

# 6374 DELANEY FERRY

30 +/- Acres

Versailles, Woodford County, Kentucky



Make this your "Destination"! Located just minutes to Keeneland, the airport and Palomar Center, This beautiful 30 acre farm property offers a fantastic combination of a spacious 5 BR custom home with mature landscaping, inground pool and fantastic views in every direction. Additionally, there is an 8 stall barn with fenced paddocks - all with waterers- and a 4 bay, heated, detached garage/workshop area all in a gated and secluded setting with massive trees! This one checks all the boxes!

*Offered Exclusively By*



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



## **First Floor**



### **Great Room**



Beautiful **entry** and **great room** with architectural details, hardwood floor, wood-burning fireplace, surround sound, ceiling fan, and powder room. Cathedral ceiling in the great room.



**Formal Dining Room** with hardwood floor, chandelier, crown moulding, and chair rail.



**Eat-in Kitchen** with tile floor, hickory cabinets, Jenn-Air cook top, dishwasher, double oven, side-by-side refrigerator, microwave, and pantry.





**Master Suite** with:

- Hardwood floor
- Crown moulding
- Ceiling fan/light
- Central vacuum closet
- Window treatments
- 2 zone (a/c and heat)
- Access to back deck



**Master Bath** with tile floor, double vanity, separate tub and shower, and his and her closets.



**Library/Office** with brick fireplace with gas logs, ceiling fan, and hardwood floor.



**Laundry Room**

- Washer
- Dryer
- Sink
- Built-in ironing board
- Tile floor
- Garage entry



Access from kitchen to upper deck.



Access from master suite room to upper deck.



## **Second Floor**

Three bedrooms

- Carpeted
- All with closets
- 1 with ceiling fan/light
- Pull-down attic access at top of stairs
- Full bath with tub/shower combo, single vanity, and tile floor





## **Basement**



Large room with wall-to-wall carpet

Gas fireplace with logs. Access to patio and pool

- Large closet
- Full bath with tub/shower combo and tile floor
- Bedroom with wood floor and ceiling fan/light
- Lots of storage room
- Laundry room with washer/dryer, sink, and 80 gallon hot water heater



In-ground swimming pool (18' x 36')



Rear of house



### **8 Stall Barn**

- 12' x 12' stalls
- Front and rears double sliding doors
- Loft hay storage
- Paved aisle
- Water and electric service
- Vinyl exterior



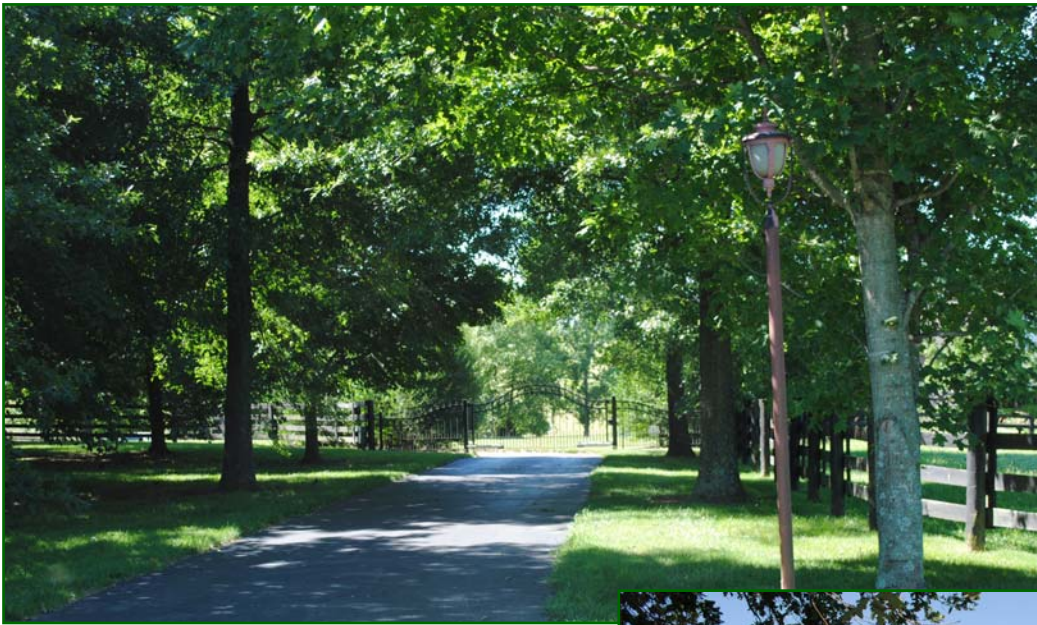
### **Detached Garage/Shop (insulated)**

- 4 bays
- Concrete flooring
- Heater
- Ceiling fans
- Automatic door openers
- Suitable for vehicles of many sizes

Recently constructed concrete basketball pad with regulation-size goal for the aspiring player...or just for fun!







