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

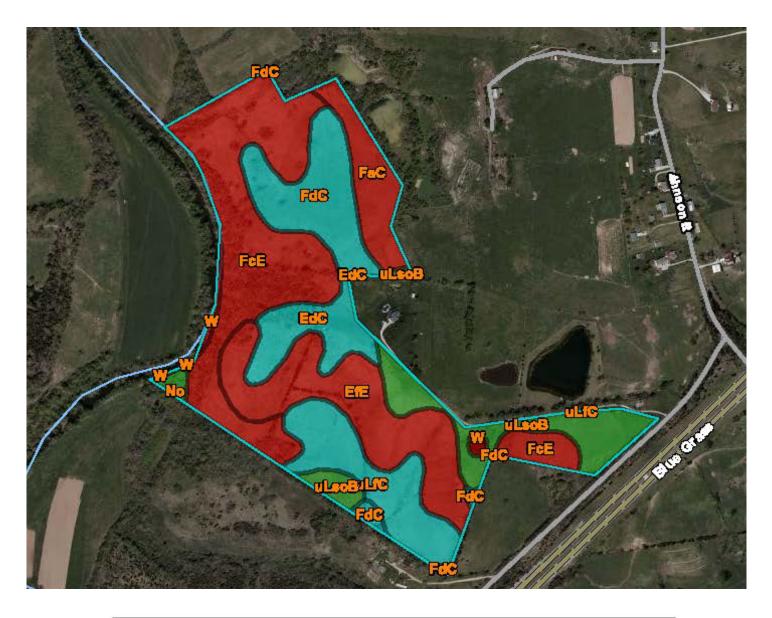
PRICE: \$285,000.



Mike Morrison, Agent 859-340-0302

www.kyhorsefarms.com





Map unit symbol	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	ot prime farmland 14.5			
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	orime farmland 5.4			
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	ime farmland 25.2			
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%		
Totals for Area of Inter	rest	79.7	100.0%			

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: TRACT Z RILEY LN. LA WRENCE BURG		E: 12-10	1-18
Please answer all questions. Mark yes or no to all questions. If answer is yes, please exp	lain in iter Yes	n #13. No Un	known
1. MAIN RESIDENCE - HOUSE SYSTEMS	165	140 01	KIIOWII
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	-		
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 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 Acknowledgeme	nt		
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
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?		V	_
6. BOUNDARIES		. 1	
(a) Have you ever had a survey of your property?	_/	V	
(b) Do you know the boundaries of your property?	V		
(c) Are the boundaries of your property marked in any way?	4		
(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	1/	. 3	
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		1/2	
(a) Are all the improvements connected to a public water system?		7:11	
(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?	1/20	Avayable	2
(d) Are you aware of any problems with your water lines and/or waterers?		1/	
(e) Is your water supply shared with anyone else?		1	
9. AUXILIARY HOUSES		V	
(a) Are you aware of any problems affecting any of the mechanical systems, structur	е		
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	ent		
of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
EPA pamphlet "Protest Your Family From Lead in Your Home".)			
10. BARNS/OUTBUILDINGS NA			
(a) Are you aware of any problems affecting any of the mechanical systems,			
Structure, or roof on any of the barns or outbuildings?			
FORM 0.3.5		Revis	ed 8/06
FORM 035		I/C VIS	/

FORM 035

11. UTILITIES (a) Are you aware of the location of the following underground utilities? 1) Water lines					Yes	No	Unknown
1) Water lines 2) Electric lines 3) Natural Gas/Propane							
2) Electric lines. 3) Natural Gas/Propane							
4) Telephone lines 5) Septic/Field lines	1) Water lines	•••••		••••••	<u></u>		
4) Telephone lines	3) Natural Gas/Propage	WA					
(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 stisting 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? (j) Are you aware of any nunderground storage tanks? (i) Are you aware of any underground storage tanks? (ii) Are you aware of any dumps on the property, present or past? (iv) Are you sware of any dumps on the property, present or past? (iv) Are you sware of any dumps on the property been used for anything besides agricultural purposes? (iv) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? (iv) 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? (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the Danadaries of the Benefit of the Resirability of this property? (g) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of the Benefit of the Response of the Resirability of this property? (g) Are you aware of any part yet any of the above questions, please explain.	4) Telephone lines				7		
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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.