

# 5876 MCCRACKEN PIKE

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*Versailles—Woodford County, Kentucky*

*\$4,950,000*

*Offered for the first time since 1997*

Exclusively offered by Kirkpatrick & Co.











# A PORTION OF THE FORMER BROOKSIDE FARM

5876 McCracken Pike Versailles, Kentucky 40383

*Winning tradition & historic heritage meet in this verdant  
Woodford County offering.*

- 204± acres
- 3,728± square foot historic manor home ("Sweet Lawn", c. 1831)
- 52 stalls across 3 concrete block barns
- Well-maintained barn apartment
- 2 creeks with historic springhouses
- Professional-grade road system

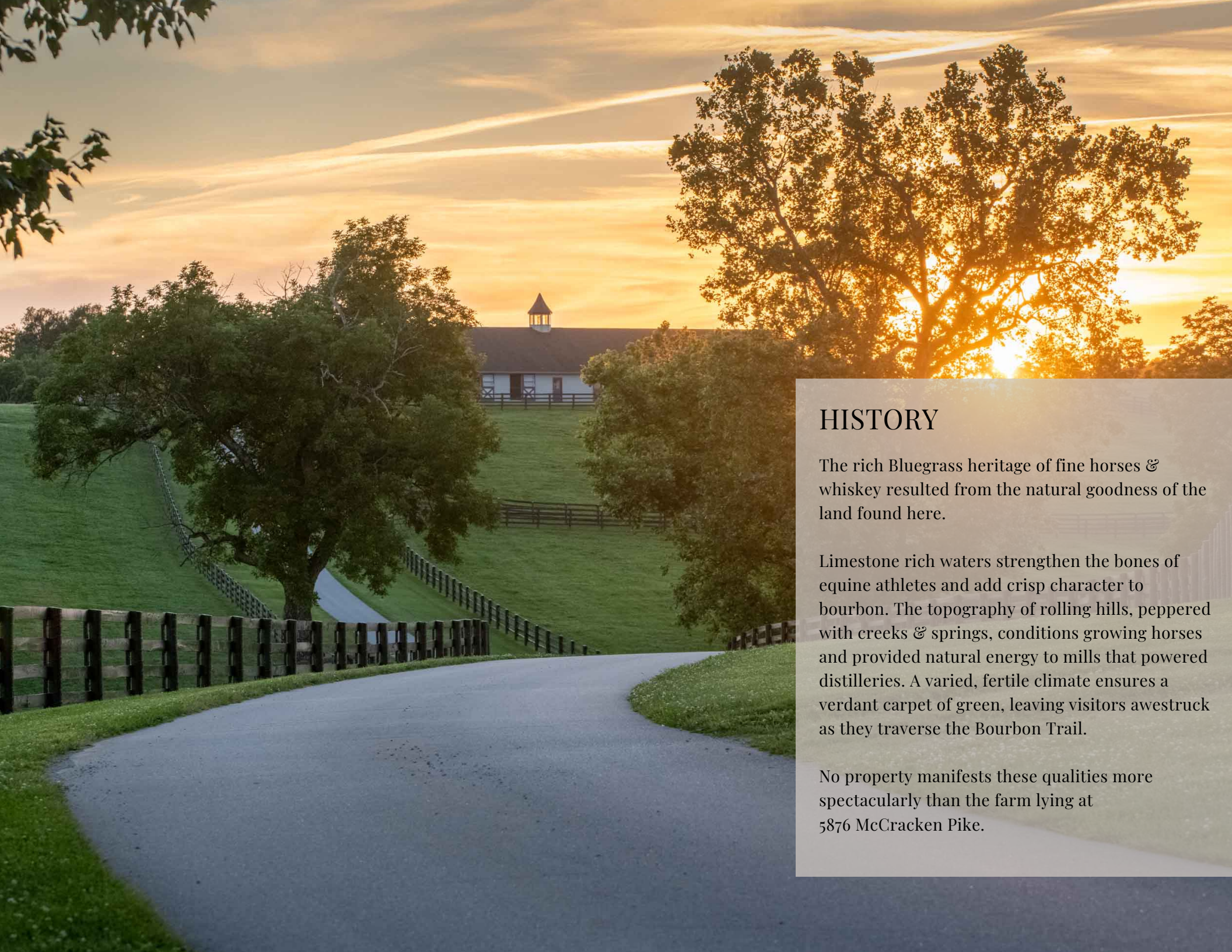
ZACH DAVIS  
President & Principal Broker  
Kirkpatrick & Co.  
zach@kirkfarms.com 859.576.8195











## HISTORY

The rich Bluegrass heritage of fine horses & whiskey resulted from the natural goodness of the land found here.

Limestone rich waters strengthen the bones of equine athletes and add crisp character to bourbon. The topography of rolling hills, peppered with creeks & springs, conditions growing horses and provided natural energy to mills that powered distilleries. A varied, fertile climate ensures a verdant carpet of green, leaving visitors awestruck as they traverse the Bourbon Trail.

