

5609 COLBY ROAD

109 +/- Acres

Winchester, Clark County, Kentucky



Beautiful land in a great location on the market for the first time on the market in 150 years! Over 6,000 feet of road frontage on 3 sides of farm on both Colby and Venable roads. Sellers will consider dividing in half (54.5 +/- acres) but will not sell smaller lots. Great investment property with easy access to Lexington and I-64. Must see to appreciate. Priced below appraisal. 2 ponds and 8 bent tobacco barn. Many special building sites. Fantastic mix of fields and woods. The tenant house is unlivable and unsafe!

Offered Exclusively By



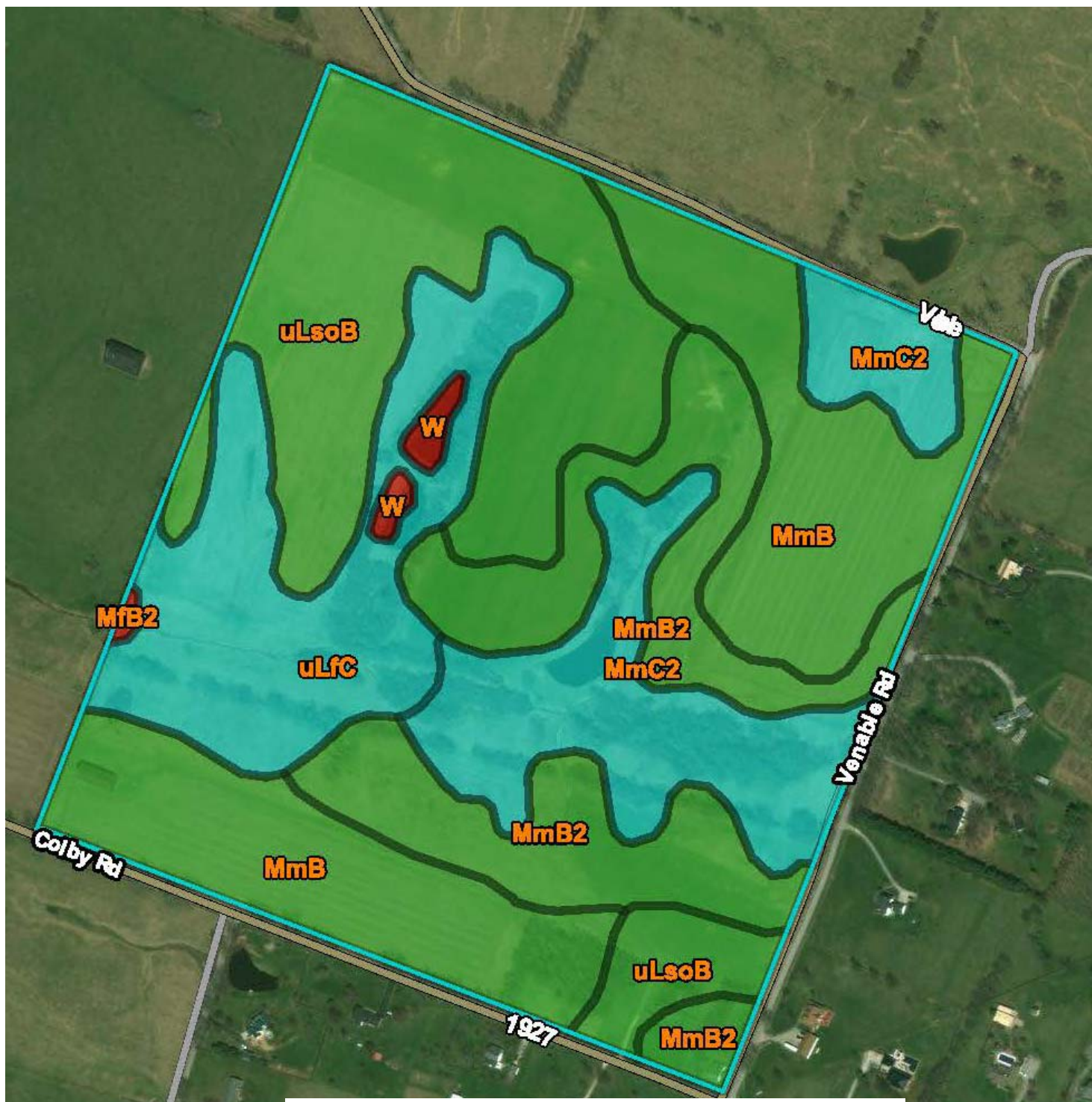
PRICE: \$1,400,000.

