

# TWO BUCKS FARM

4190 McCowans Ferry

132 +/- Acres

Versailles, Woodford County, Kentucky



*PRESENTED BY*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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





Located just minutes from downtown Versailles, this 132 +/- acre proven thoroughbred farm offers a private, gated entry leading down a spectacular tree-lined drive to the stately historic 5,900 +/- SF 2-story home with the original middle section built in 1789, the front in 1825, and the last additions done in 1986.

Offering gorgeous views of the entire farm, this 4 bedroom, 3.5 bath main residence features large and beautifully restored rooms throughout. This warm, inviting home boasts 4 large bedrooms with a bonus room that could serve as a nursery or home gym, formal living room, formal dining room, gorgeous sun room, classic cherry wood paneled study, and custom kitchen.

Farm improvements include a 11 stall yearling barn with office/apartment; a 14 stall broodmare barn; and an 85' x 100' indoor arena currently being used as a broodmare/weaning management area with 10 temporary stalls. An on-site 2 bedroom, 2 bath manager's home with separate entrance; premium soils throughout; meandering Griers Creek; 5/8 mile grass gallop; and 4-board fencing complete this turn-key thoroughbred nursery.

This one truly has it all - by the way, 2001 Kentucky Derby Winner Monarchos was raised here, including Graded Stakes wins or placings in the Belmont, BC Mile, BC fillies, Kentucky Oaks, and Wood Memorial—along with many other top caliber thoroughbred race horses!

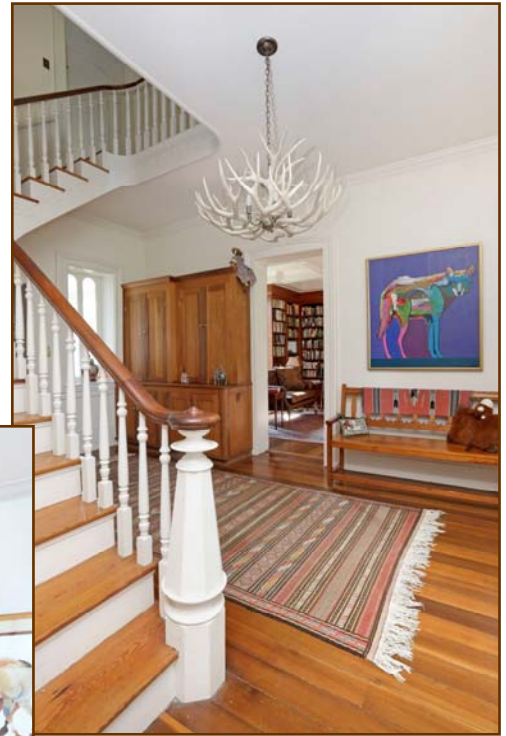


## **FIRST FLOOR**

**Entry:** 12'1" x 19'7", hardwood floor.

### **Living Room:**

- 18' 6" x 28'8"
- Fireplace with gas logs
- Crown moulding



### **Formal Study:**

- 16'2" x 19'7"
- Coffered ceiling
- Cherry paneling and wainscoting
- Wood-burning fireplace



Magnificent built-in bookshelves

### **Formal Dining Room:**

- 18'3" x 19'7"
- Wood-burning fireplace
- Chair rail
- Crown moulding
- Gorgeous view of the farm



### **Kitchen:**

- 20'1" x 26'5"
- 6-burner Jenn-Air cooktop
- Sub-Zero refrigerator
- Thermador warming drawer
- Frigidaire oven
- Whirlpool dishwasher
- Stainless steel double sink



- Star-Max griddle with hood



### **Butler's Pantry:**

- Custom paneled wood work
- Perfect for hosting large parties
- Wet bar



### **Music/Sun Room:**

- 13'6" x 28'8"
- Beautiful tile flooring
- Wall of windows which allow sun to pour in.



