

1052 HARP INNIS ROAD

12.5 Acres

Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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

Main Level

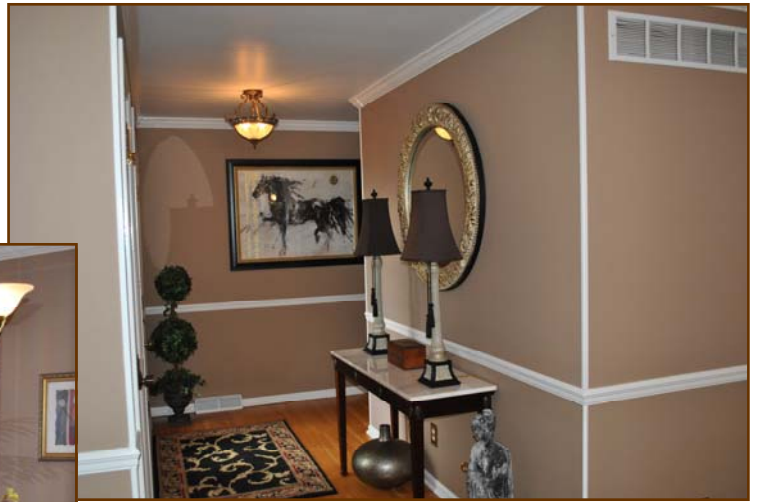


Formal Dining Room with hardwood floor.

Informal Living Room with hardwood floor and ceiling fan.



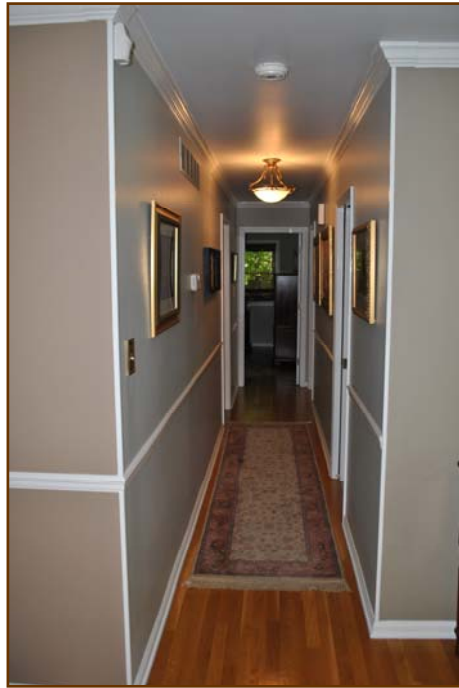
Kitchen with stainless steel appliances, granite counter tops, double wall oven, and gas cooktop.



Foyer with hardwood floor, chair railing, and crown moulding.

Hallway with hardwood floor.

Hall Bath with tile floor and sitting area.



Master Suite with hardwood floor, ceiling fan, crown moulding, and large walk-in closet.



Master Bath with double vanity, large walk-in shower, and Jacuzzi tub.





Bedroom 1 with hardwood floor and ceiling fan.



Bedroom 2 with hardwood floor and ceiling fan.

Home Office with entry to the three-car attached garage.



Laundry Room with door to outside.



The **Sun Room** has a separate unit for heating and cooling, carpet, ceiling fan, and door to patio.



Lower Level



Storage Area in the walk-out basement.



Den with ventless fireplace (propane), cedar closet, and built-in cabinetry.



2 Stall Barn

- Room for 6 more stalls
- Hay storage



Detached Garage/Shop

- 2 automatic doors
- Hydraulic lift
- Well-lit space with in-floor lighting for working under equipment



This fenced field is located behind the barn.





This immaculate, turn-key property:

- Is just a short drive to the Kentucky Horse Park
- Is surrounded by elite horse farm
- Has three bedrooms and two-and-a-half baths
- Has 2,747 square feet of living space
- Has city water
- Has a propane tank for the cooktop and fireplace
- Has a security system
- And boasts the above 2.5 acre pond stocked with trophy-sized fish!

