

1335 HARP INNIS ROAD

25 +/- Acres

Lexington, Fayette County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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

Main Level

Foyer

- Hardwood floor
- Chair rail
- Stairs to second level



Living Room

- Hardwood floor
- Fireplace
- Chair rail
- Crown moulding

Formal Dining Room

- Hardwood floor
- Chair rail
- Crown moulding



Kitchen (eat-in)

- Open beams
- Vinyl floor
- Drop-in stove
- Microwave
- Dishwasher
- Doorway to basement
- Rear entrance



Family Room

- Hardwood floor
- Beam ceiling
- Door to exterior
- Fireplace with brick hearth



First Floor Guest Room with Full Bath

- Carpet
- Chair rail
- Crown moulding



Second Level

- Master Suite with new carpet
- Two bedrooms —each with carpet
- Additional Full Bath



Bonus Room

- Carpeting
- Chair rail
- Ceiling fan with light fixture
- Half bath
- Accessed via the family room



Full Basement

- Partially finished
- Carpet
- Mirrored workout room
- Storage area



Rear of House

- Screened-in porch

- In-ground Pool
- Pool Equipment Shed





7 Stall Barn

- Wash bay
- Entry to apartment/office
- Loft hay storage
- Asphalt aisleway
- Exam room with stocks

4 Board Plank Fencing



Apartment/Office

- Attached to barn

2 Bay Shop

Equipment Building

City Water



- Five fields
- Four paddocks
- Automatic waterers

- Three run-in sheds
- Five stall shed row barn

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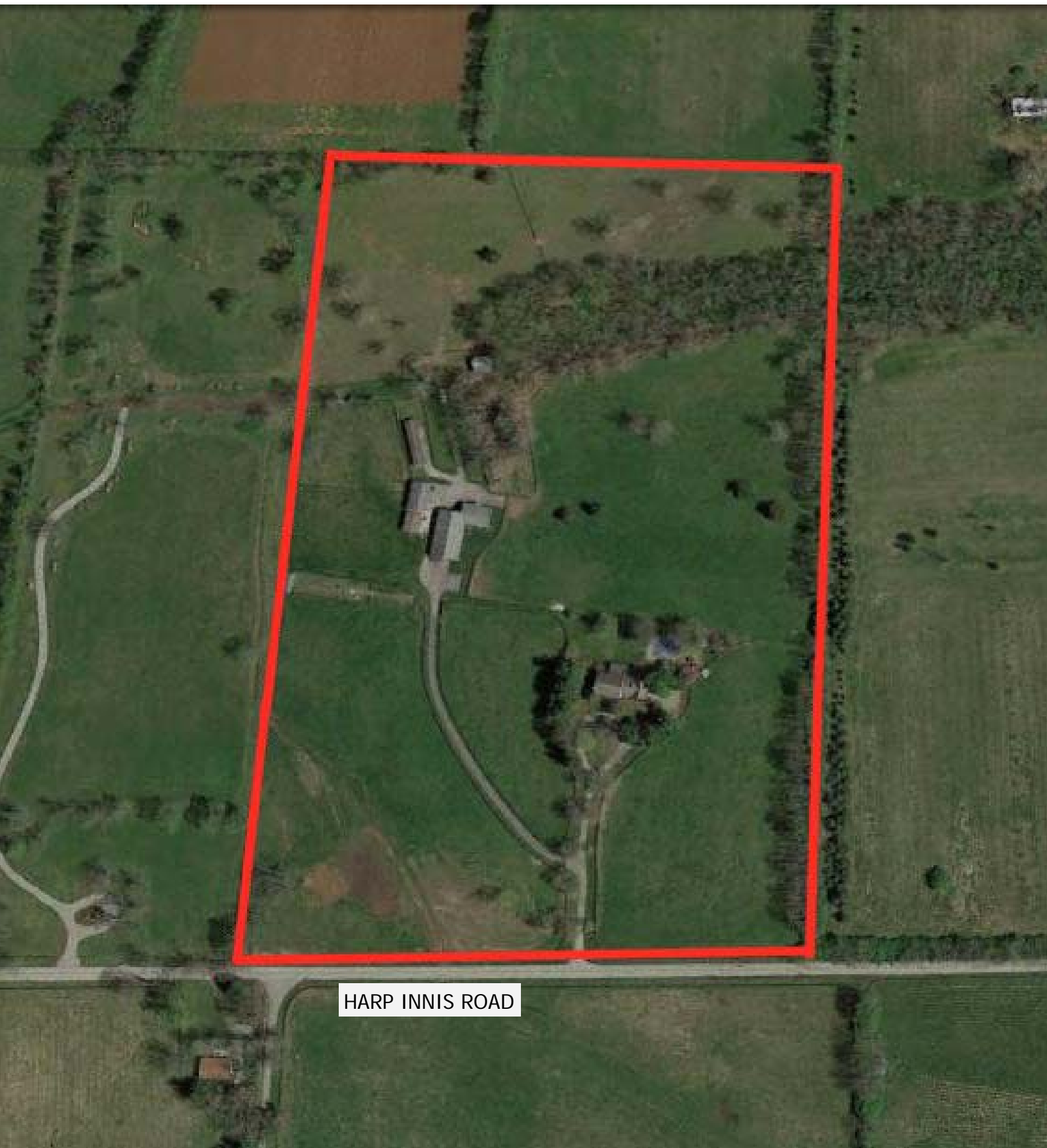
PRICE: \$1,149,000.



