831 HUTCHISON ROAD

12.125 Acres

Paris, Bourbon County, Kentucky



Very rarely does a property hit the market which offers a combination of great location, privacy and an ideal building site. Located between Paris and Lexington, this lush 12 acre property features premium soils, mature trees throughout, and a functional tobacco barn ready to convert into a horse barn. City water available at the street, current well water on site perfect for livestock.

Offered Exclusively By

PRICE: \$199,000.



Agents: Amber Siegelman

859-948-0068

Mike Morrison 859-340-0302

www.kyhorsefarms.com





SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PRO	PERTY ADDRESS: HVTCHISON Rd. PARIS RY. 40361 ase answer all questions. Mark yes or no to all questions. If answer is yes, please exp	DAT	E:	W. 1, 201
	The second secon	Yes	No	Unknown
1.	MAIN RESIDENCE - HOUSE SYSTEMS			
	Are you aware of any problems affecting:			
	(a) Electrical wiring			
	(b) Air Conditioning			
	(c) Plumbing/Septic			
	(c) Plumbing/Septic (d) Heating		2 <u>-1-1-1-1-1</u> (0.000
	(e) Pool/Hot tubs/Sauna			
	(f) Appliances			
2	(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?			
3	(c) Are you aware of any defects or problems relating to the foundation? MAIN RESIDENCE – ROOF			
٥.	(a) Has the roof ever leaked?			
	(h) Has the roof ever been repaired?			_
	(b) Has the roof ever been repaired?			
1	MAIN RESIDENCE – ALE/LEAD-BASED PAINT			-
٠.	(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 Acknowledgeme			
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the	TIC .		
	EPA pamphlet "Protest 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		1	
	(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			1000
	relating to this property?			
	(e) Is there any common fencing? If yes, explain any agreement and common			
	maintenance50/50	-		
	(f) Any improvements shared in common with adjoining or adjacent properties?		V	
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. N/A			
8.	WATER		111119	
	(a) Are all the improvements connected to a public water system? Avail. e. Street			
	(b) IF NOT, please state your water sources and explain.			
	(c) Has your water system ever gone dry? If yes, explain	2,		
	(d) Are you aware of any problems with your water lines and/or waterers?		-	
_	(e) Is your water supply shared with anyone else?		1	
9.	AUXILIARY HOUSES			
	(a) Are you aware of any problems affecting any of the mechanical systems, structure	2		
	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 Acknowledgeme	IIL		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
10	EPA pamphlet "Protest Your Family From Lead in Your Home".) BARNS/OUTBUILDINGS			
10.	(a) Are you aware of any problems affecting any of the mechanical systems,		/	
	Structure, or roof on any of the barns or outbuildings?		/	
	as asset of or root on any or the barns of outballalligs:			

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	V		
3) Natural Gas/Propane			3
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?			
regulations relating to this property?(c) Are you aware of any Radon test being performed on this property?		1	-
(d) Are you aware of any existing or threatened legal action affecting this property?	_	1	-
(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?		1	0
(h) Have the house and/or other improvements ever been treated for wood			3
infestation? If yes, when and by whom?		1	
(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?		1	
(I) Are any sink holes being used as a dump?	-		
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?USRASOLLSYLVE.Y	~		
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 diswer was yes to any of the above questions, please explain.			
THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	THIS INFO	RMATION	N IS
PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS IN	FORMATI	ON IS BE	LIEVED TO
BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.	i i	7 .	
(- Committee 10/21/13 1/8 ll Committee	<u> </u>	10/2/	R
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IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOT	TICE TO T	HE BUYER	R THAT THE
SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THI	S FORM.		
BROKER/AGENT:DATE:	TIM	IE:	
I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL P	ROPERTY	HISTORY	".
BUYER DATE TIME BUYER	DA	TF	TIME
DATE THE DOTER	DA		LILIE

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.

FORM 035 Revised 8/06