



1236 Winchester Road
189.294± acres | Bourbon County
\$1,514,400

Offered Exclusively By:

KIRKPATRICK & Co.

Zach Davis | Principal Broker
+1 .859.576.8195
www.kirkfarms.com
zach@kirkfarms.com





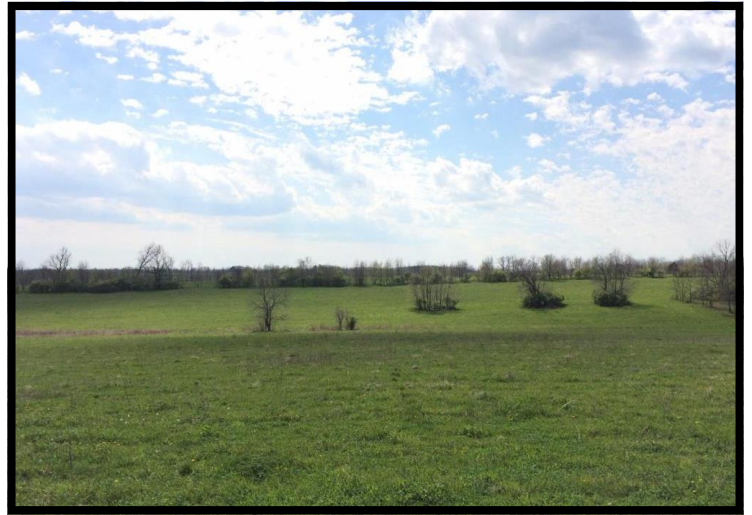
The former Wimborne Farm directly adjoins Claiborne and Rosecrest Farms on the Winchester Road (627), only 3-miles outside of Downtown Paris. An appx. 189 acres, the farm has been cleared, creating the opportunity for any number of agricultural possibilities. Three horse barns are on the property (w/49 stalls) along with a breeding shed and three residences (all in need of work.) Very good soils (Bluegrass-Maury, Lowell-Bluegrass and Lowell-Faywood silt loams) have helped produce numerous winners over the years, and are one of the reasons so many storied horse farms surround this property, including Darley Stonerside, Siena and Stone Farms. The stallion LORD AT WAR and the La Troienne-line mare LADY WINBORNE, out of Secretariat, are both buried here. With an excellent location, good soils and a nearly blank canvas, this property has tremendous potential for continued agricultural success.







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.

PARIS-WINCHESTER ROAD

S38°39'13"E
50.00'

S53°05'10"W 3022.38'

STONER CREEK STUD

D.B. 171, PG. 173

FIRMIN & DIDOT

D.B. 220, PG. 70

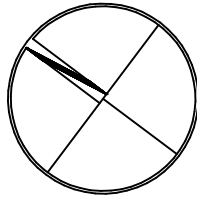
POINT OF BEGINNING
IRON PIN

S53°09'27"W 5719.27'

IRON PIN

S38°32'22"E 2431.79'

S42°34'47"W 1084.67'



PLAT FROM DEED

OF

1236 PARIS-WINCHESTER ROAD

IN

BOURBON COUNTY, KENTUCKY

D.B. 287, PG. 27

8,289,326.98 SQ. FT

(190.30 ACRES)

DIANE PERKINS & PETER PERKINS

D.B. 222, PG. 6201

N29°17'13"W 86.00'

N52°06'47"E 81.50'

S52°04'24"W 2271.24'

R.R. R/W

SEABOARD SYSTEMS RAILROAD

N26°40'00"W 2682.00'

IRON PIN

R/W

Farmland Classification—Bourbon and Nicholas Counties, Kentucky



Map Scale: 1:9,070 if printed on A portrait (8.5" x 11") sheet.


0 100 200 400 600 Meters

0 400 800 1600 2400 Feet

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









MAP LEGEND








Area of Interest (AOI)

 Area of Interest (AOI)




Soils








Soil Rating Polygons






-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available







Soil Rating Lines










-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained

-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
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-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available


Soil Rating Points

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
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-  Farmland of statewide importance
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Water Features

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: <http://websoilsurvey.nrcs.usda.gov>
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: Bourbon and Nicholas Counties, Kentucky
Survey Area Data: Version 12, Sep 15, 2015

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

Date(s) aerial images were photographed: Oct 4, 2011—Feb 20, 2012

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

Farmland Classification— Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Du	Dunning silty clay loam	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	3.7	2.0%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	7.4	3.9%
Ln	Lindside silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	6.4	3.4%
McB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.8	1.5%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.7	3.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	44.1	23.3%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	61.4	32.4%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	49.1	25.9%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.5	0.2%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	7.3	3.8%
W	Water	Not prime farmland	0.2	0.1%
Totals for Area of Interest			189.5	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

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09/13/2002 and ending on _____
(date of purchase) (date of this form)

PROPERTY ADDRESS: 1236 Winchester Road, Paris, Bourbon County, Kentucky

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2. Sales of real estate at auction; or
3. A court supervised foreclosure.

