

1250 GRASSY SPRINGS

Versailles, Woodford County, Kentucky

30 +/- Acres



This is a wonderful opportunity!

Rarely available location in the area of Pin Oak, Ashford Stud, and Gainesborough, this beautiful three-year-old two-story brick home offers a location rarely available for a home.

Offered Exclusively By



www.kyhorsefarms.com

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

Sweeping front staircase and elegant chandelier greet you as you enter this perfectly-accented home with gleaming hardwood floors; soft, muted colors; and beautifully-appointed rooms.

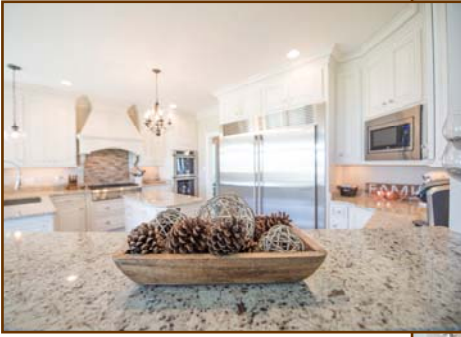
The sitting room, formal dining room, and marvelous great room, kitchen, and breakfast areas are all easily accessed from the entrance hall.



To the left of the entrance hall, you will find a gracious sitting/piano room that provides sweeping views of farms across the street.

What a beautiful formal dining room with crystal chandelier to have lovely dinners for friends or make beautiful memories with family on those special occasions.





WHAT A KITCHEN!!



Glaze-finished cabinetry and absolutely the finest state-of-the-art appliances, and granite..granite! Island and enormous counter space opening to the charming informal dining area and great room!

Great room adjacent to the kitchen and breakfast area provides copious seating area for enjoying the stacked stone fireplace with unique church beam mantel.

Multiple French doors across the great room and breakfast area provide tranquil views of the beautiful 30 acres and majestic barns in the background.





Expansive master suite with bay windows; a door opening to the brick patio; hardwood floors; and huge master bath with twin marble vanity areas.

The focal point of this fantastic bath is the marble tub and huge, tiled shower; toilet room; and his & hers walk-in closet



Second floor en-suite bedroom has wall-to-wall carpeting, chandelier, and large bath room with tub, vanity, and walk-in closet.



The second and third upstairs bedrooms share a Jack-and-Jill bath—each with its own vanity. The shower/tub combination and toilet are easily accessible from either bedroom and the hall.

Enormous upstairs TV gathering area looks out over farms.





Additional features include a large pantry, surround sound system, huge laundry area with marble counter space and mud room just off garage, large three car garage with additional storage space, front and back stairs to second level and basement, roughed-in full bath in basement, equipment storage building on back right side of property for mowers and tool storage.

The entire property is fenced with combination of four plank and flat wire fence. Brick and wrought iron automatic entrance gates.

Offered Exclusively By

PRICE: \$1,100,000.



Mary Sue Walker-Hughes
859-619-4770

www.kyhorsefarms.com

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



GRASSY SPRINGS

PROPERTY ADDRESS: 1250 GRASSY SPRINGS VERSAILLES KY

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 Nov 26 2014 (Date of purchase), and ending on 3/7/18 (Date of this form).

PROPERTY ADDRESS: 1250 GRASSY SPRINGS TEL. VUOALLY 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. HOUSE SYSTEMS

Any past or current problems affecting:

	N/A	YES	NO	UNKNOWN
(a) Plumbing			✓	
(b) Electrical system			✓	
(c) Appliances			✓	
(d) Floors and walls			✓	
(e) Doors and windows			✓	
(f) Ceiling and attic fans			✓	
(g) Security system			✓	
(h) Sump pump			✓	
(i) Chimneys, fireplaces, inserts			✓	
(j) Pool, hot tub, sauna			✓	
(k) Sprinkler system	✓			
(l) Heating			✓	
(m) Cooling/air conditioning			✓	
(n) Water heater			✓	

Explain: _____

2. FOUNDATION/STRUCTURE/BASEMENT

	N/A	YES	NO	UNKNOWN
(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: _____				
(c) Has the basement leaked at any time since you have owned or lived at 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 basement leaks repaired, when was the repair performed?				
Explain: _____				

Initials (Seller) JS Date/Time 3-7-18 @ 1000

Initials (Buyer) _____ Date/Time _____

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- (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>3 yrs</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? | | | <input checked="" type="checkbox"/> | |
| 2. If you have ever had the roof repaired, when was the repair performed? _____ | | | | |
| (d) 1. Have you ever had the roof replaced?..... | | | <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?..... | | <input checked="" type="checkbox"/> | | |
| 3. Do you know the boundaries? If yes, provide description below..... | | <input checked="" type="checkbox"/> | | |
| 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>FPB</u> | | | | |
| 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..... | | | <input checked="" type="checkbox"/> | |
| Explain: _____ | | | | |

7. SEWER SYSTEM

- | | N/A | YES | NO | UNKNOWN |
|--|-----|-------------------------------------|----|---------|
| (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 ("Home Package Plant") | | | | |
| 5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal | | <input checked="" type="checkbox"/> | | |
| 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?..... | | | | |
| Explain: _____ | | | | |

Initials (Seller) JS Date/Time _____

Initials (Buyer) _____ Date/Time _____

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PROPERTY ADDRESS: 1250 Grassy Springs, Versailles, Kentucky

8. CONSTRUCTION/REMODELING

- (a) Have there been any additions, structural modifications, or other alterations made? N/A YES NO UNKNOWN
(b) Were all necessary permits and government approvals obtained? ☒ ☐ ☒ ☐
Explain: _____

9. HOMEOWNER'S ASSOCIATION

- (a) 1. Is the property subject to rules or regulations of a homeowner's association? N/A YES NO UNKNOWN
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

- (a) Was this house built before 1978? N/A YES NO UNKNOWN
(b) Are you aware of any use of urea formaldehyde, 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 none _____
(d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? _____
(e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination) _____

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

Initials (Seller) JS Date/Time _____

Initials (Buyer) _____ Date/Time _____

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PROPERTY ADDRESS: 1250 Grassy Springs, Versailles, Kentucky

SPACE FOR ADDITIONAL INFORMATION

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.

Seller: [Signature] Date: 3/3/18 Seller: [Signature] Date: 3.7.18

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: Date: Seller: 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.

Initials (Seller) [Signature] Date/Time: 3/3/18 8090 Initials (Buyer) [Signature] Date/Time: 3.7.18 @1000 Form M105 revised 3/2016 Page 4 of 4

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS:

1250 GRACEY SPRING VERNAILLSKY

DATE: 3-5-18

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	—	HA	—
(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. 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?	—	✓	—

1250 Grassy Springs, Versailles, Kentucky

11. UTILITIES

Yes No Unknown

(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

(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?

(e) Are there any assessments other than property assessments that apply to this property?

(f) Are you aware of any damage due to wood infestation?

(g) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?

(h) Are you aware of any underground storage tanks?

(i) Are you aware of any past or present chemical contamination to the soil and/or water on this property?

(j) Are you aware of any dumps on the property, present or past?

(k) Are any sink holes being used as a dump?

(l) To your knowledge, has the property been used for anything besides agricultural purposes?

(m) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?

(n) Have you ever had a soil analysis done?.....
If yes, by whom and when.

(o) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?

(p) 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.

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.

[Signature] 3/3/18 0900 [Signature] 3.7.18 0100
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

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.