No property manifests these qualities more spectacularly than the farm lying at 5876 McCracken Pike.





## WELCOME

Once a portion of Allen Paulson's famed Brookside Farm, this magnificent property is home to seventeen Eclipse award-winning champions, including two Horse of the Year award winners in Cigar and Azeri. Other champions include the Eclipse Champion trio of Escena, Ajina, and Eliza.

The c.1831 residence was constructed by Samuel Pepper, son of legendary bourbon pioneer Elijah Pepper. Elijah is best known for developing the distillery next to the farm, which is now operated by Brown Forman producing their renowned "Woodford Reserve".

Rolling hills & two springs promote the development of the equine athlete and provide an extraordinary backdrop to the storied operation.

The current owners have overseen an extensive & thoughtful restoration of the farm. Their impeccable maintenance also characterizes the property.







## LOCATION

The property's location is distinguished as both prosperous & convenient.

Marked by proximity to the leading Thoroughbred nurseries, the farm is three minutes from Ashford-Coolmore, Godolphin-Gainsborough, Airdrie Stud, and Pin Oak Stud, with others such as Lane's End & WinStar less than fifteen minutes' drive.

The farm rests along the Bourbon Trail, with Woodford Reserve lying less than a half-mile away.

- *Less than 20 minutes to LEX Bluegrass Field Airport and Keeneland*
- *45 minutes to Louisville*
- *Two creeks, rich with limestone-fortified water, feed into the nearby Kentucky River.*







## THE RESIDENCE

Sweet Lawn was constructed c. 1831 by Samuel Pepper, son of bourbon distiller Elijah Pepper. The home is less than one-half mile from the distillery, which today produces "Woodford Reserve". It is an impressive Federal home measuring 3,728 sq. ft. with: lovely center hall, two front parlors, family room, eat-in kitchen, three bedrooms, two-and-a-half baths, and exterior living spaces – all with striking views. In addition, there is a two-car detached garage (with heated utility room), and storage building.

The residence sits atop a knoll facing south, overlooking a classically-proportioned main entrance. It is ideally and perfectly situated in the center of the farm, allowing for efficient access to any barn, paddock, or field. The handcrafted copper roof, gutters, and downspouts were completed in 2013 at a cost exceeding \$100,000. Custom shutters were completed in 2014, and new Anderson windows were installed in 2018.

See Resources for floorplan.

























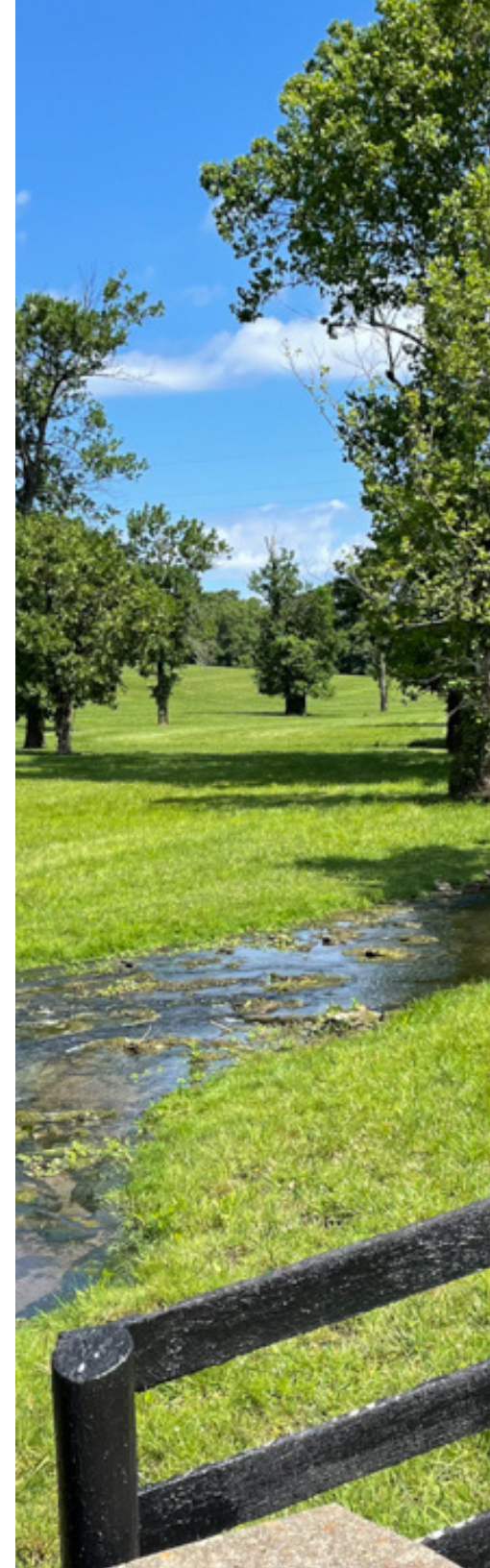


## FARM DESIGN

We could never say enough about the value of wise farm layout. From the initial purchase of raw land, it is imperative to rely on the counsel of thoughtful horsemen and women when designing a horse farm.