Automatic security gate at entry to property. Home security is also available.

- 5 paddocks
- 1 field
- Automatic waterers in all but 1 paddocks
- Plank fencing
- Propane tank—leased



Beautiful landscaping all around this one-of-a-kind property!

Ready for its new owner!

*Offered Exclusively By*

**PRICE: \$950,000.**



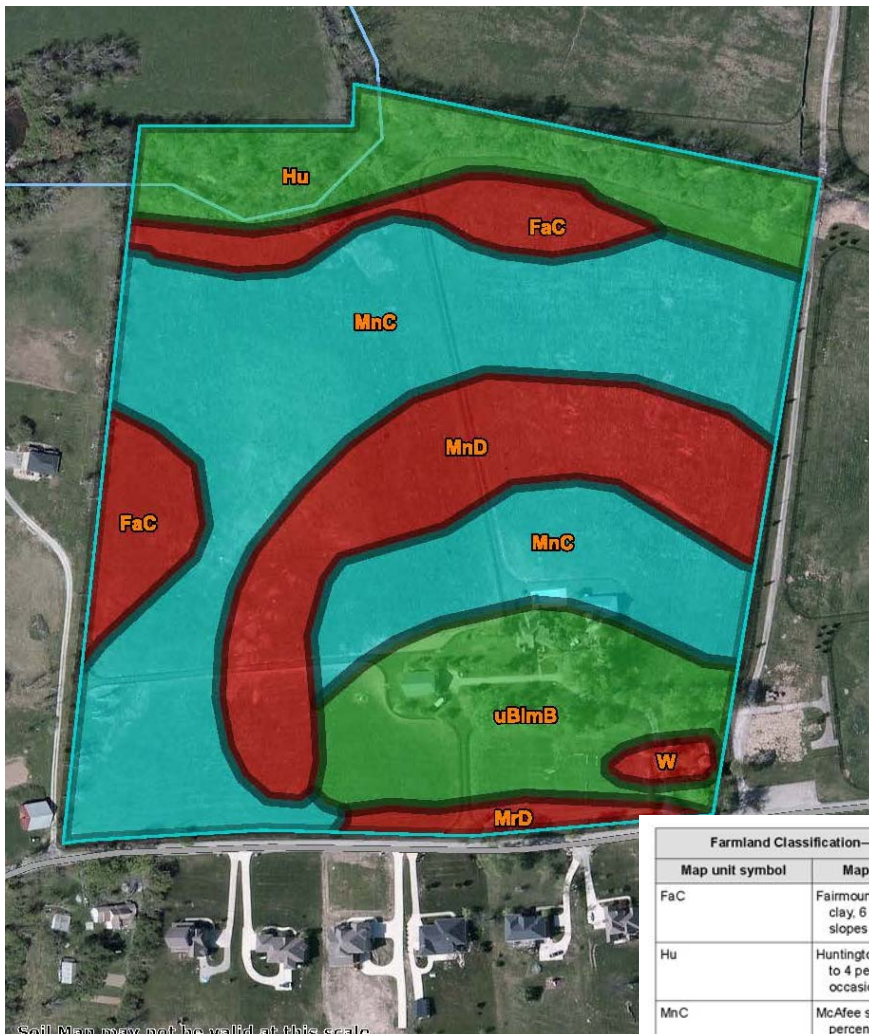
**Agents: Mike Morrison  
859-340-0302**

**Marilyn Richardson  
859-621-4850**

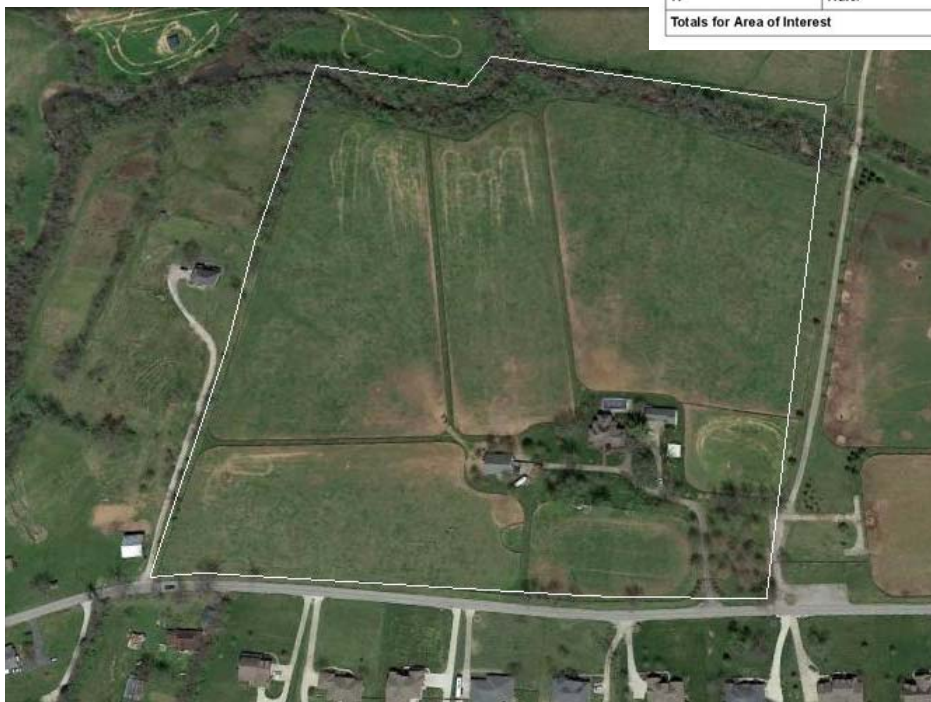
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Farmland Classification— Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	2.6	8.9%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	3.6	12.5%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	12.8	44.8%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	4.8	16.9%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	Not prime farmland	0.6	2.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.0	13.9%
W	Water	Not prime farmland	0.3	0.9%
Totals for Area of Interest			28.6	100.0%





