

4091 NEWTOWN PIKE

Georgetown, Scott County, Kentucky
17.49 Acres



Located on desirable Newtown Pike and just 10 miles from the Kentucky Horse Park, Jordan Farm is extremely aesthetically-pleasing, well-landscaped and maintained, with the added benefit of a long history as a successful bed and breakfast.

The centerpiece of this 17.49 acre farm is its 4,800 +/- square foot 4 bedroom, 3.5 bath home with covered rear porch and in-ground pool. Horse improvements include an 8-stall barn with 12' x 23' office, a 76' x 105' outdoor sand ring, a 24' x 44' shop/equipment building, and 5 paddocks.

The farm's desirability is enhanced by a 1,200 +/- square foot single family home with hardwood floors and vaulted ceiling and a 2-story 1,500 +/- square foot duplex. The latter 2 homes are presently being utilized as an ongoing bed and breakfast.

OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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

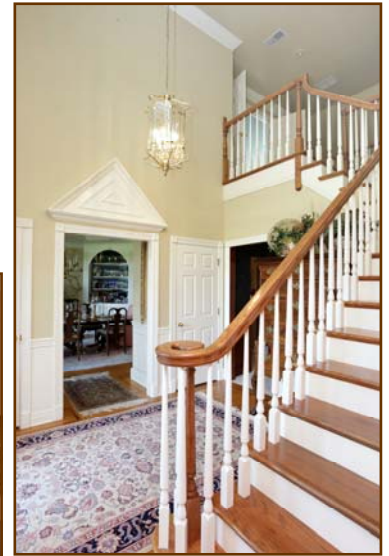
MAIN RESIDENCE

First Floor

Foyer: 12' x 11'; two story, inlaid walnut hardwood floor, chandelier, two coat closets, stairs with landing, dentil crown moulding.

Living Room:

14.5' x 15'8"; wall-to-wall carpet, wainscoting to chair rail, dentil crown moulding, bay window with wainscoting.



Dining Room: 13.5' x 14.5'; hardwood floor, wainscoting to chair rail, hand-painted above chair rail, tray ceiling with dentil crown moulding, chandelier, built-in corner cabinet, French doors to covered brick front porch.



Kitchen: 14.5' x 22'3"; hardwood floor, crown moulding, cherry cabinets, quartz counter tops, breakfast bay (with chandelier), double sink, Whirlpool trash compactor, Maytag dishwasher, Amana side-by-side refrigerator with water dispenser, Magic Chef oven range. Hotpoint microwave, utility garage, can lights, pantry, crown moulding.



First Floor (continued)

Family Room: 17'7" x 22'; wall-to-wall carpet, cherry-stained wainscoting to chair rail, floor-to-ceiling brick masonry fireplace with raised brick hearth and gas logs, cathedral ceiling, dentil crown moulding, built-in book shelves and cabinets on either side of fireplace, French doors to covered porch.



Bedroom: 16' x 17.5'; wall-to-wall carpet, crown moulding, French doors to back porch, closet, door to outside covered entrance; full bath with tile floor, raised-panel double vanity, linen closet, whirlpool tub/shower, chandelier, window treatments.

Hall: Walk-in closet, wainscoting to chair rail, crown molding.

Powder Room: Tile floor, pedestal sink, mirror, crown molding.



Laundry Room: New ceramic tile floor, washer/dryer, laundry sink, door to two car garage.

Two car attached garage

Second Floor

Master Suite: 24' x 14.5'; wall-to-wall carpet, crown molding, and bay window.

Master Bath: Marble floor, shower, whirlpool tub, light fixtures, raised-panel double vanity with quartz counter top, crown molding. Large master closet (17' x 23') with wall-to-wall carpet is over the two car garage.



Bridge: Carpet, dentil crown molding, opens to family room.

Front Bedroom: 13' x 11.5'; wall-to-wall carpet, bay window, ceiling fan/light, walk-in closet.

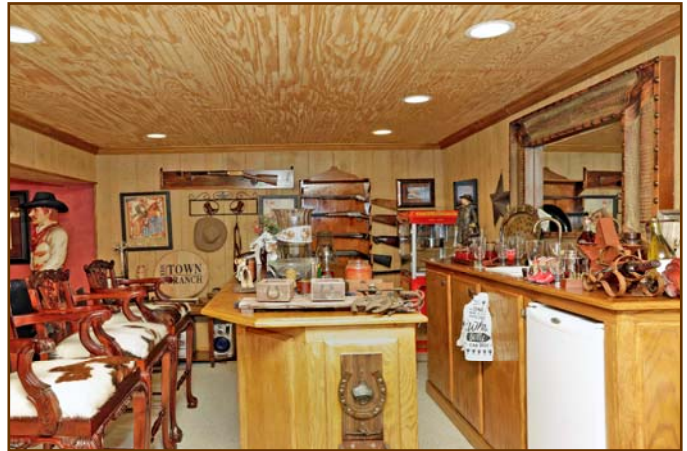
Back Bedroom: 13'7" x 15'8"; wall-to-wall carpet, crown molding, double closet, door to hall bath.



Hall Bath: Tile floor, crown molding, raised-panel double vanity, vanity mirrors, linen closet.

Full Basement

- Partially finished with closet (23' x 17') under stairs.
- Game Room—27.5' x 24.5', wall-to-wall carpet, bead board ceiling, crown molding, wood paneling.
- Wet Bar—wall-to-wall carpet, refrigerator, crown molding.
- TV Room—17' x 17', wall-to-wall carpet, crown moulding, masonry fireplace with raised brick hearth, built-in bookshelves, corner TV cabinet.
- Unfinished section is poured concrete with wall-to-wall carpet and storage shelves.



