

A Portion of
THE COX FARM
919-D FORDS MILL
30 +/- Acres
Versailles, Woodford County, Kentucky



30 acres with some of the best farm land in southern Woodford County.
The topography and soil quality make this an ideal property to develop a 30 acre horse operation. The cozy cottage-like farmhouse, two tobacco barns, excellent shop, and wonderful views make this an ideal property to begin your farming operation.

Whether it be horses, cattle, or crop farming, this piece of land should not be overlooked!

Offered Exclusively By



www.kyhorsefarms.com

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

Living Room
(13' x 13.5')



Eat-in Kitchen
(13.5' x 22')



Family Room
(12' x 30')



Den (11'4" x 19'4")
with propane log fireplace





Excellent workshop (20' x 27.5')
with plenty of light.



Tobacco Barn #1

- 55' x 120'
- 10 bents
- Lean-to

Tobacco Barn #2

- 44' x 84'
- 7 bents





This wonderful farm is only 7 miles from Versailles. Located one mile off Route 33 on Ford Mill Road, this is an excellent opportunity for the farm buyer!

A bit of country is good for your soul.



Offered Exclusively By



PRICE: \$450,000.

Allen Kershaw
859-333-2901

www.kyhorsefarms.com

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

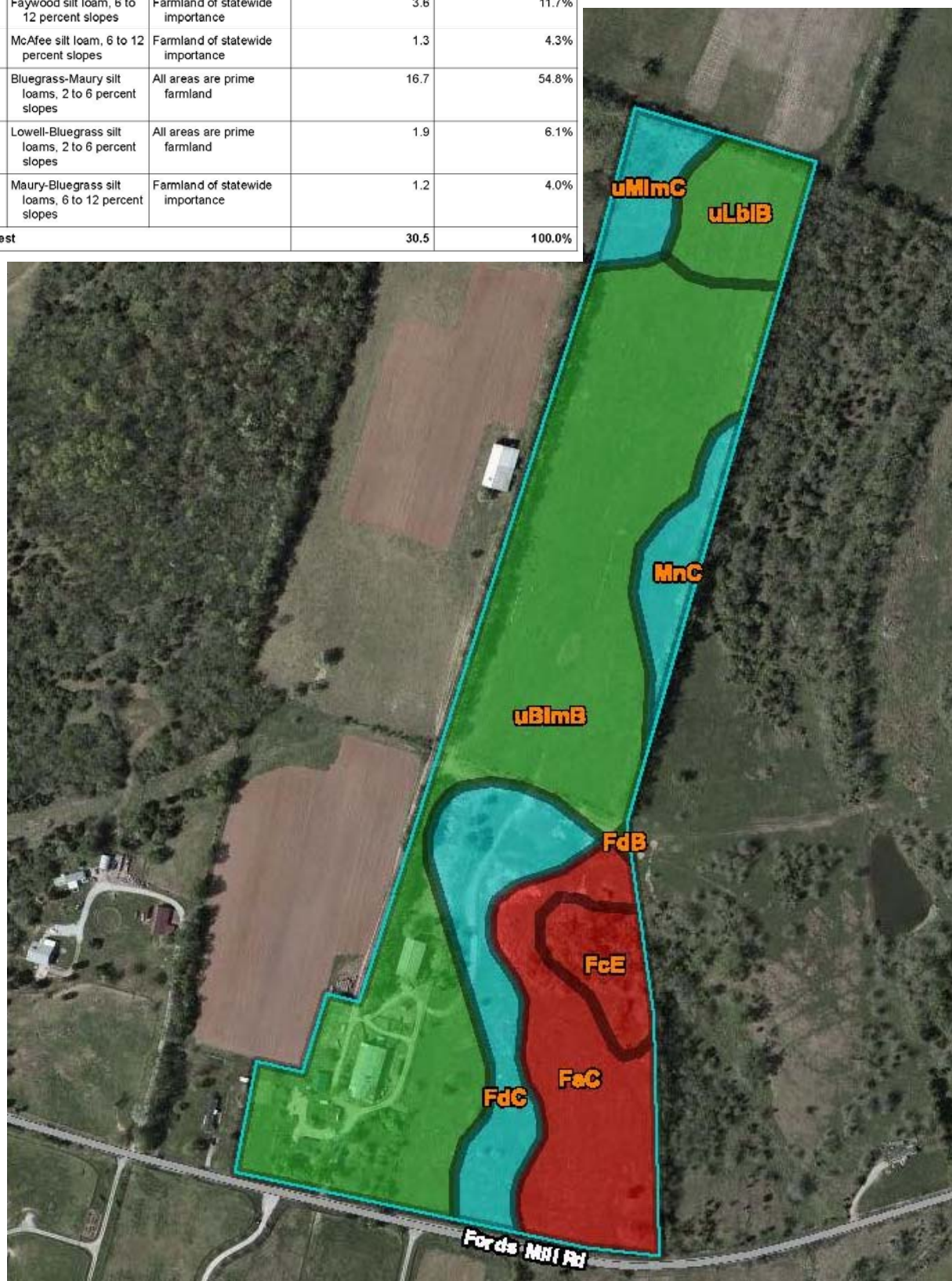


Additional
Acreage
Available

Woodford

SUBJECT
PROPERTY

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	4.5	14.9%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	1.3	4.2%
FdB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.1%
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.6	11.7%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.3	4.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	16.7	54.8%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	1.9	6.1%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.2	4.0%
Totals for Area of Interest			30.5	100.0%



SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 919 Fords Mill Road, Versailles, KY 40383

D

DATE: 9/19/2018

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

Yes No Unknown

1. MAIN RESIDENCE - HOUSE SYSTEMS

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

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

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?

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

3. MAIN RESIDENCE - ROOF

- (a) Has the roof ever leaked?
- (b) Has the roof ever been repaired?
- (c) Do you know of any problems with the roof?

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

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 Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)

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

5. DRAINAGE

- (a) Is this property located in a flood plain zone?
- (b) Has the property ever had a drainage, flooding or grading problem?

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

6. BOUNDARIES

- (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?

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

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.

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

8. WATER

- (a) Are all the improvements connected to a public water system? (House)
- (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?

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

9. AUXILIARY HOUSES

- (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".)

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

10. BARN/OUTBUILDINGS

- (a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?

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

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2) Electric lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3) Natural Gas/Propane	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4) Telephone lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5) Septic/Field lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Are you aware of any underground storage tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) Are any sink holes being used as a dump?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?..... If yes, by whom and when.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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.

<div style="border: 1px solid black; padding: 2px;">Denise Br Allen</div>	<div style="border: 1px solid black; padding: 2px;">9-18-18</div>	<div style="border: 1px solid black; padding: 2px;">10:40 am</div>	<div style="border: 1px solid black; width: 150px; height: 20px;"></div>
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:

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

<div style="border: 1px solid black; width: 380px; height: 20px;"></div>	<div style="border: 1px solid black; width: 380px; height: 20px;"></div>
BUYER	BUYER
DATE	DATE
TIME	TIME

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.

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 09/19/2018 CONTRACT DATE: 09/19/2018 CONTRACT # 919 D

PROPERTY ADDRESS: 919 Fords Mill RD D

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

DCA 9-18-18
10:40 am

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or paint hazards are present in the housing. (explain):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

DCA 9-18-18
10:40 am

(b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above

(d) Purchaser has received the pamphlet **Protect Your Family From Lead in Your Home**

(e) Purchaser has (check one below):

☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Dennis De Luca 9-18-18 10:40 am

Buyer

Seller

Buyer

Agent ABP/M 9/18/18 10:45 am

Agent