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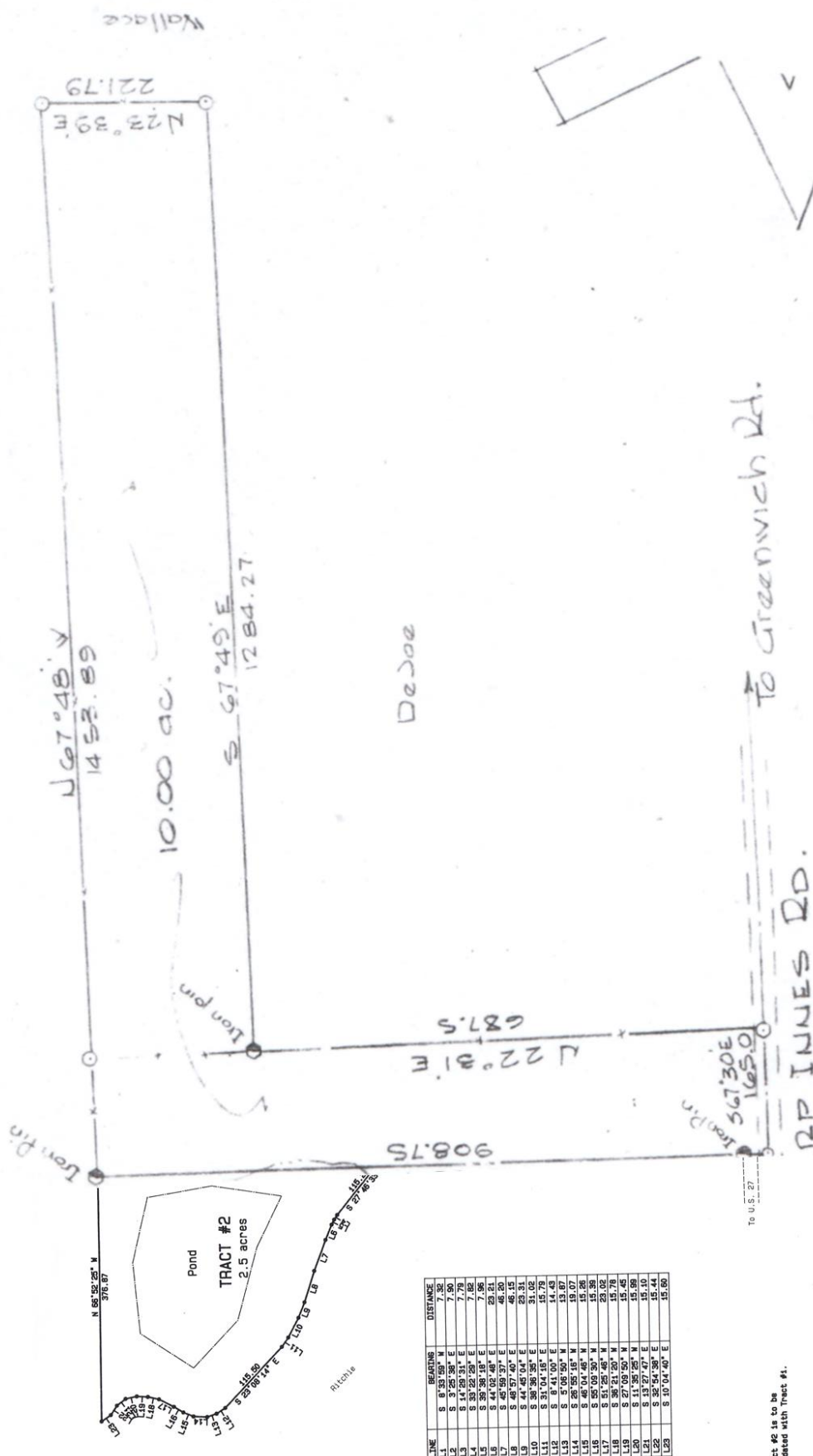
PRICE: \$579,000.



Marilyn Richardson
859-621-4850

www.kyhorsefarms.com

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LINE	BEARING	DISTANCE
L1	S 8° 53' 00" W	7.92
L2	S 3° 25' 30" E	7.90
L3	S 14° 23' 31" E	7.93
L4	S 2° 02' 00" E	7.96
L5	S 30° 56' 18" E	23.21
L6	S 44° 02' 48" E	48.20
L7	S 45° 55' 37" E	48.20
L8	S 27° 07' 42" E	23.31
L9	S 44° 40' 04" E	31.02
L10	S 38° 36' 59" E	15.73
L11	S 31° 04' 15" E	15.73
L12	S 14° 05' 00" E	13.97
L13	S 8° 10' 00" W	13.97
L14	S 28° 55' 18" E	19.07
L15	S 46° 04' 45" E	15.86
L16	S 30° 09' 30" E	15.86
L17	S 11° 36' 25" E	15.86
L18	S 38° 21' 20" E	15.78
L19	S 27° 09' 50" E	15.45
L20	S 11° 36' 25" E	15.86
L21	S 38° 21' 20" E	15.78
L22	S 32° 54' 38" E	15.44
L23	S 10° 04' 00" E	15.50

NOTES:
1.) Tract #2 is to be consolidated with Tract #1.