### **Half Bath:**

- Conveniently located with high-end finishes



### **Corner Office:**

- 9'1" x 7'4"
- Bosch dishwasher
- Wine cooler
- Stainless steel sink
- Custom cabinets
- Work station

### **Laundry:**

- Tile floor
- Abundant built-in cabinets
- Laundry sink
- Clothes folding space
- Hanging rack





## **SECOND FLOOR**

### **Foyer:**

- Beautiful curved banister
- Random-width hardwood floor
- Custom, arched full-length window



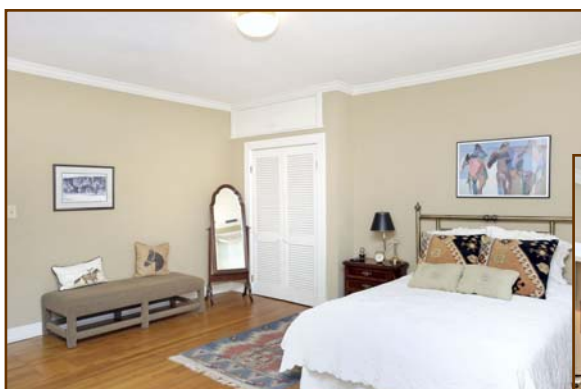
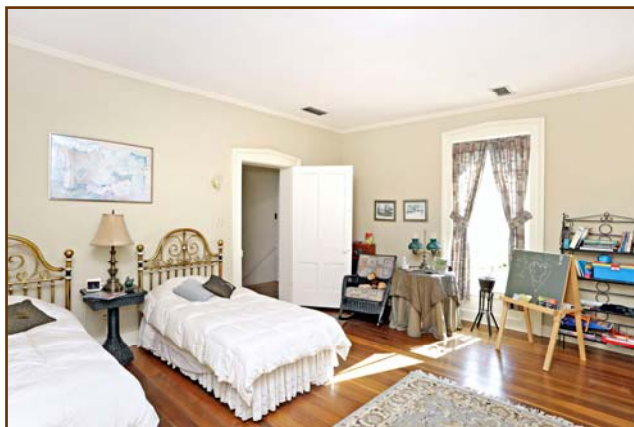
### **Bedroom 1:**

- 15'3" x 19'7"
- Fireplace with gas logs



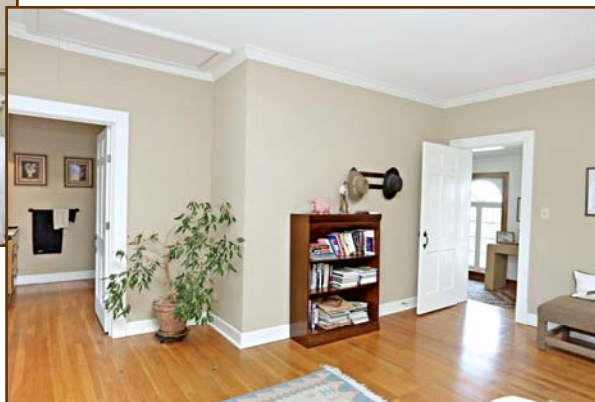
### **Bedroom 2:**

- 15'3" x 19'7"
- Hardwood floor



### **Bedroom 3:**

- 14'2" x 16'8"
- Ensuite bathroom



### **Hall:**

- 12'2" x 28'8"
- Random-width hardwood floor
- Beautiful views of farm



## **Master Suite:**

### **Bedroom:**

- 20'1" x 31'2"
- Hardwood floor
- Four cedar double closets
- Sitting area
- Back stairs



**Nursery/Bonus Room:** 13'3" x 10'5", currently used as home gym



### **Bath:**

- Ceramic tile floor
- Separate glass shower
- Double closet with mirrored door





**Back Patio:**

- 16'5" x 28'8"
- Located off sun/music room
- Commanding view of farm
- Perfect for entertaining