Beginning with the construction of the Pepper family's home atop the hill, to Allen Paulson's development of the property as part of his Brookside Farm, the property (and subsequent owners) have benefited from its efficiency and respect for the natural environment.

The farm is designed entirely in symphony with the literal lay of the land. The barns and field/paddock gates are each at high points, encouraging both exercise and adequate water drainage.







The many miles of four-plank black fencing has been astutely maintained over the years. And, the professional-grade farm road system (including bridges and culverts) was refurbished in 2018 at a cost exceeding \$90,000. The farm's two entrances are serviced by electric gates, with frontage on McCracken Pike, Grassy Springs Road, and New Cut Road. The property is only 1.5 miles off US60, one of the most bucolic Federal highways in the country.

The barns were conceived and sited to maximize airflow and allow for efficient field and paddock access. The aisles are comfortably-wide, the stalls generously-sized, and each barn offers a warm room, feed room, and hay storage.









## BARN FEATURES

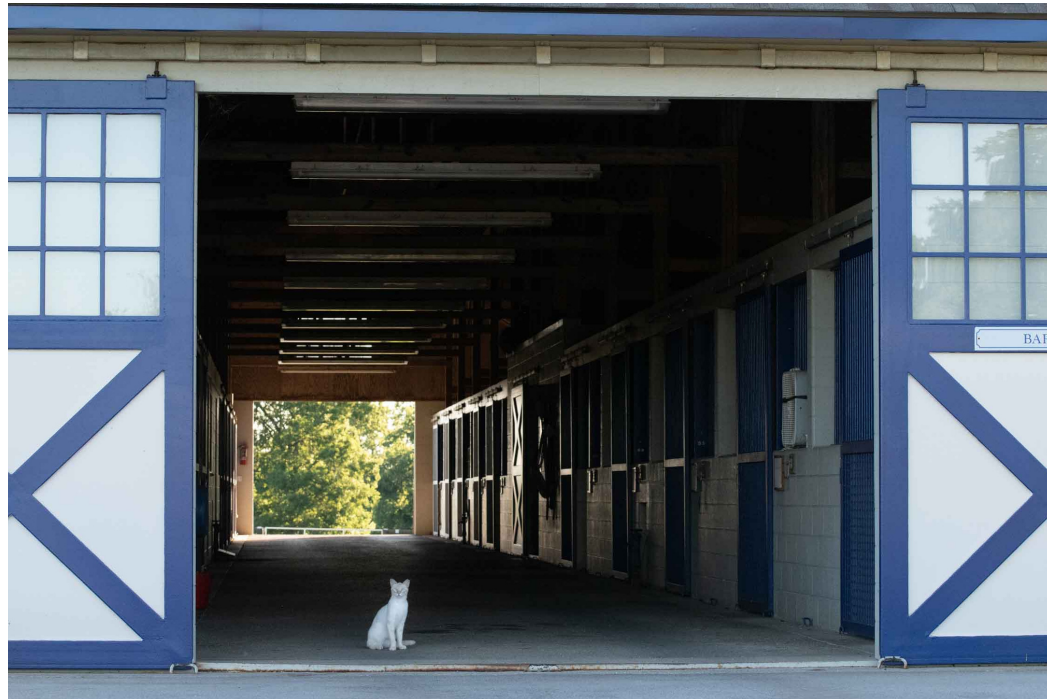
The property's three barns (with a combined 52 stalls) are as practical as they are attractive. With locations selected for ease of management, the structures encourage efficient management, thus reducing labor costs. All barns are constructed of concrete block with asphalt aisleways and stall floors.

Every stall has an exterior sliding door (all products of Lucas Equine) with an exterior screen to promote maximum ventilation.

Each structure has a very comfortable warm-room/kitchen, along with a feed room, hay stall, wash rack, and half-bathroom.

Barns 14 and 15 are identical in design with 20 stalls each. Barn 12 mimics the others in style with 12 stalls, but also features a very useful apartment above. All three barns were entirely renovated in 2020 with HardiePlank and steel exteriors.

The property boasts a very comfortable barn apartment (or farm office, see next page) of appx. 1,123 sq. ft. The apartment features a kitchen, full bathroom, dining area, living room, two bedrooms, washer/dryer, and one bonus room. Magnificent views of the property and neighboring nurseries are had from every window. See Resources for barn specs.





## BARN APARTMENT











## CREEKS & SPRINGHOUSES

Two creeks, including historic springhouses, provide limestone-rich fresh water sources.

Mares and their babies are also granted unfettered access to the farm's two creeks with their limestone-rich fresh water. Like the Pepper family, Mr. Paulson knew precisely how valuable this water was to his racing success – and he was proven right.