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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 licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "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 agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the 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

YES NO UNKNOWN

Any past or current problems affecting:

- (a) Plumbing
- (b) Electrical system
- (c) Appliances
- (d) Floors and walls
- (e) Doors and windows
- (f) Ceiling and attic fans
- (g) Security system
- (h) Sump pump
- (i) Chimneys, fireplaces, inserts
- (j) Pool, hot tubs, sauna
- (k) Sprinkler system
- (l) Heating.....age
- (m) Cooling/air conditioning.....age

YES	NO	UNKNOWN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT

- (a) Any defects or problems, current or past, to the foundation or slab?
- (b) Any defects or problems, current or past, to the structure or exterior veneer?

YES	NO	UNKNOWN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain: _____

(c) Has the basement leaked at anytime since you have owned or lived in the property?

(d) When was the last time the basement leaked?

(e) Have you ever had any repairs done to the basement?

(f) If you have had repairs done to the basement relative to leaking, when was the repair performed?

Explain: _____

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

Initials (Buyer) Date/Time _____ Initials (Seller) Date/Time _____

YES NO UNKNOWN

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

3. ROOF

(a) Age of the roof? _____

(b) 1. Has the roof leaked at any time since you have owned or lived in 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? _____

(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?.....
2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? _____

4. LAND/DRAINAGE

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

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

(c) Is the property in a flood plain zone?.....

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

5. BOUNDARIES

(a) Have you ever had a staked or pinned survey of the property?.....

(b) Do you know the boundaries?.....

(c) Are the boundaries marked in any way?.....

(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
Explain: _____

6. WATER

(a) 1. Source of water supply _____
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, give results
Explain: _____

7. SEWER SYSTEM

(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 (AKA: "Home Package Plant")
5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....
7. Category VII. No Treatment/Unknown.....

(b) For properties with Category IV, V, or VI systems:
Date of last inspection (sewer): _____
Date of last inspection (septic): _____ Date last cleaned (septic): _____

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

8. CONSTRUCTION/REMODELING

(a) Have there been any additions, structural modifications, or other alterations made?.....

(b) Were all necessary permits and government approvals obtained?.....
Explain: _____

9. HOMEOWNER'S ASSOCIATION

(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....
2. If yes, what is the yearly assessment? \$ _____

Initials (Buyer)

Date/Time

Initials (Seller)

Date/Time

YES NO UNKNOWN

- (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... YES NO UNKNOWN
- (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... YES NO UNKNOWN

Explain: _____

10. MISCELLANEOUS

- (a) Was this house built before 1978? YES NO UNKNOWN
- (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... YES NO UNKNOWN
- (c) 1. Are you aware of any testing for radon gas?..... 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?..... YES NO UNKNOWN
- (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... YES NO UNKNOWN
- (f) Are you aware of any damage due to wood infestation?..... YES NO UNKNOWN
- (g) 1. Have the house or other improvements ever been treated for wood infestation? YES NO UNKNOWN
- 2. If yes, when, by whom, and any warranties? _____
- (h) Are you aware of any existing or threatened legal action affecting this property?..... YES NO UNKNOWN
- (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... YES NO UNKNOWN
- (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... YES NO UNKNOWN
- (k) Are you aware of any other conditions which are defective with regard to this property?..... YES NO UNKNOWN
- (l) Are there any environmental hazards known to seller?..... YES NO UNKNOWN
- (m) Are there any warranties to be passed on?..... YES NO UNKNOWN
- (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? YES NO UNKNOWN
- If yes, please explain: _____
- (o) Are you aware of the existence of mold or other fungi in the property?..... YES NO UNKNOWN
- (p) Has this house ever had pets living in it? YES NO UNKNOWN
- If yes, Explain _____
- (q) Is the property in a historic district?..... YES NO UNKNOWN

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 09/13/2002 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

<input type="text"/>	Date	<input type="text"/>	Date
Seller		Seller	

The licensee named here () has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).

