

2246 OLD MILLERSBURG ROAD

Paris, Bourbon County, Kentucky

120 +/- Acres



This long-time family-owned farm is priced under \$5,000 per acre!

Nice land with great building sites, a couple of ponds, a creek, and a nice tree-lined break.

A fabulous blank canvas!

Offered Exclusively By



www.kyhorsefarms.com

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



Information contained herein is believed to be accurate but is not warranted

Price: \$570,000.



Bill Justice, Agent
859-255-3657

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SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 2246 OLD MILLERSBURG RD. PARIS, KY DATE: _____
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	___	___	___
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 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 Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect 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?	___	___	___
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?	___	___	___
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			
(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?	___	___	___
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".)			
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?	___	___	___