Alicia Ritter
859-771-2425

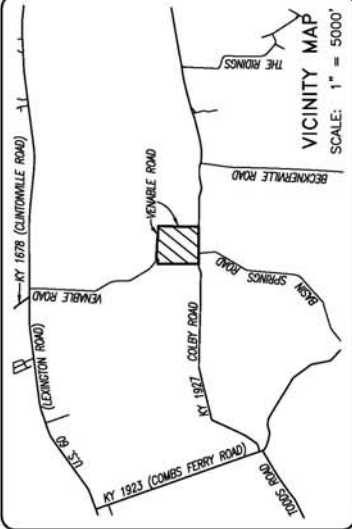
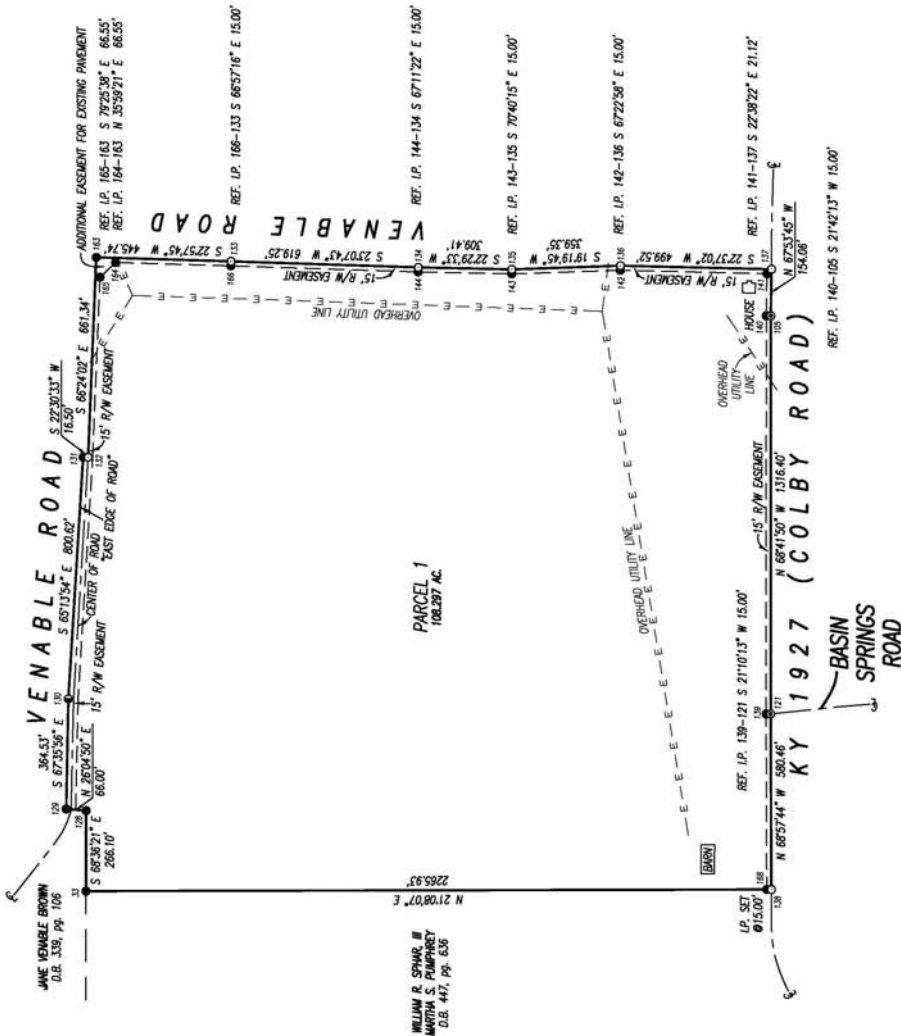
www.kyhorsefarms.com