Side view of house with

- Circular drive
- 2-car carport
- Breezeway

Backyard shed with  
beautiful landscaping





## **Yearling Barn**

- 11 stalls with exterior doors
- Wash bay



- Office/apartment
- Dog kennel







### **Broodmare Barn**

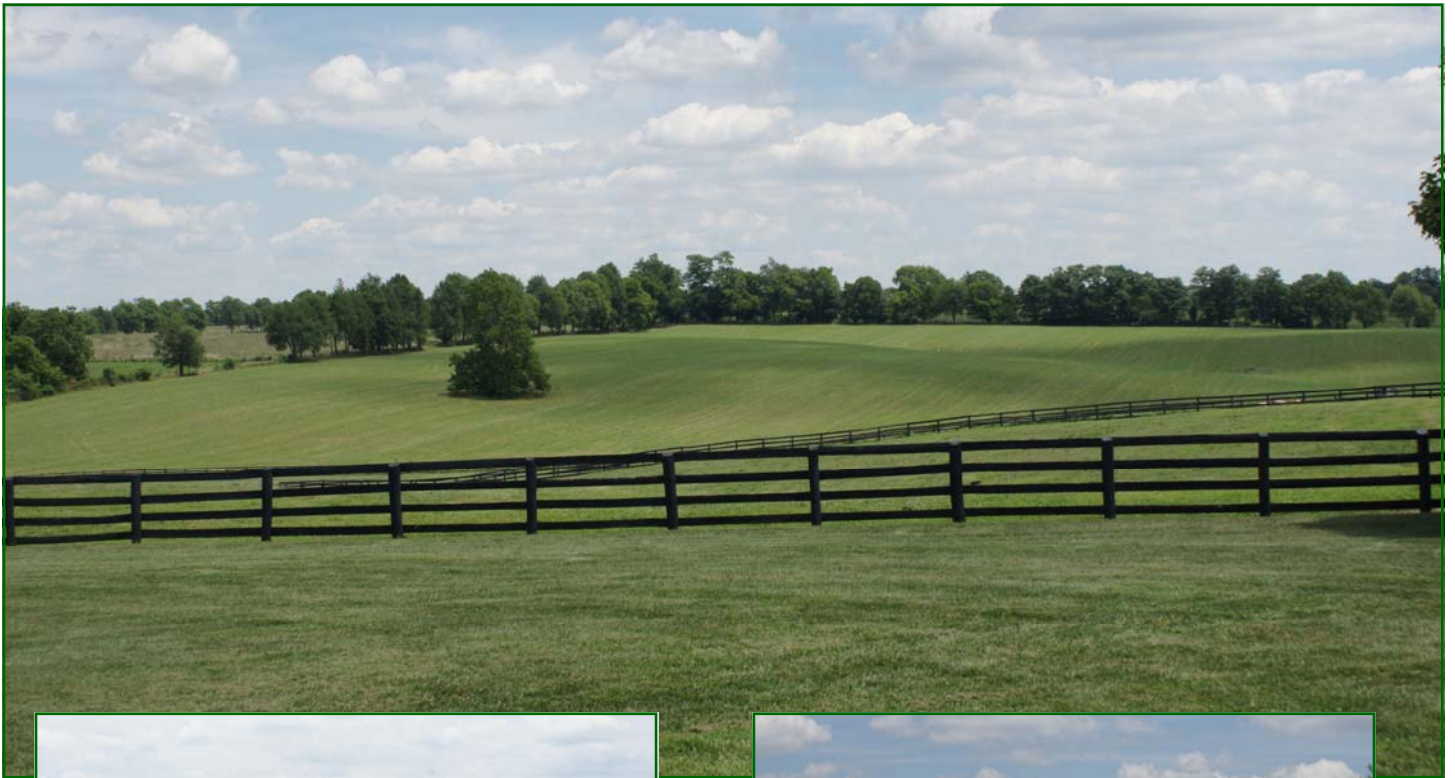
- 14 stalls—2 are foaling stalls
- Surrounded by large, lush fields