## SOILS

This farm is composed primarily of McAfee silt loam, 6 to 12 percent slopes and Bluegrass-Maury silt loams, 2 to 6 percent slopes. Both soils are rated as "Prime Farmland" by the United States Department of Agriculture. The slopes are important, too, as they contribute significantly to the development of the equine athlete.

See Resources for USDA Soil Map & information.





## TOURISM

As we've discussed, this property quite literally sits at the intersection of horses and bourbon. Realizing this uniqueness, the pioneering current owners opened their farm gates in 2018 to welcome tourists from all over the world.

Since then, more than 11,000 people have visited the farm to witness their life's work. The farm's tourism operation has achieved #1 status on TripAdvisor's "Top Things to Do" in Woodford County, Kentucky – just ahead of their next door neighbor, Woodford Reserve.





## A PEERLESS OFFERING

5876 McCracken Pike marries a rich heritage with forward-thinking improvements. There is no farm with a more impressive provenance and impeccably-maintained facilities currently offered.

Building on the wisdom of their forbears, the current owners have worked tirelessly to ensure the farm remains a Bluegrass gem for centuries to come.







# KIRKPATRICK & CO.

## ABOUT US

At Kirkpatrick & Company, we're more than just trusted advisors; we're ambassadors for our beloved Bluegrass. We invite you to visit Central Kentucky, and allow us to introduce you to the best the region has to offer.

## BROKER ZACH DAVIS

A twelfth-generation Kentuckian, Zach Davis grew up on his family's working Thoroughbred operation. His expertise includes farm & land brokerage, as well as unique historic homes. Upon the successful culmination of a sale, Zach is pleased to consult regarding many aspects of farm ownership, including layout, staffing, construction & veterinary services.



ZACH DAVIS

President & Principal Broker  
Kirkpatrick & Co.

