

1130 KIDDS MILL ROAD

Woodford County, Kentucky

35 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

MAIN RESIDENCE

Entry Hall:

- Mahogany door
- Hardwood floor
- Double closet
- Custom-made wrought iron railing
- Stairs to second floor
- Crown moulding
- Pillars



Great Room:

- Hardwood floor
- 18' ceiling
- Stone fireplace with raised hearth
- Ventless gas logs
- Ceiling fan with light
- Crown moulding
- Built-in wall speakers
- Hardwired for television, internet, speakers, & phone



Dining Room:

- Hardwood floor
- 4 sets of French doors
- Chandelier
- Crown moulding



Kitchen:

- Hardwood floor
- Dropped lighting over island
- Island
- Recessed lighting
- Crown moulding
- Cherry cabinets
- Kitchen-Aid built-in micro-wave and wall oven
- Bosch dishwasher
- Granite composite double sink
- Disposal
- 4 burner gas Jenn-Air down-draft range top,
- Kitchen-Aid side-by-side refrigerators with ice/water dispenser
- Granite counter tops
- Hardwired for television, internet, and phone



Master Suite:

Bedroom:

- Hardwood floor
- Crown moulding
- Walk-in closet
- French doors to patio and pool
- Hardwired for television, internet, speakers, and phone
- Built-in wall speakers for stereo and television



Bath:

- Tumbled marble floor
- Double cherry vanity with tumbled marble counter top
- 8 jet whirlpool tub
- Double headed tumbled marble shower
- Water closet with built-in cherry cabinets
- Crown moulding

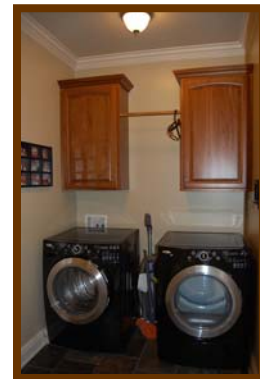
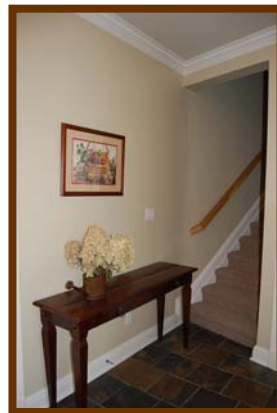


Back Hall:

- Slate floor
- Crown moulding
- Door to garage, patio/pool, and stairs to bonus room above garage

Laundry:

- Slate floor
- Washer/dryer hook-up
- Cherry wall cabinets
- Crown moulding



Half Bath:

- Slate floor
- Pedestal sink
- Cherry wall cabinets
- Crown moulding

Bonus Room:

- Wall-to-wall carpet
- Closet
- Surround sound
- Hardwired for television, internet, and phone



SECOND FLOOR

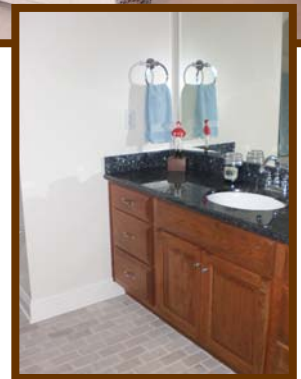
Landing:

- Hardwood floor
- Custom wrought-iron railing
- Crown moulding



West Bedroom:

- Wall-to-wall carpet
- Fan with light
- Storage closet
- Walk-in closet
- Hardwired for television, internet, and phone



Full Bath:

- Tumbled marble flooring
- Cherry vanity with granite countertop
- Acrylic tub and shower unit

Office:

- Hardwood floor
- Crown moulding
- Chandelier
- Ceiling fan with light
- French glass doors
- Hardwired in two locations for television, internet, and phone



East Bedroom:

- Wall-to-wall carpet
- Fan with light
- Storage closet
- Walk-in closet
- Hardwired for television, internet, and phone

Full Bath:

- Tumbled marble floor
- Cherry cabinet
- Granite counter top
- Acrylic tub/shower combo





- Heated saltwater pool. 3.5' to 8.5' depth. Diving board, volleyball net, basketball net, and dolphin cleaner.
- City water
- Septic system
- Security system
- Three unit heating and cooling units; high efficiency heat pump with attached air purifier and built-in humidifier
- Lightning rods
- 400 amp service
- Underground 200 gallon propane tank for fireplace, cook top, grill, & portable generator.
- Central vacuum system
- Two 50 gallon water heaters with hot water circulating pump, multiple covered porches and patio with brick pavers, out door speakers.
- Soffit lighting front and back of house

HORSE IMPROVEMENTS

- Barn with
 - ◊ Sliding steel doors
 - ◊ 400 amp service with separate utilities: city water and electric.
 - ◊ Hay loft storage
 - ◊ 5 stalls with mats
 - ◊ Rubber paver aisleway
 - ◊ Insulated, heated tack room
 - ◊ Wash bay
 - ◊ 72' x 153' x 16' indoor arena with Class I sand footing, 400 watt high-bay lighting, and insulated ceiling.