### **Covered Arena (currently used for weaning management)**

- 85' x 100'
- 10 temporary stalls
- Wash rack
- Tack room
- Extra tall rafters make this area easily convertible to a jumper arena
- 4 exterior bays with sliding doors
- Large parking/turn around area







### **Manager's House**

- Two bedrooms and two baths
- Separate entrance







*Information contained herein is believed to be accurate but is not warranted*

*Offered Exclusively By*

**PRICE: \$2,450,000.**



**Agents:**

Bill Justice—859-294-3200  
Mike Morrison—859-340-0302

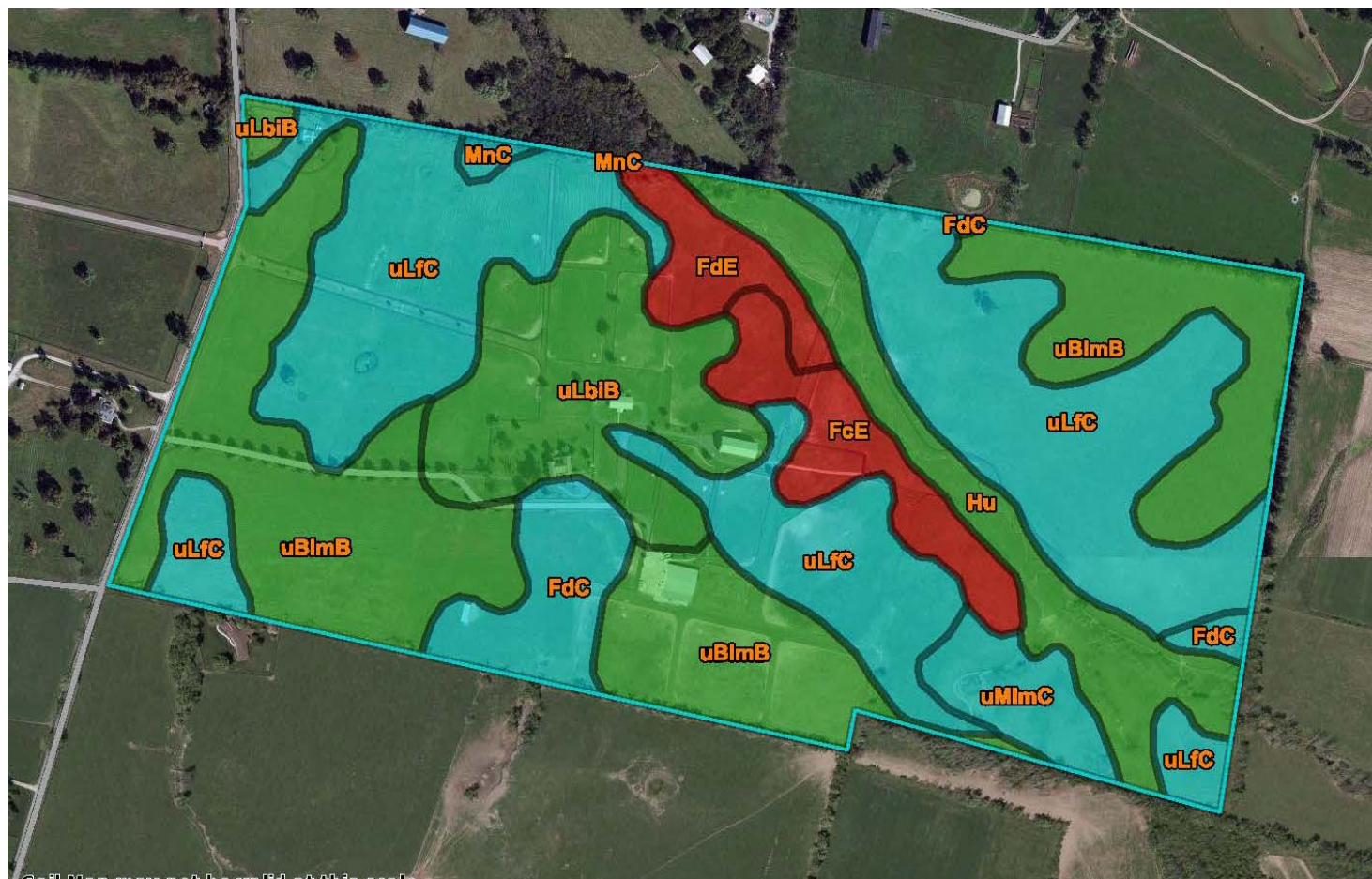
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McCowans Ferry





Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	6.4	4.8%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.4	4.8%
FdE	Faywood silt loam, 12 to 30 percent slopes	Not prime farmland	3.9	2.9%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	10.7	8.1%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	0.5	0.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	38.1	28.7%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	15.6	11.7%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	47.4	35.6%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	3.9	3.0%
<b>Totals for Area of Interest</b>			<b>133.0</b>	<b>100.0%</b>



## 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 1991, and ending on 7/17/2018

(Date of purchase)

(Date of this form)

**PROPERTY ADDRESS:** 4190 McCowans Ferry Rd., Versailles, KY 40383

**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. <b>HOUSE SYSTEMS</b>	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	—	—	X
(h) Sump pump .....	—	—	X	—
(i) Chimneys, fireplaces, inserts .....	—	—	X	—
(j) Pool, hot tub, sauna .....	X	—	—	X
(k) Sprinkler system .....	X	—	—	—
(l) Heating .....	—	—	X	—
(m) Cooling/air conditioning .....	—	—	X	—
(n) Water heater .....	—	—	X	—
Explain: _____				

2. <b>FOUNDATION/STRUCTURE/BASEMENT</b>	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: _____				
(c) Has the basement leaked at any time since you have owned or lived at the property? .....	—	—	X	—
(d) When was the last time the basement leaked? <u>some years ago when we had flood of</u>	—	—	X	—
(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? .....	—	—	X	—
Explain: <u>entire area</u>				



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

### 3. ROOF

- |  | N/A | YES                                 | NO                                  | UNKNOWN |
|--|-----|-------------------------------------|-------------------------------------|---------|
| (a) Age of the roof covering? <u>16 years</u>  | —   | —                                   | <input checked="" type="checkbox"/> | —       |
| (b) 1. Has the roof leaked at any time since you have owned or lived at the property?.....   | —   | —                                   | <input checked="" type="checkbox"/> | —       |
| 2. When was the last time the roof leaked? _____   |     |                                     |                                     |         |
| (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? _____  |     |                                     |                                     |         |
| (d) 1. Have you ever had the roof replaced? <u>16 years ago</u>  | —   | <input checked="" type="checkbox"/> | —                                   | —       |
| 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 covering?      | —   | —                                   | <input checked="" type="checkbox"/> | —       |
| 2. If yes, when was the repair performed? _____  |     |                                     |                                     |         |
| Explain: _____   |     |                                     |                                     |         |

### 4. LAND/DRAINAGE

- |   | N/A | YES | NO                                  | UNKNOWN |
|---|-----|-----|-------------------------------------|---------|
| (a) Any soil stability problems?.....   | —   | —   | <input checked="" type="checkbox"/> | —       |
| (b) Has the property ever had a drainage, flooding, or grading problem?.....  | —   | —   | <input checked="" type="checkbox"/> | —       |
| (c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?..... | —   | —   | <input checked="" type="checkbox"/> | —       |
| 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? .....                               | —   | —   | <input checked="" type="checkbox"/> | —       |
| Explain: _____  |     |     |                                     |         |

