
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".

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BUYER	BUYER
DATE	DATE
TIME	TIME

If you have specific questions please consult an attorney.
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