[zach@kirkfarms.com](mailto:zach@kirkfarms.com) 859.576.8195





# RESOURCES

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*USDA Soil Information*

*Residence, Apartment, & Barn Floorplans*

*Aerial Photo*

*Property Disclosures*

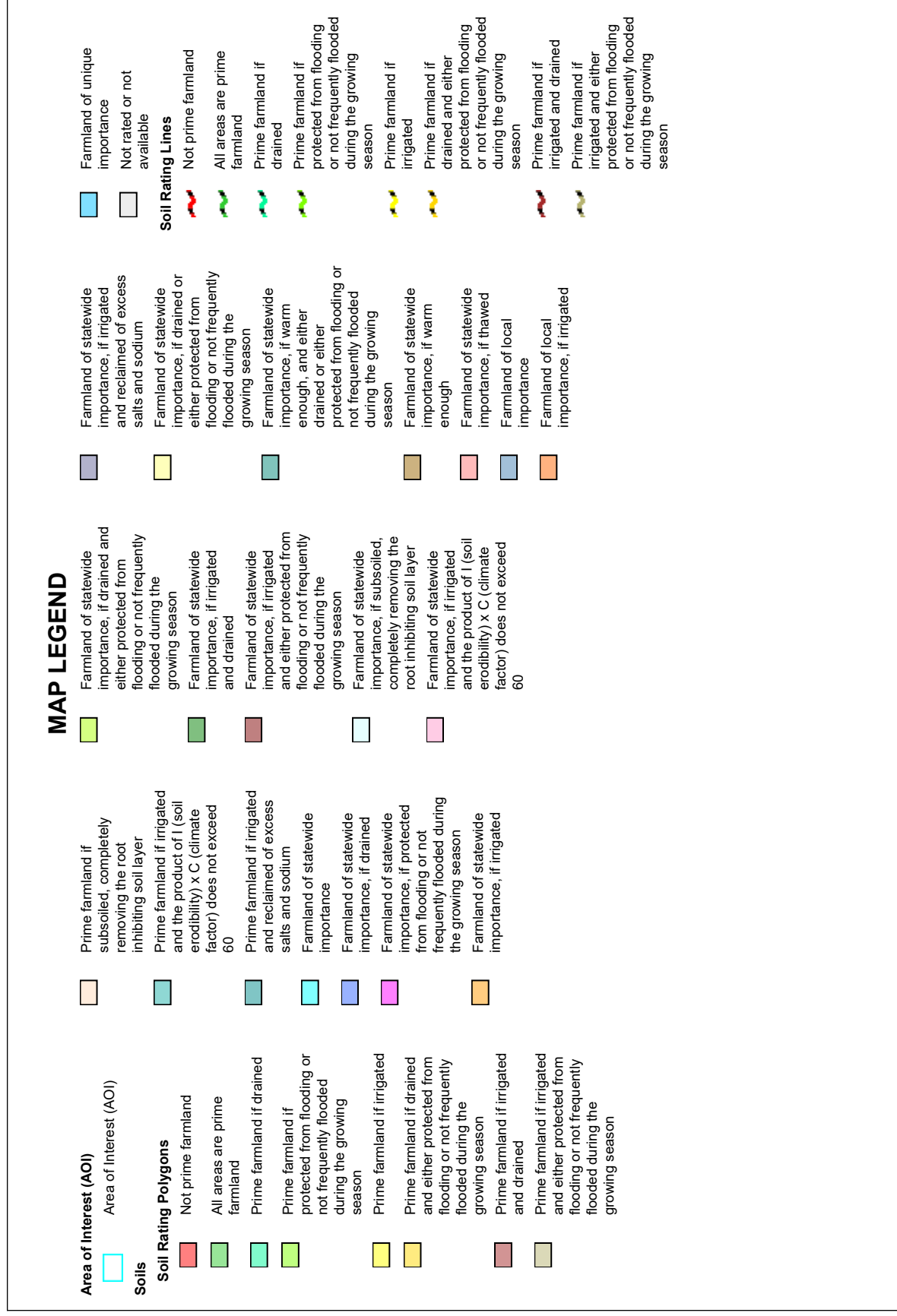




Farmland Classification—Jessamine and Woodford Counties, Kentucky

















































# Farmland Classification—Jessamine and Woodford Counties, Kentucky

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		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		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		<b>Soil Rating Points</b>		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, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		All areas are prime farmland		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough		Prime farmland if irrigated and drained		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if warm enough		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance		Prime farmland if irrigated and drained		Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		



<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p>		<p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p>	
<p>Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season</p>	<p>Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium</p>	<p>Farmland of unique importance</p>	<p>Not rated or not available</p>
<p>Farmland of statewide importance, if irrigated and drained</p>	<p>Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season</p>	<p><b>Water Features</b></p> <p>Streams and Canals</p>	<p><b>Transportation</b></p> <p>Rails</p>
<p>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</p>	<p>Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season</p>	<p>Interstate Highways</p> <p>US Routes</p> <p>Major Roads</p> <p>Local Roads</p>	<p><b>Background</b></p> <p>Aerial Photography</p>
<p>Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer</p>	<p>Farmland of statewide importance, if warm enough</p>		
<p>Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60</p>	<p>Farmland of statewide importance, if thawed</p>		
	<p>Farmland of local importance</p>		
	<p>Farmland of local importance, if irrigated</p>		



## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	14.1	6.9%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	3.3	1.6%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.2	0.6%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	3.4	1.7%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	15.2	7.5%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	3.2	1.6%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	84.9	41.7%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	15.7	7.7%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	1.4	0.7%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	50.9	25.0%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	9.8	4.8%
W	Water	Not prime farmland	0.5	0.2%
<b>Totals for Area of Interest</b>			<b>203.6</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