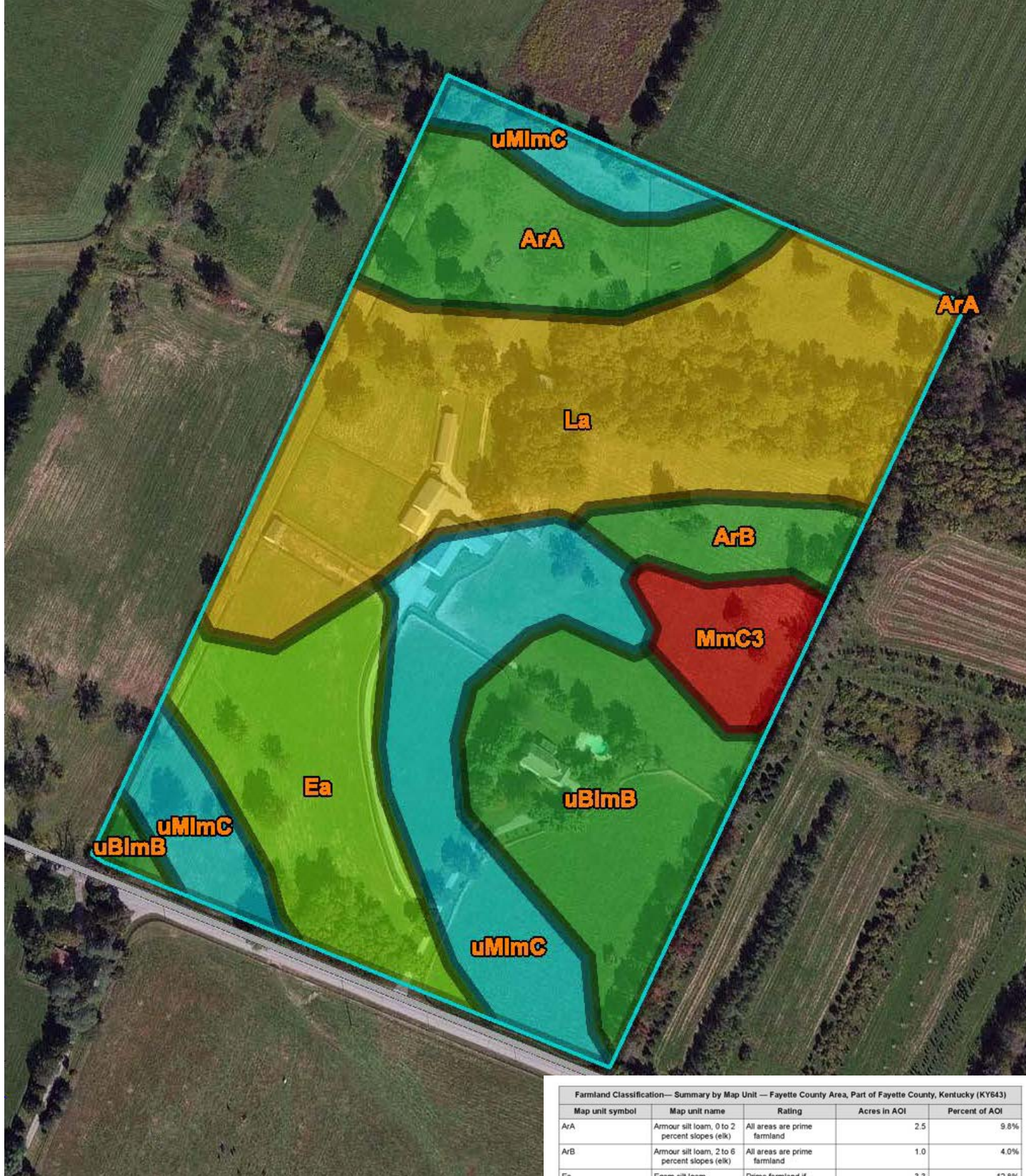
Marilyn Richardson
859-621-4850

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HARP INNIS ROAD



Farmland Classification— Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArA	Armour silt loam, 0 to 2 percent slopes (elk)	All areas are prime farmland	2.5	9.8%
ArB	Armour silt loam, 2 to 6 percent slopes (elk)	All areas are prime farmland	1.0	4.0%
Ea	Egan silt loam (woodper)	Prime farmland if protected from flooding or not frequently flooded during the growing season	3.3	12.8%
La	Lanton silty clay loam (dunning)	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	8.4	33.0%
MmC3	Maury silty clay loam, 6 to 12 percent slopes, severely eroded (loradale)	Not prime farmland	1.1	4.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.0	15.5%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	5.2	20.4%
Totals for Area of Interest			25.5	100.0%

PROPERTY ADDRESS: 1335 Harp Innis Lexington, Ky
SELLER'S DISCLOSURE OF PROPERTY CONDITION

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

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

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on _____, and ending on 7-21-17.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 1335 Harp-Innis Rd. Lexington Ky 40511

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing			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			X	
(i) Chimneys, fireplaces, inserts			X	
(j) Pool, hot tub, sauna			X	
(k) Sprinkler system	X			
(l) Heating			X	
(m) Cooling/air conditioning			X	
(n) Water heater			X	
Explain: <u>Normal Replacement During life of Property</u>				
2. FOUNDATION/STRUCTURE/BASEMENT	N/A	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: <u>Some minor Patch setting</u>				
