

# RILEY LANE

80 +/- Acres

Lawrenceburg, Anderson County, Kentucky



This 80 +/- acre recreational property offers a great combination of open, rolling fields, wooded areas, small pond, and lengthy frontage along the Salt River.

Come discover this wonderful property complete with private areas to build your dream home! Located just minutes to the Bluegrass Parkway.

*Offered Exclusively By*



PRICE: \$285,000.

Mike Morrison, Agent  
859-340-0302

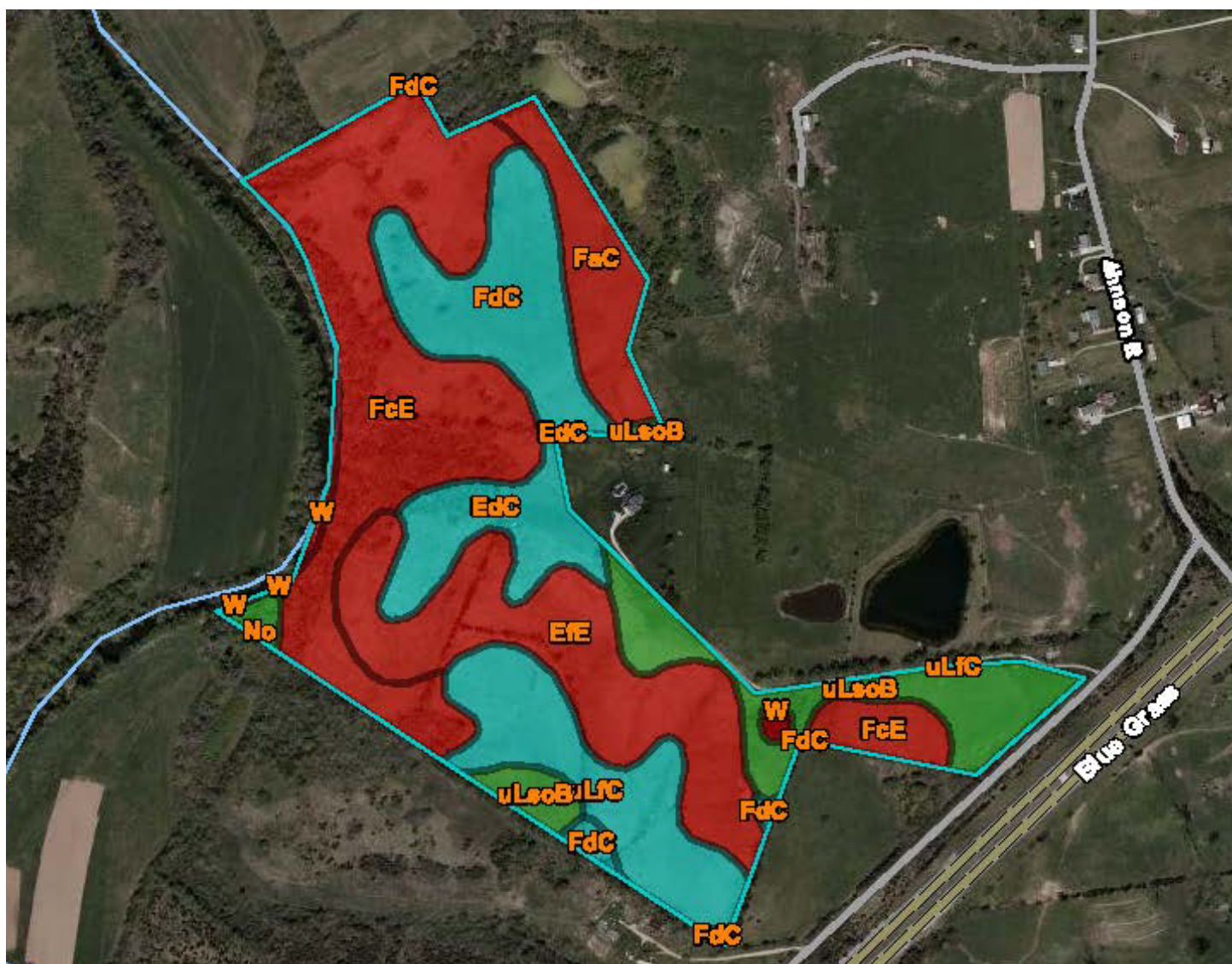
[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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









Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EdC	Eden silty clay loam, 6 to 15 percent slopes	Farmland of statewide importance	5.5	6.9%
EfE	Eden flaggy silty clay, 15 to 35 percent slopes	Not prime farmland	14.5	18.2%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	5.4	6.8%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	25.2	31.6%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	9.8	12.3%
No	Nolin silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	0.6	0.8%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	9.0	11.3%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	9.0	11.2%
W	Water	Not prime farmland	0.7	0.9%
<b>Totals for Area of Interest</b>			<b>79.7</b>	<b>100.0%</b>



# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: TRACT 2 RILEY LN. LAWRENCEBURG

DATE: 12-10-18

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			
(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 .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane <i>N/A</i> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines <i>N/A</i> .....	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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"/>
(c) Are you aware of any Radon test being performed on this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? <i>N/A</i> .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Are any sink holes being used as a dump? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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"/>
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

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</i>	<i>San Moni</i>	<i>12-10-18</i>	<i>11:30 Am</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			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.