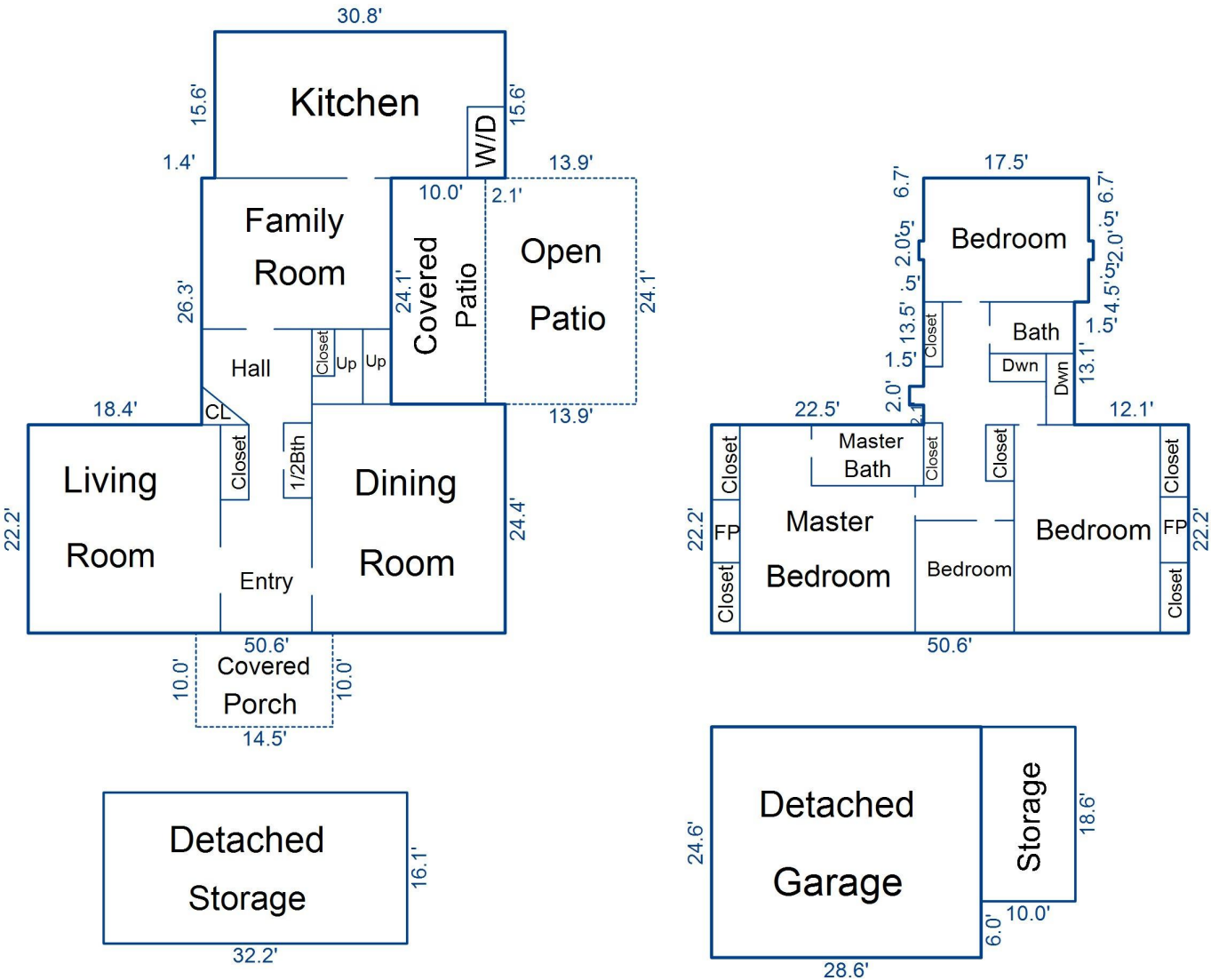
SKETCH ADDENDUM

Intended User

Property Address5876 McCracken Pike

CityVersaillesCountyWoodfordStateKYZip Code40383

ClientZach 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	2159.1	253.6	2159.1	First floor		30.8 x	15.6 =	480.5
GLA2	Second floor	1.0	1568.9	206.2	1568.9			50.6 x	22.2 =	1123.3
GAR	Garage	1.0	703.6	106.4	703.6			32.2 x	2.2 =	70.8
OTH	Storage	1.0	186.0	57.2				24.1 x	20.1 =	484.4
	Storage	1.0	518.4	96.6	704.4	Second floor		50.6 x	22.2 =	1123.3
P/P	Porch	1.0	145.0	49.0				2.0 x	1.5 =	3.0
	Patio	1.0	385.6	80.2				17.5 x	6.7 =	117.3
	Patio	1.0	241.0	68.2	771.6			18.5 x	2.0 =	37.0
								17.6 x	16.0 =	281.6
								4.5 x	1.5 =	6.8
Net LIVABLE				(rounded)	3,728	10 total items			(rounded)	3,728



SKETCH ADDENDUM

Intended User

Property Address5876 McCracken Pike

CityVersaillesCountyWoodfordStateKYZip Code40383

ClientZach 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
OTH	Barn	1.0	7444.8	426.4	21002.3					
	Barn	1.0	7444.8	426.4						
	Barn	1.0	4989.6	314.8						
	Barn Apartment	1.0	1123.1	143.4						



5876 McCracken Pike, Woodford County, KY—204.55 Acres±



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



**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: 06/22/2021 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 5876 McCracken Pike, 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)**

EB JB

(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.

EB JB

(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)**

EB JB

(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)**

ZD  
06/22/21  
dotloop verified

(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 Barry Butzler

Buyer \_\_\_\_\_

Seller Jan Butzler

Buyer \_\_\_\_\_

Agent Zach Davis  
dotloop verified  
06/22/21 2:38 PM EDT  
DS5L-9LFR-HPES-A9P5

Agent \_\_\_\_\_



# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 5876 McCracken Pike, Versailles, KY 40383

DATE: 7.03.21

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 type="checkbox"/>	<input checked="" 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? ..... <i>* NEW COPPER ROOF IN 2013.</i>	<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 checked="" 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 "Protect Your Family From Lead in Your Home".)			
<b>5. DRAINAGE</b>			
(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"/>
<b>6. BOUNDARIES</b>			
(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 type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way? .....	<input checked="" 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 checked="" type="checkbox"/>	<input 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"/>
<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"/>
<i>* NEW SHINGLED ROOFS ON BARN 12, BARN 15 &amp; GARAGE IN 2012.</i>			



# 11. UTILITIES

Yes No Unknown

(a) Are you aware of the location of the following underground utilities?

- 1) Water lines .....
- 2) Electric lines .....
- 3) Natural Gas/Propane .....
- 4) Telephone lines .....
- 5) Septic/Field lines .....

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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# 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"/>
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(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"/>
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(c) Are you aware of any Radon test being performed on this property? .....

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(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? .....

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

(l) Are any sink holes being used as a dump? .....