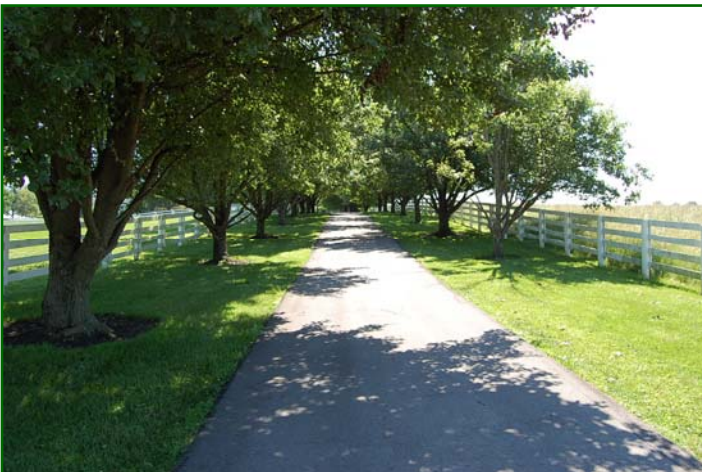
In-ground Pool—6' deep.

Covered Porch—cathedral ceiling, columns, wood floor.

Approximately 90% of windows have recently been replaced

Extensive Landscaping





In 1993, the owners built a 1,500 square foot up/down duplex to serve as a bed and breakfast. Each unit has a bedroom/living room, full bath, and kitchenette with microwave, refrigerator, and sink.



They built an adjacent 1,200 square foot single story home in 2000 which contains two bedrooms, living room, a full bath with Jacuzzi tub, and kitchenette with sink and refrigerator and features hardwood floors. One could continue to use these attractively-appointed units as a bed and breakfast or use them as guest or employee facilities.



FARM IMPROVEMENTS

- 8 Stall Morton Barn:
 - ♦ 12' x 12' stalls.
 - ♦ Interior and exterior stall doors.
 - ♦ Office (12' x 23').
 - ♦ Half hay loft.
 - ♦ 16' concrete center aisle.
 - ♦ 10' shed row on both sides.
 - ♦ Outdoor wash area.



- Equipment Building:
 - ♦ 24' x 44'.
 - ♦ Shop—three bays with overhead doors.
 - ♦ Shop.
- 76' x 105' Sand arena



- 5 Paddocks
- 3 Run-in Sheds
- Automatic waterers
- Underground utilities



OFFERED EXCLUSIVELY BY

**Bill Justice, Agent
(859) 255-3657**



Price: \$1,295,000.

www.kyhorsefarms.com

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

PROPERTY ADDRESS: 4091 Newtown Pike, Georgetown, Kentucky 40324

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 _____, and ending on _____.
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 4091 Newtown Pike, Georgetown, Kentucky 40324

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) HJ Date/Time 2-24-20

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? 6 yrs.

(b) 1. Has the roof leaked at any time since you have owned or lived at the property? _____

2. When was the last time the roof leaked? _____

(c) 1. Have you ever had any repairs done to the roof? _____

2. If you have ever had the roof repaired, when was the repair performed? _____

(d) 1. Have you ever had the roof replaced? _____

2. If you have had the roof replaced, when was the replacement performed? 2014

(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? _____

2. If yes, when was the repair performed? _____

Explain: _____

4. **LAND/DRAINAGE**

N/A YES NO UNKNOWN

(a) Any soil stability problems? _____

(b) Has the property ever had a drainage, flooding, or grading problem? _____

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? _____

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? _____

Explain: _____

5. **BOUNDARIES**

N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property? _____

2. Are the boundaries marked in any way? _____

3. Do you know the boundaries? If yes, provide description below: _____

Explain: _____

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? _____

Explain: _____

6. **WATER**

N/A YES NO UNKNOWN

(a) 1. Source of water supply KY AMERICAN

2. Are you aware of below normal water supply or water pressure? _____

(b) Is there a water purification system or softener remaining with the house? _____

(c) Has your water ever been tested? If yes, provide results below: _____

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 _____

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) HS

Date/Time 2-24-20

Initials (Buyer) _____

Date/Time _____

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- | | N/A | YES | NO | UNKNOWN |
|--|-----|-------------------------------------|-------------------------------------|---------|
| 8. CONSTRUCTION/REMODELING | | | | |
| (a) Have there been any additions, structural modifications, or other alterations made? | — | — | <input checked="" type="checkbox"/> | — |
| (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?..... | — | — | <input checked="" type="checkbox"/> | — |
| 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?..... | — | — | <input checked="" type="checkbox"/> | — |
| (c) Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?..... | — | <input checked="" type="checkbox"/> | — | — |
| Explain: _____ | | | | |
| 10. MISCELLANEOUS | | | | |
| (a) Was this house built before 1978? | — | — | <input checked="" type="checkbox"/> | — |
| (b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?..... | — | — | <input checked="" type="checkbox"/> | — |
| (c) 1. Are you aware of any testing for radon gas?..... | — | — | <input checked="" type="checkbox"/> | — |
| 2. Results, if tested _____ | | | | |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... | — | <input checked="" type="checkbox"/> | — | — |
| PROpane TANK | | | | |
| (e) Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination)..... | — | — | <input checked="" type="checkbox"/> | — |

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

Initials (Seller) LS Date/Time 7-24-20

Initials (Buyer) _____ Date/Time _____

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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.

LT Jordan 2/24/20
Seller Date

Rebecca Jordan 2/24/20
Seller Date

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: _____ Seller: _____
Date: _____ 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.