

# 7060 TROY PIKE (Tract 1)

1.808 Acres

Versailles, Woodford County, Kentucky

Lovely building lot in Elm  
Corner Estates subdivision,  
a 6-parcel gated community.



Conduit for electric and  
phone and water lines are  
run to the property.

*Offered Exclusively By*



Price: \$110,000.

Bill Bell, Agent  
(859) 621-0607

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

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



7060 Troy Pike

7060

42

0 30 60 120 Feet

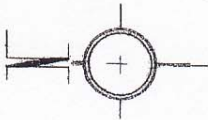


Not all parcel lines are accurate.  
They should be used as reference only.



# SITE STATISTICS:

NUMBER OF PROPOSED TRACTS	1
EXISTING ZONE	A-1
NON-APPLICABLE	
AREA OF EXISTING (PARENT) PROPERTY	31.855 ACRES
AREA OF TRACT 1 GROSS/NET	1.808 ACRES
AREA OF RIGHT-OF-WAY	N/A
AREA OF REMAINING (PARENT) PROPERTY	30.077 ACRES



DR. WILLIAM & MARSHA PABELL  
D.B. 218, P. 141  
A-1 ZONE

1975  
BY 04 67.33

STEPHEN W. SOUTH (D.B. 221, P. 289)  
ROBERT WALKER, III, REMAINING  
RANDY MATZ (D.B. 222, P. 448)

NOTE:  
ALL PORTIONS OF THE 75 ACRES  
PLAT IN THE 1975 PLAT OF THE  
SOUTH WALKER, III, REMAINING  
D.B. 221, P. 289, ARE  
HEREBY TRANSFERRED TO THE  
SOUTH WALKER, III, REMAINING  
D.B. 221, P. 289, BY  
THIS PLAT.

STONE & WIRE FENCE

80' BUILDING LINE

350.00'

225.00'

1506.18' E

N 75°00'00" W

350.00'

225.00'

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# SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 7060 Troy Pike Tract 1, Versailles, 40383

DATE: 04/06/2017

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 .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Heating .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Appliances .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. MAIN RESIDENCE - FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any defects or problems relating to the foundation? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. MAIN RESIDENCE - ROOF</b>			
(a) Has the roof ever leaked? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(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? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Are the boundaries of your property marked in any way? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. ....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties? ....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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. ....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain. ....			
(c) Has your water system ever gone dry? If yes, explain. ....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any problems with your water lines and/or waterers? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<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? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# 11. UTILITIES

(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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

# 12. MISCELLANEOUS

- (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? ..... *N/A*
- (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? ..... *N/A*
- (c) Are you aware of any Radon test being performed on this property? ..... *N/A*
- (d) Are you aware of any existing or threatened legal action affecting this property? ..... *N/A*
- (f) Are there any assessments other than property assessments that apply to this property? ..... *N/A*
- (g) Are you aware of any damage due to wood infestation? ..... *N/A*
- (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? ..... *N/A*
- (i) Are you aware of any underground storage tanks? ..... *N/A*
- (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? ..... *N/A*
- (k) Are you aware of any dumps on the property, present or past? ..... *N/A*
- (l) Are any sink holes being used as a dump? ..... *N/A*
- (m) To your knowledge, has the property been used for anything besides agricultural purposes? ..... *N/A*
- (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? .... *N/A*
- (o) Have you ever had a soil analysis done? ..... *N/A*  
If yes, by whom and when. .... *ASCS*
- (p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? ..... *N/A*
- (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? ..... *N/A*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

Robert S. Stacker IV
4/14/17

PBA Vicki Stacker
10 AM

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:

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

If you have specific questions please consult an attorney.

The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.