- 100' x 200' Outdoor Arena with washed river sand footing.



- 50' (approximately) round pen
- 3 fields/paddocks
- Oak plank fencing
- Varnon automatic waterers





- Stone wall and four board plank fencing.
- Creek frontage.

Information contained herein is believed to be accurate but is not warranted

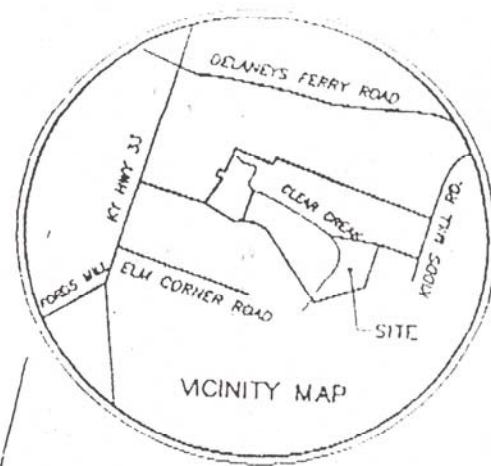
Price: \$1,100,000.



Agent: Bill G. Bell
(859) 621-0607

www.kyhorsefarms.com
518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657





ROBERT WALKER III
(REMAINING)
O.B. 55, P. 526

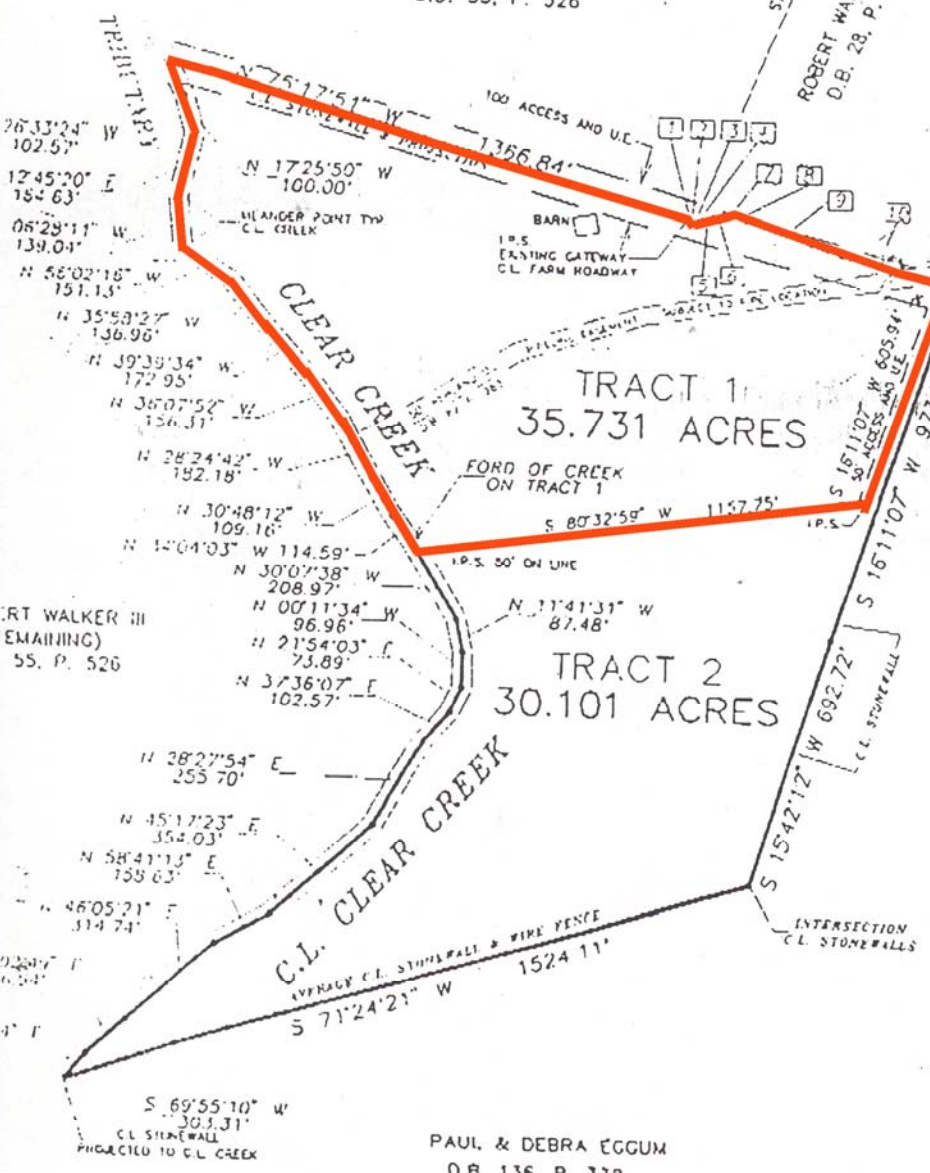
ROBERT WALKER III
O.B. 28, P. 238

PAUL & DEBRA EGGUM
O.B. 136, P. 338

TRACT 1
35.731 ACRES

TRACT 2
30.101 ACRES

LINE TABLE		
1	S 58°14'40" E	17.07'
2	N 82°52'28" E	3.96'
3	N 86°39'57" E	20.29'
4	N 45°42'38" E	4.15'
5	N 70°48'15" E	29.45'
6	N 68°58'05" E	30.35'
7	N 88°26'37" E	31.33'
8	S 66°53'53" E	29.01'
9	S 71°26'51" E	257.03'
10	S 73°45'16" E	244.16'
11	S 80°33'12" E	57.42'
12	S 76°04'36" E	265.30'
13	S 74°12'13" E	240.21'
14	S 75°08'25" E	531.77'
15	N 25°16'50" E	98.41'
16	S 66°37'02" E	25.00'
17	N 24°01'21" E	109.90'
17A	S 66°37'02" E	25.00'
18	S 23°22'58" W	67.61'
19	S 24°39'17" W	68.39'
20	S 24°39'17" W	62.71'
21	S 26°36'37" W	73.29'
22	N 71°12'41" W	176.51'
23	N 74°06'12" W	104.62'
24	N 73°57'47" W	289.45'
25	N 74°12'12" W	240.55'
26	N 76°04'36" W	265.30'
15A	S 25°42'31" W	94.11'
20A	N 65°20'43" W	25.00'
14A	N 75°11'10" W	1083.54'



SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1130 Kidds Mill Rd, Versailles Ky 40383 DATE: 3/12/12
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 | — | ✓ | — |
| (b) Air Conditioning | — | ✓ | — |
| (c) Plumbing/Septic | — | ✓ | — |
| (d) Heating | — | ✓ | — |
| (e) Pool/Hot tubs/Sauna | — | ✓ | — |
| (f) Appliances | — | ✓ | — |
| (g) Doors and windows | — | ✓ | — |

2. MAIN RESIDENCE - FOUNDATION

- | | | | |
|---|---|---|---|
| (a) Are you aware of any problems concerning the basement? | — | — | — |
| (b) Are you aware of any problems concerning sliding, settling, movement
upheaval, or earth stability? | — | ✓ | — |