Property Address 6374 Delaney Ferry Ext 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:

2009  
(date of purchase)

and ending on 4-4-17  
(date of this form)

PROPERTY ADDRESS: 6374 Delaney Ferry Ext Versailles KY 40383

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:

(a) Plumbing ..... age

(b) Electrical system ..... age

(c) Appliances..... age

(d) Floors and walls..... age

(e) Doors and windows ..... age

(f) Ceiling and attic fans ..... age

(g) Security system ..... age

(h) Sump pump ..... age

(i) Chimneys, fireplaces, inserts ..... age

(j) Pool, hot tubs, sauna ..... age

(k) Sprinkler system..... age

(l) Heating..... age

(m) Cooling/air conditioning..... age

Explain:

YES NO UNKNOWN

## 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: .....

Explain:

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

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

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

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

Explain: .....

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

Initials (Buyer)

Date/Time

Initials (Seller)

Date/Time

4/4/17 8 AM



	YES	NO	UNKNOWN
(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....	—	✓	—
<b>3. ROOF</b>			
(a) Age of the roof? <u>220</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? <u>3 yrs ago</u>	✓	—	—
(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? <u>3 yrs 6 months</u>	—	✓	—
(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? .....	—	✓	—
<b>4. LAND/DRAINAGE</b>			
(a) Any soil stability problems?.....	—	✓	—
(b) Has the property ever had a drainage, flooding, or grading problem?.....	—	✓	—
(c) Is the property in a flood plain zone?.....	—	✓	—
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? .....	✓	—	—
Explain: <u>Creek at base of property</u>			
<b>5. BOUNDARIES</b>			
(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: <u>Neighbor uses edge of land for driveway</u>			
<b>6. WATER</b>			
(a) 1. Source of water supply <u>town</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?.....	—	✓	—
(c) Has your water ever been tested? If yes, give results .....	—	✓	—
Explain: .....			
<b>7. SEWER SYSTEM</b>			
(a) Property is serviced by:			
1. Category I. Public Municipal Treatment Facility;.....	—	✓	—
2. Category II. Private Treatment Facility;.....	—	✓	—
3. Category III. Subdivision Package Plant;.....	—	✓	—
4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")	✓	—	—
5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;	—	—	—
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....	—	✓	—
7. Category VII. No Treatment/Unknown.....	—	✓	—
(b) For properties with Category IV, V, or VI systems:			
Date of last inspection (sewer): .....			
Date of last inspection (septic): .....			
Date last cleaned (septic): .....			
(c) Are you aware of any problems with the sewer system?.....	—	✓	—
Explain: .....			
<b>8. CONSTRUCTION/REMODELING</b>			
(a) Have there been any additions, structural modifications, or other alterations made?.....	—	✓	—
(b) Were all necessary permits and government approvals obtained?.....	—	✓	—
Explain: .....			
<b>9. HOMEOWNER'S ASSOCIATION</b>			
(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) NF Date/Time 4/4/17 8AMJP



Property Address 6374 Delaney Ferry Ext. 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>Auxiliary driveway neighbor has ingress/egress easement</u>			
<b>10. MISCELLANEOUS</b>			
(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?.....	—	✓	—
(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? <u>yes</u>	—	✓	—
2. If yes, when, by whom, and any warranties? <u>Orkin treats property yearly</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?.....	—	✓	—
(n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: .....	—	✓	—
(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 <u>4 dogs &amp; a cat</u>			
(q) Is the property in a historic district?.....	—	✓	—

**SPACE FOR ADDITIONAL INFORMATION**

The seller has owned this property since 2009 (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 [Signature] Date 4/4/17 Seller [Signature] Date 4-4-17

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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) [Signature] Date/Time 4-4-17 8:00 A.M.