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

13. If the answer was "yes" to any of the above questions, please explain.

- FAMILY CEMETARY (MID 1800's) LOCATED BEHIND RESIDENCE.
- SINK HOLES/DUMPS USED EXCLUSIVELY TO BURN BRUSH FROM STORM DAMAGE.

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.

Eary Butts 07.03.21 10AM  
SELLER DATE TIME

John Butts 7/3/21 10:00AM  
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: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

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.



# KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet  
Mayo-Underwood Building  
500 Mero Street 2NE09  
Frankfort, Kentucky 40601  
(502) 564-7760

## 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 warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

5876 McCracken Pike

City

Versailles

State

KY

Zip

40383

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or 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, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

**INSTRUCTIONS TO THE SELLER(S):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

**SELLER'S DISCLOSURE:** As Seller(s), 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(s) authorize(s) 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.

**Answer all questions to the best of your knowledge. Attach additional sheets as necessary.**

### 1. PRELIMINARY DISCLOSURES

- |  | N/A                      | YES                                 | NO                                  | UN-<br>KNOWN             |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Have you ever lived in the house?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. List the date (month / year) you purchased the house. <u>4/15/97</u>  |                          |                                     |                                     |                          |
| c. Do you own the property as (an) individual(s) or as representative(s) of a company?<br>Explain: <u>INDIVIDUAL</u>         |                          |                                     |                                     |                          |
| d. To the best of your knowledge, has the house been used as a rental?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. To the best of your knowledge, has this house ever been used for anything other than a residence?                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain:

EJB JB

Seller Initials

11.03.21

Date/Time

Buyer Initials

Date/Time



## 2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:		N/A	YES	NO	UN-KNOWN
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. Ceiling and attic fans		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Security system		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Sump pump		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Chimneys, fireplaces, inserts		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Pool, hot tub, sauna		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Sprinkler system		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Heating system	age of system: <u>10+ YEARS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Cooling/air conditioning system	age of system: <u>10+ YEARS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Water heater	age of system: <u>7 YEARS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain any deficiencies noted in this Section:

## 3. BUILDING STRUCTURE

		N/A	YES	NO	UN-KNOWN
a. Whether or not they have been corrected, state whether there have been problems affecting:					
1) The foundation or slab		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) The structure or exterior veneer		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) The floors and walls		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) The doors and windows	* ANDERSON RENOVATION WINDOWS INSTALLED IN 2018.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 1) To the best of your knowledge, has the basement ever leaked?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) When was the last time the basement leaked?					
3) Have you ever had any repairs done to the basement?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) If you have had basement leaks repaired, when was the repair done?					
5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)					
Explain:					
h. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Are you aware of any damage to wood due to moisture or rot?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. 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"/>
k. Are you aware of any damage due to wood infestation?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1) Has the house or any other improvement been treated for wood infestation?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) If yes, by whom?					
3) Is there a warranty?					

Please explain any deficiencies noted in this Section:

## 4. ROOF

		N/A	YES	NO	UN-KNOWN
a. How old is the roof covering? (write the age of the roof if known)	<u>8 YEARS</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. When was the last time the roof leaked?	<u>* 2013 KITCHEN LEAK</u>				
e. Have you ever had any repairs done to the roof?	<u>* REPAIRED</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PROPERTY ADDRESS: 5876 McCracken Pike, Versailles, KY 40383

- f. Have you ever had the roof replaced? ☐ ☒ ☐ ☐  
If so, when? 2013
- g. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)  
Explain: NO
- h. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? ☐ ☐ ☒ ☐

Please explain any deficiencies noted in this Section: \_\_\_\_\_

#### 5. LAND / DRAINAGE

- |   | N/A                      | YES                                 | NO                                  | UN-<br>KNOWN             |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Whether or not they have been corrected, state whether there have been problems affecting:   |                          |                                     |                                     |                          |
| 1) Soil stability   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Drainage, flooding, or grading   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Erosion  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4) Outbuildings or unattached structures  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If so, what is the flood zone?  |                          |                                     |                                     |                          |
| c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Please explain any deficiencies noted in this Section: \_\_\_\_\_

#### 6. BOUNDARIES

- |  | N/A                      | YES                                 | NO                                  | UN-<br>KNOWN             |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Have you ever had a staked or pinned survey of the property performed?        | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are you in possession of a copy of any survey of the property?                | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are the boundaries marked in any way?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Explain:   |                          |                                     |                                     |                          |
| d. Do you know the boundaries?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Explain:   |                          |                                     |                                     |                          |
| e. Are there any encroachments or unrecorded easements relating to the property? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain:   |                          |                                     |                                     |                          |

#### 7. WATER

- |   | N/A                      | YES                      | NO                                  | UN-<br>KNOWN             |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Source of water supply: <u>FARWATER PLANT BOARD</u>                    |                          |                          |                                     |                          |
| b. Are you aware of below normal water supply or water pressure?          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Has your water ever been tested? If so, attach the results or explain. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain:  |                          |                          |                                     |                          |