Seller:

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: <u>[Signature]</u>	Seller: <u>[Signature]</u>
Date: <u>4/4/16</u>	Date: <u>4-4-16</u>

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent:

The Buyer Acknowledges receipt of this form..

<input type="text"/>	Date	<input type="text"/>	Date
Buyer		Buyer	

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) Date/Time _____ Initials (Seller) Date/Time _____

Broodmare barn residence.

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- (j) Pool, hot tubs, sauna
- (k) Sprinkler system
- (l) Heating age
- (m) Cooling/air conditioning age

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain: _____

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- Explain: _____
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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YES NO UNKNOWN

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

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

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

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

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

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

Date of last inspection (sewer): _____

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

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

Explain: _____

8. CONSTRUCTION/REMODELING

(a) Have there been any additions, structural modifications, or other alterations made?.....

(b) Were all necessary permits and government approvals obtained?.....

Explain: _____

9. HOMEOWNER'S ASSOCIATION

(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....

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

Initials (Buyer) Date/Time _____

Initials (Seller) Date/Time _____

YES NO UNKNOWN

- (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... YES NO UNKNOWN
 - (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... YES NO UNKNOWN
- Explain: _____

10. MISCELLANEOUS

- (a) Was this house built before 1978? YES NO UNKNOWN
- (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... YES NO UNKNOWN
- (c) 1. Are you aware of any testing for radon gas?..... 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?..... YES NO UNKNOWN
- (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... YES NO UNKNOWN
- (f) Are you aware of any damage due to wood infestation?..... YES NO UNKNOWN
- (g) 1. Have the house or other improvements ever been treated for wood infestation? YES NO UNKNOWN
2. If yes, when, by whom, and any warranties? _____
- (h) Are you aware of any existing or threatened legal action affecting this property?..... YES NO UNKNOWN
- (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... YES NO UNKNOWN
- (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... YES NO UNKNOWN
- (k) Are you aware of any other conditions which are defective with regard to this property?..... YES NO UNKNOWN
- (l) Are there any environmental hazards known to seller?..... YES NO UNKNOWN
- (m) Are there any warranties to be passed on?..... YES NO UNKNOWN
- (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? YES NO UNKNOWN
If yes, please explain: _____
- (o) Are you aware of the existence of mold or other fungi in the property?..... YES NO UNKNOWN
- (p) Has this house ever had pets living in it? YES NO UNKNOWN
If yes, Explain _____
- (q) Is the property in a historic district?..... YES NO UNKNOWN

SPACE FOR ADDITIONAL INFORMATION

[Empty box for additional information]

The seller has owned this property since 09/13/2002 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

<input type="text"/>	Date	<input type="text"/>	Date
Seller		Seller	

The licensee named here () has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).

Seller:

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: <u>[Signature]</u>	Seller: <u>[Signature]</u>
Date: <u>4/4/16</u>	Date: <u>4-4-16</u>

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent:

The Buyer Acknowledges receipt of this form.

<input type="text"/>	Date	<input type="text"/>	Date
Buyer		Buyer	

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) Date/Time _____ Initials (Seller) Date/Time _____

yearling barn. small residence.

SELLER DISCLOSURE OF PROPERTY CONDITION

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 it on:

09/13/2002 and ending on _____
(date of purchase) (date of this form)

PROPERTY ADDRESS: 1236 Winchester Road, Paris, Bourbon County, Kentucky

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

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

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he 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 statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning 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 owning 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 agent representing any seller in this transaction. It is not a substitute for any inspections. 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 licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "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 agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the 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

YES NO UNKNOWN

Any past or current problems affecting:

- (a) Plumbing
- (b) Electrical system
- (c) Appliances.....
- (d) Floors and walls.....
- (e) Doors and windows
- (f) Ceiling and attic fans
- (g) Security system
- (h) Sump pump
- (i) Chimneys, fireplaces, inserts
- (j) Pool, hot tubs, sauna
- (k) Sprinkler system.....
- (l) Heating.....age.....
- (m) Cooling/air conditioning.....age.....