| (c) Are you aware of any defects or problems relating to the foundation? | — | ✓ | — |

3. MAIN RESIDENCE - ROOF

- | | | | |
|--|---|---|---|
| (a) Has the roof ever leaked? | — | ✓ | — |
| (b) Has the roof ever been repaired? | — | ✓ | — |
| (c) Do you know of any problems with the roof? | — | ✓ | — |

4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT

- | | | | |
|---|---|---|---|
| (a) Was residence built before 1978? | — | ✓ | — |
| (If yes, seller may not accept and buyer should not present an offer to purchase
contract that does not include a "Disclosure of Information and Acknowledgement
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the
EPA pamphlet "Protect Your Family From Lead in Your Home".) | | | |

5. DRAINAGE

- | | | | |
|--|---|---|---|
| (a) Is this property located in a flood plain zone? | — | ✓ | — |
| (b) Has the property ever had a drainage, flooding or grading problem? | — | ✓ | — |

6. BOUNDARIES

- | | | | |
|--|---|---|---|
| (a) Have you ever had a survey of your property? | ✓ | — | — |
| (b) Do you know the boundaries of your property? | ✓ | — | — |
| (c) Are the boundaries of your property marked in any way? | ✓ | — | — |
| (d) Are you aware of any encroachments, recorded or unrecorded easements
relating to this property? | ✓ | — | — |
| (e) Is there any common fencing? If yes, explain any agreement and common
maintenance. | ✓ | — | — |
| (f) Any improvements shared in common with adjoining or adjacent properties? | ✓ | — | — |

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. | — | ✓ | — |
|---|---|---|---|

8. WATER

- | | | | |
|---|---|---|---|
| (a) Are all the improvements connected to a public water system? <u>all except tobacco barn</u> ✓ | — | — | — |
| (b) IF NOT, please state your water sources and explain. | — | — | — |
| (c) Has your water system ever gone dry? If yes, explain. | — | ✓ | — |
| (d) Are you aware of any problems with your water lines and/or waterers? | — | ✓ | — |
| (e) Is your water supply shared with anyone else? | — | ✓ | — |