(c) Has the basement leaked at any time since you have owned or lived at the property?		✓		
(d) When was the last time the basement leaked? <u>greater than Five years</u>				
(e) Have you ever had any repairs done to the basement?			X	
(f) If you have had basement leaks repaired, when was the repair performed?				
Explain: _____				

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- (g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) less than every 5-7 years
- (h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space? N/A

3. ROOF N/A YES NO UNKNOWN

- (a) Age of the roof covering? About 10 years
- (b) 1. Has the roof leaked at any time since you have owned or lived at the property? X
2. When was the last time the roof leaked? 10 years REPAIRED CHIMNEY CAP.
- (c) 1. Have you ever had any repairs done to the roof? REPAIRED X
2. If you have ever had the roof repaired, when was the repair performed? 10 years ago
- (d) 1. Have you ever had the roof replaced? 10 years ago X
2. If you have had the roof replaced, when was the replacement performed? 10 yrs
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) N/A
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? N X
2. If yes, when was the repair performed? _____
- Explain: _____

4. LAND/DRAINAGE N/A YES NO UNKNOWN

- (a) Any soil stability problems? _____
- (b) Has the property ever had a drainage, flooding, or grading problem? _____ X
- (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? _____ X
- If yes, what is the flood zone? _____
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? X
- Explain: Small Pond, Two Wet Weather creeks, 1 grass water way
TWO PADDocks may be "WET" During winter.