### 5. BOUNDARIES

- |  | N/A | YES                                 | NO                                  | UNKNOWN |
|--|-----|-------------------------------------|-------------------------------------|---------|
| (a) 1. Have you ever received a staked or pinned survey of the property?.....                                  | —   | <input checked="" type="checkbox"/> | —                                   | —       |
| 2. Are the boundaries marked in any way? <u>part of by fencing</u>   | —   | —                                   | —                                   | —       |
| 3. Do you know the boundaries? If yes, provide description below: <u>fence denotes boundary</u>                | —   | —                                   | —                                   | —       |
| Explain: _____   |     |                                     |                                     |         |
| (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? ..... | —   | —                                   | <input checked="" type="checkbox"/> | —       |
| Explain: _____   |     |                                     |                                     |         |

### 6. WATER

- |   | N/A | YES | NO                                  | UNKNOWN |
|---|-----|-----|-------------------------------------|---------|
| (a) 1. Source of water supply <u>city water/s. woodford</u>   | —   | —   | <input checked="" type="checkbox"/> | —       |
| 2. Are you aware of below normal water supply or water pressure? .....  | —   | —   | <input checked="" type="checkbox"/> | —       |
| (b) Is there a water purification system or softener remaining with the house?.....                             | —   | —   | <input checked="" type="checkbox"/> | —       |
| (c) Has your water ever been tested? If yes, provide results below: <u>county has water tested periodically</u> | —   | —   | —                                   | —       |
| Explain: _____  |     |     |                                     |         |

### 7. SEWER SYSTEM

- |  | N/A | YES                                 | NO                                  | UNKNOWN |
|--|-----|-------------------------------------|-------------------------------------|---------|
| (a) Property is serviced by:   |     |                                     |                                     |         |
| 1. Category I. Public Municipal Treatment Facility.....  | —   | <input checked="" type="checkbox"/> | —                                   | —       |
| 2. Category II. Private Treatment Facility.....  | —   | —                                   | —                                   | —       |
| 3. Category III. Subdivision Package Plant.....  | —   | —                                   | —                                   | —       |
| 4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")                            | —   | <input checked="" type="checkbox"/> | —                                   | —       |
| 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): _____   |     |                                     |                                     |         |
| Date of last inspection (septic): _____ Date last cleaned (septic): _____                              |     |                                     |                                     |         |
| (c) Are you aware of any problems with the sewer system?.....  | —   | —                                   | <input checked="" type="checkbox"/> | —       |
| Explain: _____   |     |                                     |                                     |         |

8. CONSTRUCTION/REMODELING		N/A	YES	NO	UNKNOWN
(a)	Have there been any additions, structural modifications, or other alterations made?	—	<input checked="" type="checkbox"/>	—	—
(b)	Were all necessary permits and government approvals obtained?.....	—	<input checked="" type="checkbox"/>	—	—
Explain: _____					

9. HOMEOWNER'S ASSOCIATION		N/A	YES	NO	UNKNOWN
(a)	1. Is the property subject to rules or regulations of a homeowner's association?.....	—	—	<input checked="" type="checkbox"/>	—
	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?.....	—	—	—	—
(c)	Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?.....	—	—	—	—
Explain: _____					

10. MISCELLANEOUS		N/A	YES	NO	UNKNOWN
(a)	Was this house built before 1978? .....	—	<input checked="" type="checkbox"/>	—	—
(b)	Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....	—	—	<input checked="" type="checkbox"/>	—
(c)	1. Are you aware of any testing for radon gas?.....	—	<input checked="" type="checkbox"/>	—	—
	2. Results, if tested <u>negative</u>				
(d)	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....	—	—	<input checked="" type="checkbox"/>	—
(e)	Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....	—	—	<input checked="" type="checkbox"/>	—