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: 1980 and ending on 6/22/2017

(date of purchase)

(date of this form)

PROPERTY ADDRESS: 1052 Harp Innis Rd Lexington, Ky 40511

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

Any past or current problems affecting:

- | | YES | NO | UNKNOWN |
|---|-----|----|---------|
| (a) Plumbing | — | X | — |
| (b) Electrical system | — | X | — |
| (c) Appliances | — | X | — |
| (d) Floors and walls | — | X | — |
| (e) Doors and windows | — | X | — |
| (f) Ceiling and attic fans | — | X | — |
| (g) Security system | — | X | — |
| (h) Sump pump <u>N/A</u> | — | — | — |
| (i) Chimneys, fireplaces, inserts | — | X | — |
| (j) Pool, hot tubs, sauna | — | X | — |
| (k) Sprinkler system <u>N/A</u> | — | — | — |
| (l) Heating age <u>16</u> <u>S.A.M.E. A.C. pump</u> | — | X | — |
| (m) Cooling/air conditioning age <u>16</u> | — | — | — |

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT

- | | YES | NO | UNKNOWN |
|--|-----|----|---------|
| (a) Any defects or problems, current or past, to the foundation or slab? | — | X | — |
| (b) Any defects or problems, current or past, to the structure or exterior veneer? | X | — | — |

Explain: Flaking of a few bricks. minor settling next cracks

- | | | | |
|--|---|---|---|
| (c) Has the basement leaked at anytime since you have owned or lived in the property? | — | X | — |
| (d) When was the last time the basement leaked? | — | — | — |
| (e) Have you ever had any repairs done to the basement? | — | X | — |
| (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

R/S

6/22/17 @ 10:12

	YES	NO	UNKNOWN
(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....	—	X	—
3. ROOF			
(a) Age of the roof? <u>approx 2014. new because of storm damage</u>			
(b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....	—	X	—
2. When was the last time the roof leaked? <u>NEVER</u>			
(c) 1. Have you ever had any repairs done to the roof?..... <u>NEW ROOF #2</u>	X	X	—
2. If you have ever had the roof repaired, when was the repair performed? <u>2014</u>			
(d) 1. Have you ever had the roof replaced?..... <u>YES</u>	X	—	—
2. If you have had the roof replaced, when was the replacement performed? <u>2014</u>			
(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) <u>NEVER</u>			
(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?..... <u>NO</u>	—	X	—
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? <u>N/A</u>			
4. LAND/DRAINAGE			
(a) Any soil stability problems?.....	—	X	—
(b) Has the property ever had a drainage, flooding, or grading problem?.....	—	X	—
(c) Is the property in a flood plain zone?.....	—	X	—
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?.....	X	—	—
Explain: <u>pond. it's a farm.</u>			
5. BOUNDARIES			
(a) Have you ever had a staked or pinned survey of the property?.....	X	—	—
(b) Do you know the boundaries?.....	X	—	—
(c) Are the boundaries marked in any way?..... <u>FENCES</u>	X	—	—
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?.....	—	X	—
Explain: _____			
6. WATER			
(a) 1. Source of water supply <u>CITY</u>			
2. Are you aware of below normal water supply or water pressure?..... <u>NONE</u>	—	X	—
(b) Is there a water purification system or softener remaining with the house?.....	—	X	—
(c) Has your water ever been tested? If yes, give results	—	X	—
Explain: _____			
7. SEWER SYSTEM			
(a) Property is serviced by:			
1. Category I. Public Municipal Treatment Facility;.....	—	X	—
2. Category II. Private Treatment Facility;.....	—	X	—
3. Category III. Subdivision Package Plant;.....	—	X	—
4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")	—	X	—
5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;	X	—	—
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....	—	X	—
7. Category VII. No Treatment/Unknown.....	—	X	—
(b) For properties with Category IV, V, or VI systems:			
Date of last inspection (sewer): <u>X</u>			
Date of last inspection (septic): <u>3</u> Date last cleaned (septic): <u>Long Time Ago</u>			
(c) Are you aware of any problems with the sewer system?.....	—	X	—
Explain: _____			
8. CONSTRUCTION/REMODELING			
(a) Have there been any additions, structural modifications, or other alterations made?.....	X	—	—
(b) Were all necessary permits and government approvals obtained?.....	X	—	—
Explain: <u>Independent Contractor - did all upgrades</u>			
9. HOMEOWNER'S ASSOCIATION			
(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....	—	X	—
2. If yes, what is the yearly assessment? \$ _____			