5. BOUNDARIES N/A YES NO UNKNOWN

- (a) 1. Have you ever received a staked or pinned survey of the property? X
2. Are the boundaries marked in any way? X
3. Do you know the boundaries? If yes, provide description below _____
- Explain: _____
- (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? X
- Explain: PDR

6. WATER N/A YES NO UNKNOWN

- (a) 1. Source of water supply City
2. Are you aware of below normal water supply or water pressure? _____ X
- (b) Is there a water purification system or softener remaining with the house? _____ X
- (c) Has your water ever been tested? If yes, provide results below _____ X
- Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

- (a) Property is serviced by:
1. Category I. Public Municipal Treatment Facility _____ ✓
2. Category II. Private Treatment Facility _____
3. Category III. Subdivision Package Plant _____
4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant") _____
5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal _____ ✓
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system _____
7. Category VII. No Treatment/Unknown _____
- Name of Servicer (if known): _____
- (b) For properties with Category IV, V, or VI systems:
- Date of last inspection (sewer): N/A
- Date of last inspection (septic): 2 Date last cleaned (septic): 8 years
- (c) Are you aware of any problems with the sewer system? _____ X
- Explain: _____

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8. CONSTRUCTION/REMODELING N/A YES NO UNKNOWN

- (a) Have there been any additions, structural modifications, or other alterations made? YES
(b) Were all necessary permits and government approvals obtained? YES
Explain: Where applicable - Agriculture buildings were NOT

9. HOMEOWNER'S ASSOCIATION N/A YES NO UNKNOWN

- (a) 1. Is the property subject to rules or regulations of a homeowner's association? NO
2. If yes, what is the yearly assessment? \$
3. Homeowner's Association Name:
HOA Primary Contact Name:
HOA Primary Contact Phone No.
(b) Are you aware of any condition that may result in an increase in taxes or assessments? NO
(c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc? NO
Explain: WEST FENCE will be shared with new Property owner

10. MISCELLANEOUS N/A YES NO UNKNOWN

- (a) Was this house built before 1978? NO
(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? NO
(c) 1. Are you aware of any testing for radon gas? NO
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? NO
(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) NO

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

- (f) Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)? NO
(g) Are you aware of any damage due to wood infestation? NO
(h) 1. Has the house or other improvements ever been treated for wood infestation? YES
2. If yes, when, by whom, and any warranties? 1979. NO Warranties
(i) Are you aware of any existing or threatened legal action affecting this property? NO
(j) Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? Fayette County Water Sewer #4.82/MO
(k) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? NO
(l) Are you aware of any other conditions that are defective with regard to this property? NO
(m) Are there any environmental hazards known to seller? E.g., methamphetamine contamination? NO
(n) Are there any warranties to be passed on? NO
(o) Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? YES
If yes, please explain: hail to Barn
(p) Are you aware of the existence of mold or other fungi on the property? NO
(q) Has this house ever had pets living in it? YES
If yes, Explain Family Dog
(r) Is the property in a historic district? NO

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SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

[Signature] 7-21-17 _____
Seller Date Seller Date

THE REAL ESTATE AGENT NAMED HERE, _____, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: [Signature] [Signature] Date: [Signature]

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE 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/Real estate agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer Date Buyer Date

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1335 Hays Innis Lexington, Ky DATE: _____
Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
1. MAIN RESIDENCE - HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring	—	X	—
(b) Air Conditioning	—	X	—
(c) Plumbing/Septic	—	X	—
(d) Heating	—	X	—
(e) Pool/Hot tubs/Sauna	—	—	—
(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>front Porches mild settling</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?	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>West Line Fence was constructed at my expense</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.			
(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	n/a	—
3) Natural Gas/Propane	—	—	—
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?	X	—	—
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	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?	—	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. <u>NOT RECENTLY</u>			
(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.			
<u>2-A-BASEMENT HAS LEAKED ON RARE OCCASION 2X IN TEN YEARS</u>			
<u>1800- PDR (6 D)</u>			

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.

H. STEVE CONBOY 7-21-17 11:00PM
 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.