YES	NO	UNKNOWN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT

- (a) Any defects or problems, current or past, to the foundation or slab?
- (b) Any defects or problems, current or past, to the structure or exterior veneer?.....
- Explain: _____
- (c) Has the basement leaked at anytime since you have owned or lived in the property?.....
- (d) When was the last time the basement leaked?.....
- (e) Have you ever had any repairs done to the basement?.....
- (f) If you have had repairs done to the basement relative to leaking, when was the repair performed?.....
- Explain: _____
- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

YES	NO	UNKNOWN
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explain: _____

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

Initials (Buyer) Date/Time _____ Initials (Seller) Date/Time _____

YES NO UNKNOWN

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

3. ROOF

(a) Age of the roof? _____

(b) 1. Has the roof leaked at any time since you have owned or lived in 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? _____

(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?.....
2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? _____

4. LAND/DRAINAGE

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

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

(c) Is the property in a flood plain zone?.....

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

5. BOUNDARIES

(a) Have you ever had a staked or pinned survey of the property?.....

(b) Do you know the boundaries?.....

(c) Are the boundaries marked in any way?.....

(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
Explain: _____

6. WATER

(a) 1. Source of water supply _____
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, give results
Explain: _____

7. SEWER SYSTEM

(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 (AKA: "Home Package Plant")
5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....
7. Category VII. No Treatment/Unknown.....

(b) For properties with Category IV, V, or VI systems:
Date of last inspection (sewer): _____
Date of last inspection (septic): _____ Date last cleaned (septic): _____

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

8. CONSTRUCTION/REMODELING

(a) Have there been any additions, structural modifications, or other alterations made?.....

(b) Were all necessary permits and government approvals obtained?.....
Explain: _____

9. HOMEOWNER'S ASSOCIATION

(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....
2. If yes, what is the yearly assessment? \$ _____

Initials (Buyer) Date/Time _____ Initials (Seller) Date/Time _____

- | | YES | NO | UNKNOWN |
|---|--------------------------|--------------------------|--------------------------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... | <input type="checkbox"/> | <input 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 type="checkbox"/> |
| Explain: _____ | | | |

10. MISCELLANEOUS

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| (a) Was this house built before 1978? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) Are you aware of any damage due to wood infestation?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (g) 1. Have the house or other improvements ever been treated for wood infestation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. If yes, when, by whom, and any warranties? _____ | | | |
| (h) Are you aware of any existing or threatened legal action affecting this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (j) 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 type="checkbox"/> |
| (k) Are you aware of any other conditions which are defective with regard to this property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (l) Are there any environmental hazards known to seller?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any warranties to be passed on?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (o) Are you aware of the existence of mold or other fungi in the property?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (p) Has this house ever had pets living in it? If yes, Explain _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (q) Is the property in a historic district?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SPACE FOR ADDITIONAL INFORMATION

[Empty box for additional information]

The seller has owned this property since 09/13/2002 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Seller	Date	Seller	Date

The licensee named here () has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).

Seller:

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: <u>[Signature]</u>	Seller: <u>[Signature]</u>
Date: <u>4/4/16</u>	Date: <u>4-4-16</u>

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent:

The Buyer Acknowledges receipt of this form..

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer	Date	Buyer	Date

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) Date/Time _____ Initials (Seller) [Initials] Date/Time 4/4/16

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 1236 Winchester Road, Paris, Bourbon County, Kentucky

DATE: _____

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 type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input type="checkbox"/>	<input 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 "Protest Your Family From Lead in Your Home".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(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 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 type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties?....	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978?	<input type="checkbox"/>	<input 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 "Protest 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 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2) Electric lines..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3) Natural Gas/Propane | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4) Telephone lines | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5) Septic/Field lines..... | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> |
| 12. MISCELLANEOUS | | | |
| (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> |
| (c) Are you aware of any Radon test being performed on this property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any existing or threatened legal action affecting this property? | <input 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 type="checkbox"/> | <input type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation? | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> |
| (i) Are you aware of any underground storage tanks? | <input 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 type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any dumps on the property, present or past? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (l) Are any sink holes being used as a dump? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (m) To your knowledge, has the property been used for anything besides agricultural purposes? | <input 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 type="checkbox"/> | <input type="checkbox"/> |
| (o) Have you ever had a soil analysis done?.....
If yes, by whom and when. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? | <input type="checkbox"/> | <input 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 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.

[Signature] 4/4/16 1m
SELLER DATE TIME

[Signature] 4-4-16 1pm
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 DATE TIME

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: _____ CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 1236 Winchester Road, Paris-Bourbon County, Kentucky

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)

W TV

(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.

W W

(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 [Signature]

Buyer _____

Seller [Signature]

Buyer _____

Agent [Signature]

Agent _____