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? | — | ✓ | — |
| (b) Were any auxiliary houses built before 1978? | — | ✓ | — |
| (If yes seller may not accept and buyer should not present an offer to purchase
contract that does not include a "Disclosure of Information and Acknowledgement
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the
EPA pamphlet "Protect Your Family From Lead in Your Home".) | | | |

10. BARN/OUTBUILDINGS

- | | | | |
|---|---|---|---|
| (a) Are you aware of any problems affecting any of the mechanical systems,
Structure, or roof on any of the barns or outbuildings? | — | ✓ | — |
|---|---|---|---|

1130 Kidds Mill Rd, Versailles, Ky 40383

	Yes	No	Unknown
11. UTILITIES			
(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	✓	—	—
(b) If you answered yes to any of the above, can you furnish a diagram of same?	✓	—	—
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	—	✓	—
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	—	✓	—
(c) Are you aware of any Radon test being performed on this property?	—	✓	—
(d) Are you aware of any existing or threatened legal action affecting this property?	—	✓	—
(f) Are there any assessments other than property assessments that apply to this property?	—	✓	—
(g) Are you aware of any damage due to wood infestation?	—	✓	—
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>pretreated 2008</u>	✓	—	—
(i) Are you aware of any underground storage tanks? <u>200 gallon propane</u>	✓	—	—
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	—	✓	—
(k) Are you aware of any dumps on the property, present or past?	—	✓	—
(l) Are any sink holes being used as a dump?	—	✓	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	—	✓	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	—	✓	—
(o) Have you ever had a soil analysis done?	—	✓	—
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?	—	✓	—
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?	—	✓	—
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.

Jeannette Guerin 3/12/12 5:50pm
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.

1130 Kidds Mill Rd, Versailles Ky 40383**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:

2008 built house and ending on 3/12/12
 (date of purchase) (date of this form)

purchased land 2005

PROPERTY ADDRESS: 1130 Kidds Mill Rd

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 N/A
 (i) Chimneys, fireplaces, inserts
 (j) Pool, hot tubs, sauna
 (k) Sprinkler system
 (l) Heating age 4
 (m) Cooling/air conditioning age 4

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? N/A
 (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) JH

Date/Time 3/12/12 6:00pm

	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? <u>4 years</u>			
(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, <u>creek</u> , spring, or water shed on or adjoining this property? <u>wet weather natural drainage</u>	✓	—	—
Explain: <u>drainage</u>			
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 <u>CITY</u>			
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? <u>on fridge</u>	✓	—	—
(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 <u>drain field</u> , 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): <u>2008</u>			
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) JLH

Date/Time

3/12/12 6:02pm

Property Address 1130 Kidds Mill Rd, Versailles, Ky 40383

- | | YES | NO | UNKNOWN |
|--|-----|----|---------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments? | — | ✓ | — |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? | ✓ | — | — |
| Explain: <u>rock wall property line, plank fence property line, private road</u> | | | |

10. MISCELLANEOUS

- | | | | |
|---|---|---|---|
| (a) Was this house built before 1978? | — | ✓ | — |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home? | — | ✓ | — |
| (c) 1. Are you aware of any testing for radon gas? | — | ✓ | — |
| 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? <u>200 gallon propane</u> | ✓ | — | — |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)? | — | ✓ | — |
| (f) Are you aware of any damage due to wood infestation? | — | ✓ | — |
| (g) 1. Have the house or other improvements ever been treated for wood infestation? | ✓ | — | — |
| 2. If yes, when, by whom, and any warranties? <u>pretreated by contractor 2008</u> | | | |
| (h) Are you aware of any existing or threatened legal action affecting this property? | — | ✓ | — |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)? | — | ✓ | — |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? | — | ✓ | — |
| (k) Are you aware of any other conditions which are defective with regard to this property? | — | ✓ | — |
| (l) Are there any environmental hazards known to seller? | — | ✓ | — |
| (m) Are there any warranties to be passed on? <u>hvac, windows</u> | ✓ | ✓ | — |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? | ✓ | — | — |
| If yes, please explain: <u>previous house struck by lightning & burned - completely rebuilt 2008</u> | | | |
| (o) Are you aware of the existence of mold or other fungi in the property? | — | ✓ | — |
| (p) Has this house ever had pets living in it? | — | ✓ | — |
| If yes, Explain | — | ✓ | — |
| (q) Is the property in a historic district? | — | ✓ | — |

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 2005 (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.

Seller Gladys L. Guin Date 3/12/12 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: _____ Date _____

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

Seller: _____ Seller: _____
Date: _____ Date: _____

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

Broker/Agent: _____ Date: _____
The Buyer Acknowledges receipt of this form.

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) _____ Date/Time _____