

7040 TROY PIKE (Tract 5B)

5.527 Acres

Versailles, Woodford County, Kentucky



Creek frontage on Clear Creek with woods and cleared land in Elm Corner Estate subdivision, a 6-parcel gated community.

Conduit for electric and phone and water lines are run to the property.

Offered Exclusively By



Price: \$140,000.

Bill Bell, Agent
(859) 621-0607

www.kyhorsefarms.com

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



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CERTIFICATE OF OWNERSHIP

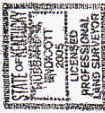
"WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY PLATED HEREIN, SAID PROPERTY BEING RECORDED IN DEED BOOK 58, PAGE 528 IN THE WALKER'S CONVEYANCE PLAT, AND THAT WE HAVE NOT RECORDED THIS AS WE HEREBY ADOPT THIS AS MY RECORD PLAT FOR THIS PROPERTY."

SIGNED Robert Walker, III DATE 19 July 2006

CERTIFICATE OF ACCURACY

"I, DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND THAT THE LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THE CLASS OF ADJUSTMENTS COULD BE MADE WITHOUT ERROR GREATER THAN 1/32000."

SIGNED Malcolm Endicott, PLS DATE 7-19-06



CERTIFICATE OF APPROVAL FOR RECORDING

"I, DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE KENTUCKY RECORDING ACT, AND IS NOW ELIGIBLE FOR RECORDING IN THE WOODFORD COUNTY CLERK'S OFFICE."

SIGNED Latina B. Wilson DATE 8/14/06

BOARD OF HEALTH CERTIFICATION

"I, DO HEREBY CERTIFY THAT INDIVIDUAL SITE EVALUATIONS AND/OR EXISTING SYSTEMS INSPECTIONS HAVE BEEN PERFORMED AND PRELIMINARILY APPROVED FOR TRACT 1 AS SHOWN HEREON."

SIGNED Robert Walker, III DATE 7-19-06

GENERAL NOTES

1. BASED ON MAPS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THERE IS AN APPROXIMATE 100 YEAR FLOOD ZONE OF THE FLOOD HAZARD AREA ON THIS PROPERTY AS SHOWN.
2. NOTE THAT ONLY ONE SINGLE FAMILY RESIDENTIAL DWELLING PER FIVE ACRES OF AREA IS ALLOWED ON THE GRANTOR'S PROPERTY.
3. DOMESTIC WATER SERVICE - SOUTH WOODFORD WATER DISTRICT.
4. REMOVED NOTE
5. IPS INDICATES 5/8" x 10" REBAR WITH ORANGE COLORED PLASTIC AND LETTERING "TIME, PLS 2006".
6. FOR SURVEYOR'S BEARING BASE AND TITLE SOURCE, REFER TO 0.3.
7. P. 427
8. THIS PLAT IS IN ACCORDANCE WITH THE VERSALLES-ARWAY-WOODFORD COUNTY ZONING ORDINANCE, ARTICLE 7, SECTION 701.7C, AS AMENDED.
9. THE PROPERTY OWNERS AS INDICATED HEREON SHALL HOLD TITLE TO TRACTS 5A AND 5B FOR A MINIMUM OF FIVE YEARS.

PURPOSE OF PLAT:

TO CREATE TRACTS 5A & 5B IN A FAMILY CONVEYANCE WITH THE APPLICABLE EASEMENTS AS SHOWN. THIS PLAT SHALL BE RECORDED IN DEED BOOK 58, PAGE 528, AND BE REFERRED TO AS WALKER'S CONVEYANCE PLAT.