Initials (Buyer) _____ Date/Time _____

Initials (Seller) FS

Date/Time

6/25/2017 - 18.21

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

10. MISCELLANEOUS

(a) Was this house built before 1978?	—	X	—
(b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?.....	—	X	—
(c) 1. Are you aware of any testing for radon gas?.....	X	—	—
2. Results, if tested <u>OK</u>			
(d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....	—	X	—
(e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?.....	—	X	—
(f) Are you aware of any damage due to wood infestation?.....	—	X	—
(g) 1. Have the house or other improvements ever been treated for wood infestation?	—	—	X
2. If yes, when, by whom, and any warranties? <u>We have yearly pest treatment by alltime pest ctrl.</u>			
(h) Are you aware of any existing or threatened legal action affecting this property?.....	—	X	—
(i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?.....	—	X	—
(j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....	—	X	—
(k) Are you aware of any other conditions which are defective with regard to this property?.....	—	X	—
(l) Are there any environmental hazards known to seller?.....	—	X	—
(m) Are there any warranties to be passed on?.....	—	—	—
(n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?			
If yes, please explain: <u>Haile New Roof, Gutters, and Aluminum Trim</u>	X	—	—
(o) Are you aware of the existence of mold or other fungi in the property?.....	—	X	—
(p) Has this house ever had pets living in it? <u>Cat, 6 yrs. ago</u>	X	—	—
If yes, Explain <u>NONE SINCE</u>			
(q) Is the property in a historic district?.....	—	X	—

SPACE FOR ADDITIONAL INFORMATION

only had cats & no dogs, that was 6 yrs ago

The seller has owned this property since 1980 (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.

Roy Seale 6/23/2017
 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: 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 (Buver) Date/Time Initials (Seller) Date/Time

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 1052 Harp Innis Rd Lexington KY 40511 DATE: 6/22/2017
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	—	X	—
(b) Air Conditioning	—	X	—
(c) Plumbing/Septic	—	X	—
(d) Heating	—	X	—
(e) Pool/Hot tubs/Sauna	—	X	—
(f) Appliances	—	X	—
(g) Doors and windows	—	X	—
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	—	X	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? <u>Every Summer Settles</u>	X	—	—
(c) Are you aware of any defects or problems relating to the foundation?	—	X	—
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	—	X	—
(b) Has the roof ever been repaired? <u>Replaced</u>	X	—	—
(c) Do you know of any problems with the roof?	—	X	—
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	—	X	—
(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?	—	X	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	X	—
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	X	—	—
(b) Do you know the boundaries of your property?	X	—	—
(c) Are the boundaries of your property marked in any way? <u>FENCES</u>	X	—	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	—	X	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. <u>I maintain fences when needed</u>	X	—	—
(f) Any improvements shared in common with adjoining or adjacent properties?	—	X	—
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.	—	X	—
8. WATER			
(a) Are all the improvements connected to a public water system?	X	—	—
(b) IF NOT, please state your water sources and explain.	—	X	—
(c) Has your water system ever gone dry? If yes, explain.	—	X	—
(d) Are you aware of any problems with your water lines and/or waterers?	—	X	—
(e) Is your water supply shared with anyone else?	—	X	—
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?	—	X	—
(b) Were any auxiliary houses built before 1978?	—	X	—
(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?	—	X	—

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	X	—	—
2) Electric lines.....	X	—	—
3) Natural Gas/Propane	X	—	—
4) Telephone lines	X	—	—
5) Septic/Field lines.....	X	—	—
(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?	—	X	—
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?	—	X	—
(c) Are you aware of any Radon test being performed on this property?	X	—	—
(d) Are you aware of any existing or threatened legal action affecting this property?	—	X	—
(f) Are there any assessments other than property assessments that apply to this property?	—	X	—
(g) Are you aware of any damage due to wood infestation?	—	X	—
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <u>Born. ME.</u>	X	—	—
(i) Are you aware of any underground storage tanks?	—	X	—
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	—	X	—
(k) Are you aware of any dumps on the property, present or past?	—	X	—
(l) Are any sink holes being used as a dump?	—	X	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes?	—	X	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	—	X	—
(o) Have you ever had a soil analysis done?	X	—	—
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?	—	X	—
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?	—	X	—
13. If the answer was "yes" to any of the above questions, please explain.			

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

<u>[Signature]</u>	<u>6/23/2017</u>	<u>07:21</u>	_____	_____	_____
SELLER	DATE	TIME	SELLER	DATE	TIME

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: _____ 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.