#### 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.)?.....	—	<input checked="" type="checkbox"/>	—	—
(g)	Are you aware of any damage due to wood infestation?.....	—	<input checked="" type="checkbox"/>	—	—
(h)	1. Has the house or other improvements ever been treated for wood infestation? .....	—	<input checked="" type="checkbox"/>	—	—
	2. If yes, when, by whom, and any warranties? _____				
(i)	Are you aware of any existing or threatened legal action affecting this property?.....	—	—	<input checked="" type="checkbox"/>	—
(j)	Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....	—	—	<input checked="" type="checkbox"/>	—
(k)	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....	—	—	<input checked="" type="checkbox"/>	—
(l)	Are you aware of any other conditions that are defective with regard to this property?.....	—	—	<input checked="" type="checkbox"/>	—
(m)	Are there any environmental hazards known to seller? E.g., methamphetamine contamination? .....	—	—	<input checked="" type="checkbox"/>	—
(n)	Are there any warranties to be passed on?.....	—	—	<input checked="" type="checkbox"/>	—
(o)	Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? .....	—	—	<input checked="" type="checkbox"/>	—
	If yes, please explain: _____				
(p)	Are you aware of the existence of mold or other fungi on the property?.....	—	<input checked="" type="checkbox"/>	—	—
(q)	Has this house ever had pets living in it? .....	—	<input checked="" type="checkbox"/>	—	—
	If yes, Explain <u>jack russell</u>				
(r)	Is the property in a historic district?.....	<input checked="" type="checkbox"/>	—	—	—



SPACE FOR ADDITIONAL INFORMATION

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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.

Mary Anne Squires 7/17/2018 Jimmy D. Squires 7/17/18  
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: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
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: 490 McCowans Ferry Rd, Versailles KY 40383 DATE: 7/17/2018  
Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	—	/	—
(b) Air Conditioning .....	—	/	—
(c) Plumbing/Septic .....	—	/	—
(d) Heating .....	—	/	—
(e) Pool/Hot tubs/Sauna..... <i>n/a</i>	—	—	—
(f) Appliances .....	—	/	—
(g) Doors and windows .....	—	/	—
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(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? .....	—	/	—
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	—	/	—
(b) Has the roof ever been repaired? .....	—	/	—
(c) Do you know of any problems with the roof? .....	—	/	—
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(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".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	—	/	—
(b) Has the property ever had a drainage, flooding or grading problem? .....	—	/	—
<b>6. BOUNDARIES</b>			
(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? ....	—	/	—
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	—	/	—
<b>8. WATER</b>			
(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? .....	—	/	—
<b>9. AUXILIARY HOUSES</b>			
(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".)			
<b>10. BARN/OUTBUILDINGS</b>			
(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
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	/	—	—
2) Electric lines.....	/	—	—
3) Natural Gas/Propane .....	N/A	—	—
4) Telephone lines .....	/	—	—
5) Septic/Field lines.....	/	—	—
(b) If you answered yes to any of the above, can you furnish a diagram of same?	—	—	—
<b>12. MISCELLANEOUS</b>			
(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? ... <u>UNUSED DIESEL TANK</u> ...	/	—	—
(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. <u>OK, 1990's</u>			
(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? .....	/	—	—
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

Termite Treatment.  
RADON TEST Clean  
MORSE + HUNE (1789) Graves near Smokehouse

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>x Mary Anne Squires</i>	<i>7/17/2018</i>	<i>3 PM</i>	<i>x James V. Squires</i>	<i>7/17/18</i>	<i>2:35 PM</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: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

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

_____	_____	_____	_____	_____
BUYER	DATE	TIME	BUYER	DATE

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.

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: 7/17/2018 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 4190 McCowans Ferry Rd, Versailles KY 40383

**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)**

\_\_\_\_\_ (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.

\_\_\_\_\_ (b) 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)**

MM (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 MASgures Date 7/17/18 Buyer James R. Aguirre Date 7/17/18

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent MM Date 7-17-18 Agent \_\_\_\_\_ Date \_\_\_\_\_