IN-FAMILY CONVEYANCE PLAT

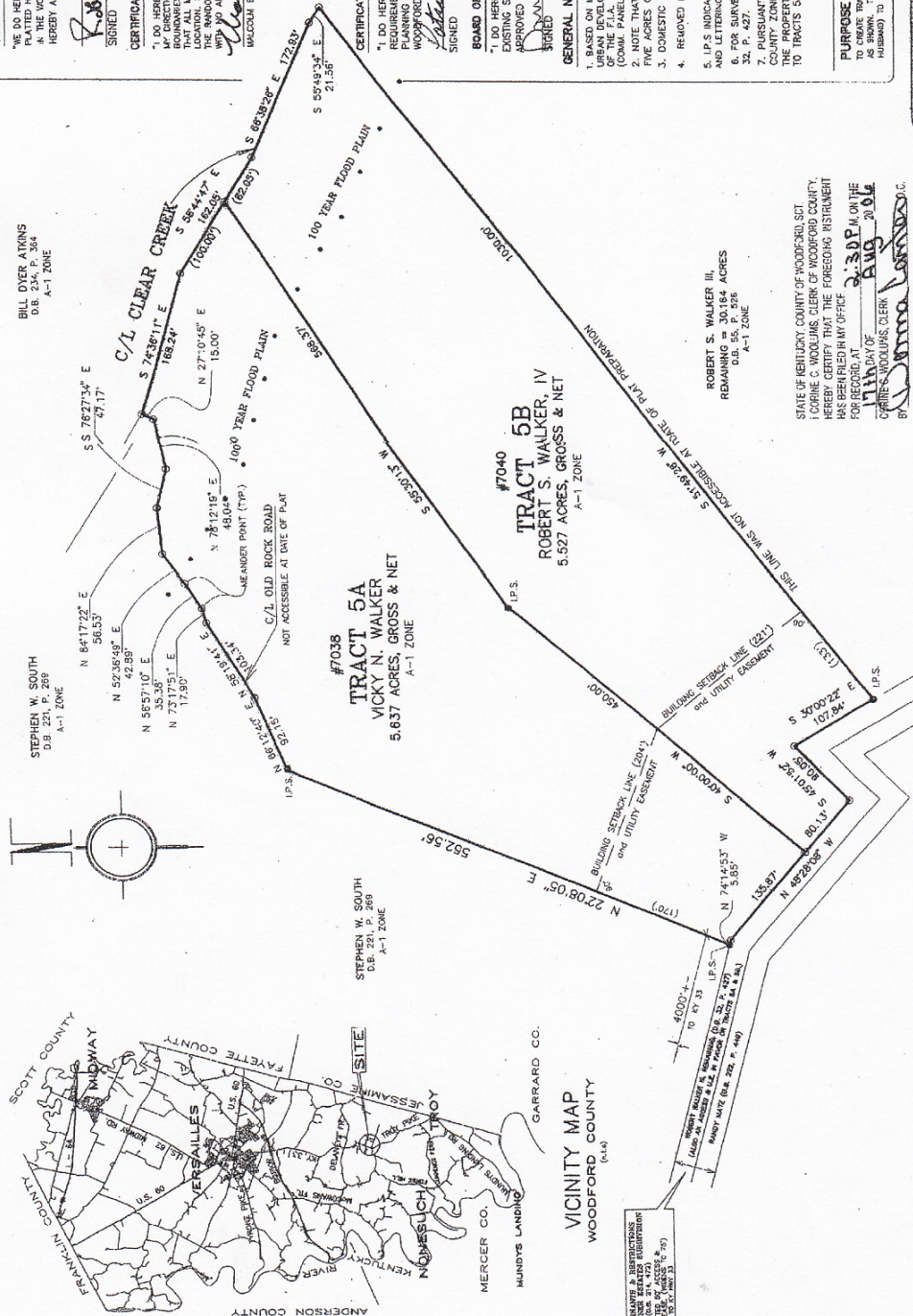
ROBERT S. WALKER, III
TO: VICKY N. WALKER (WIFE)
and

ROBERT S. WALKER IV (SON)
TRACT 5A AND TRACT 5B
#7038 TRACT 5A & #7040 TRACT 5B
WOODFORD COUNTY, KENTUCKY

FIELD SURVEY MADE THRU JULY, 2002 and UPDATED JUNE, 2006
THIS PLAT SUBMITTED JULY 18, 2006
AS REQUESTED BY ROBERT W. WALKER, III, 250 W. MAIN ST., SUITE 2700, LEONINGTON, KY 40507

PREPARED BY:

MALCOLM ENDICOTT AND ASSOCIATES
126 SOUTH MAIN STREET
VERSALLES, KENTUCKY 40383
OFFICE (859) 873-9834, CELL (859) 229-0523, HOME (846)-4118
WALKER33.DWG
#2006-050



STATE OF KENTUCKY, COUNTY OF WOODFORD, CLERK
I, CORINE C. WOODLUMS, CLERK OF WOODFORD COUNTY,
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT
HAS BEEN FILED IN MY OFFICE
FOR RECORD AT
THIS DAY OF JULY, 2006
AT 2:30 P.M.
CORINE C. WOODLUMS, CLERK
BY Latina B. Wilson S.C.

ROBERT S. WALKER, III
REMANING = 30.184 ACRES
D.B. 58, P. 528
A-1 ZONE

THIS LINE WAS NOT ACCESSIBLE AT TIME OF PLAT PREPARATION

BUILDING SETBACK LINE (20')
and UTILITY EASEMENT

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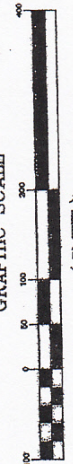
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and UTILITY EASEMENT

BUILDING SETBACK LINE (20')
and UTILITY EASEMENT

SITE STATISTICS:

NUMBER OF PROPOSED TRACTS	2
EXISTING ZONE	A-1
PROPOSED ZONE	NON-APPLICABLE
AREA OF EXISTING (PARENT) PROPERTY	41.238 ACRES
AREA OF TRACT 5A GROSS/NET	5.637 ACRES
AREA OF TRACT 5B GROSS/NET	5.527 ACRES
AREA OF RIGHT-OF-WAY	N/A
AREA OF REMAINING (PARENT) PROPERTY	30.184 ACRES

GRAPHIC SCALE



PROPERTY SCHEMATIC

1" = 1,600'±

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 7040 Troy Pike, Versailles, KY 40383 Tract 5 B - 5.527 acres

DATE: 04/06/2017

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

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.....

Yes No Unknown

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(b) If you answered yes to any of the above, can you furnish a diagram of same?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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12. MISCELLANEOUS

(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(c) Are you aware of any Radon test being performed on this property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(d) Are you aware of any existing or threatened legal action affecting this property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(f) Are there any assessments other than property assessments that apply to this property?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(g) Are you aware of any damage due to wood infestation?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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(i) Are you aware of any underground storage tanks?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(k) Are you aware of any dumps on the property, present or past?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(l) Are any sink holes being used as a dump?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(m) To your knowledge, has the property been used for anything besides agricultural purposes?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(o) Have you ever had a soil analysis done?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If yes, by whom and when.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

<i>Richy Hatcher</i>	<i>4/14/17</i>	<i>10AM</i>			
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:

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER	DATE	TIME	BUYER

If you have specific questions please consult an attorney.

The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result from your use of this form.