#### 8. SEWER SYSTEM

- |   | N/A                      | YES                                 | NO                                  | UN-<br>KNOWN             |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Property is serviced by:   |                          |                                     |                                     |                          |
| 1. Category I: Public Municipal Treatment Facility  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Category II: Private Treatment Facility  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Category III: Subdivision Package Plant  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Category VII: No Treatment/Unknown   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Name of Servicer:   |                          |                                     |                                     |                          |
| b. For properties with Category IV, V, or VI systems  |                          |                                     |                                     |                          |
| Date of last inspection (sewer):  |                          |                                     |                                     |                          |
| Date of last inspection (septic):   |                          |                                     |                                     |                          |
| Date last cleaned (septic): <u>2 YEARS</u>  |                          |                                     |                                     |                          |
| c. Are you aware of any problems with the sewer system?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Please explain any deficiencies noted in this Section: \_\_\_\_\_



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### 9. CONSTRUCTION / REMODELING

- |  | N/A                      | YES                      | NO                                  | UN-<br>KNOWN             |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Have there been any additions, structural modifications, or other alterations made? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. If so, were all necessary permits and government approvals obtained?                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

Explain:

### 10. HOMEOWNER'S ASSOCIATION (HOA)

- |   | N/A                      | YES                      | NO                                  | UN-<br>KNOWN             |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. 1) Is the property subject to rules or regulations of a HOA? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, what is the yearly assessment?                       |                          |                          |                                     |                          |
| 3) HOA Name:  |                          |                          |                                     |                          |

HOA Primary Contact Name:

HOA Primary Contact Phone No.:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b. Is the property a condominium?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate                                      |                          |                          |                                     |                          |
| c. 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"/> |
| d. 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"/> |
| e. Are there any pet or rental restrictions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain:  |                          |                          |                                     |                          |

### 11. HAZARDOUS CONDITIONS

- |  | N/A                      | YES                      | NO                                  | UN-<br>KNOWN             |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

#### LEAD BASED PAINT DISCLOSURE REQUIREMENT

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, which may cause certain health risks.

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| c. Was this house built before 1978?                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. Are you aware of the existence of lead-based paint in or on this house? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

#### RADON DISCLOSURE REQUIREMENT

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit [chfs.ky.gov](http://chfs.ky.gov) and search "radon."

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e. 1) Are you aware of any testing for radon gas?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, what were the results?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. 1) Is there a radon mitigation system installed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If yes, is it functioning properly?              | <input type="checkbox"/> | <input type="checkbox"/> | <input 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.

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| g. 1) Is the property currently contaminated by the production of methamphetamine?                | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) If no, has the property been professionally decontaminated from methamphetamine contamination? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Explain:  |                                     |                          |                                     |                          |

### 12. MISCELLANEOUS

- |  | N/A                      | YES                      | NO                                  | UN-<br>KNOWN             |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. 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"/> |
| b. 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"/> |
| c. 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"/> |
| d. Are there any warranties to be passed on?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



PROPERTY ADDRESS: 5876 McCracken Pike, Versailles, KY 40383

Explain:

e. Has this house ever been damaged by fire or other disaster?

☐ ☐ ☒ ☐

Explain:

☐ ☐ ☐ ☐

f. Are you aware of the existence of mold or other fungi on the property?

☐ ☐ ☒ ☐

g. Has this house ever had pets living in it?

☐ ☒ ☐ ☐

Explain:

h. Is this house in a historic district or listed on any registry of historic places?

☐ ☐ ☒ ☐

**13. ADDITIONAL INFORMATION**

Do you know anything else about the property that that should be disclosed to the Buyer?

N/A YES NO UN-  
☐ ☐ ☒ KNOWN

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

**14. SELLER(S) CERTIFICATION (CHOOSE ONE)**

☒ As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature

Date

Seller Signature

Date

X Berry Butyl

7.03.21

X Jan Butyl

7.03.21

☒ As Seller(s) I / we hereby certify that my / our Real Estate Agent, KIRKPATRICK & CO. (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(9).

Seller Signature

Date

Seller Signature

Date

X Berry Butyl

7.03.21

X Jan Butyl

7.03.21

☐ As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature

Date

Seller Signature

Date

X

X

☐ The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Broker / Agent Print Name

Broker / Agent Signature

Date

X

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form

Buyer Signature

Date

Buyer Signature

Date

X

X



## UTILITIES LIST

For Use only by members of the Lexington Bluegrass Association of Realtors®

06/22/2021

DATE

PROPERTY ADDRESS 5876 McCracken Pike, Versailles, KY 40383

ELECTRIC KENTUCKY UTILITIES

WATER FRANKFORT PLANT BOARD

TELEPHONE WINDSTREAM

GAS N/A \* PROPANE CYLINDERS: SOUTHERN STATES FRANKFORT, KY

TRASH RUMBLE

INTERNET WINDSTREAM

CABLE N/A

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