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





Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MfB2	McAfee silty clay loam, 2 to 6 percent slopes, eroded	Not prime farmland	0.2	0.2%
MmB	Mercer silt loam, 2 to 6 percent slopes	All areas are prime farmland	25.5	24.3%
MmB2	Mercer silt loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	20.0	19.1%
MmC2	Mercer silt loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	15.9	15.1%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	16.8	16.1%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	25.6	24.4%
W	Water	Not prime farmland	0.8	0.8%
Totals for Area of Interest			104.8	100.0%



OWNER'S CERTIFICATION

We do hereby certify that we are the owners of record of the property platted hereon, said property being the same property conveyed to us by John J. Cross and Meredith B. Cross, Thomas S. Cross and Janet A. Cross, Mildred C. Spolding and John P. Spolding, and William E. Cross and Lynn Cross by deed dated December 21, 2007, and recorded in Deed Book 447, page 552 in the Clark County Clerk's office, and do hereby adopt this as our record plat for this property.

Witness	Cross Form, LLC
Address	
Address	Address
Date	Address

LAND SURVEYOR'S CERTIFICATION

We hereby certify that the survey shown hereon was performed by me, or under my direct supervision, by the method of random traverse and all monuments indicated hereon actually exist and are correctly located. The unadjusted mathematical error of closure ratio of the random traverse was 1:189,500 and the bearings and distances were adjusted for closure. The survey as shown hereon is a rural subdivision of land owned by the State of Kentucky and the specifications of this survey meets all the specifications in effect at the time the same was made. The basis of the bearings shown hereon is in relation to State Plane Coordinates, NAD 83, Kentucky North.

Date _____

COMMISSION'S CERTIFICATION

I do hereby certify that this record plat conforms with the regulations of the Winchester-Clark County Planning Commission, and that it has been approved for recording in the office of the Clark County Court Clerk.

_____ Date _____ Planning Commission Secretary



Z:\MISC\RECORD PLATS\CROSS.DWG PLOTTED: 3/8/18 @ 3:45 BY HLB

RECORD PLAT

CROSS FARM, LLC

5609 COLBY ROAD

SCALE 1" = 300'	DATE 3/6/18
FILE NO. 18-5689	FILENAME CROSS
FIELD BOOK 306-11	CRD FILE CROSS
DRAWN BY HILB	CHECKED BY RILB

Baldwin

6 South Highland Street - P.O. Box 4315
Winchester, Kentucky 40392

COUNTY CLERK STAMP

LEGEND:

- ① #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366"
- ② #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366"
- ③ Mag Nail Set in Road over Found Metal
- ④ Mag Nail Set in Road

NOTES:

1. Parcel 1 platted herein is the same as that property described in Deed Book 47, page 552 and that shown on Tract No. 1, in the Division of Lands, page 259.
2. Property platted herein is not located in a Flood Hazard Area as shown on F244 FIRM Map No. 15-00100C and does not contain any flood hazard.
3. No residential construction is permitted until sanitary sewer approval is given by the Clark County Health Department.
4. All entrances on Venable Road must be approved by the Clark County Road Department and a driveway permit must be issued prior to construction.
5. The proposed 1937' wide right of way shall be approved by the Kentucky Transportation Cabinet, District 7, and an encroachment permit must be issued prior to construction. The plot of survey represents a boundary survey and this compliance with 207 KAR 160.150.

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 5609 Colby Road, Winchester, KY 40391

DATE: 3/1/18

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?
- (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. BARNS/OUTBUILDINGS

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

	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?			✓
(i) Are you aware of any underground storage tanks?			✓
(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.			

Part of an estate. Sellers have never resided on property and have not seen property in many years.

6(a) Current Survey to be available in early March 2018.

12(n) Agricultural lease through 2018.

John J. Coker III 2/28/18/6PM CROSS FARM LLC, SELLER,
SIGNED BY MEMBERS

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.

Melinda C. Spalding	3/2/18	5 P.M.	LS Coker	3/4/18	9 PM
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
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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.

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: March 1, 2018 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 5609 Colby Road, Winchester, Kentucky 40391

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)

JJC MCS WEC (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.

JJC MCS WEC 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)

____ (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)

____ (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 JJC MCS WEC Date 2-28-18 6 PM Buyer _____ Date _____

Seller Michael C. Spalding Date 3/2/18 5 PM Buyer _____ Date _____

Agent Alicia Q. Ritter Date 3/1/18 Agent _____ Date _____

Seller LS Cron Date 3/4/18 9 PM