

# 712 DANVILLE ROAD

50 +/- Acres

Nicholasville, Jessamine County, Kentucky



Development potential on this wonderful tract of land located less than a mile from the new by-pass, which is now under construction. Sewer close by, and rezoning and annexation of nearby properties.

Preliminary layout available for up to 170 lots!!

This is a great opportunity!!



*Offered Exclusively By*

PRICE: \$625,000.



Bill Justice, Agent  
859-294-3200

[www.kyhorsefarms.com](http://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
FdB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	11.5	23.0%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.7	13.5%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	19.2	38.5%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	8.0	16.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.6	5.2%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.8	3.6%
<b>Totals for Area of Interest</b>			<b>49.8</b>	<b>100.0%</b>



Danville Road

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: 11-21-18 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 712 DANVILLE Rd. - Loop 1

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)

B (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 [Signature] Date 12-5-18 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Seller [Signature] Date 12-5-18 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Agent [Signature] Date 11/21/18 Agent \_\_\_\_\_ Date \_\_\_\_\_