## 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



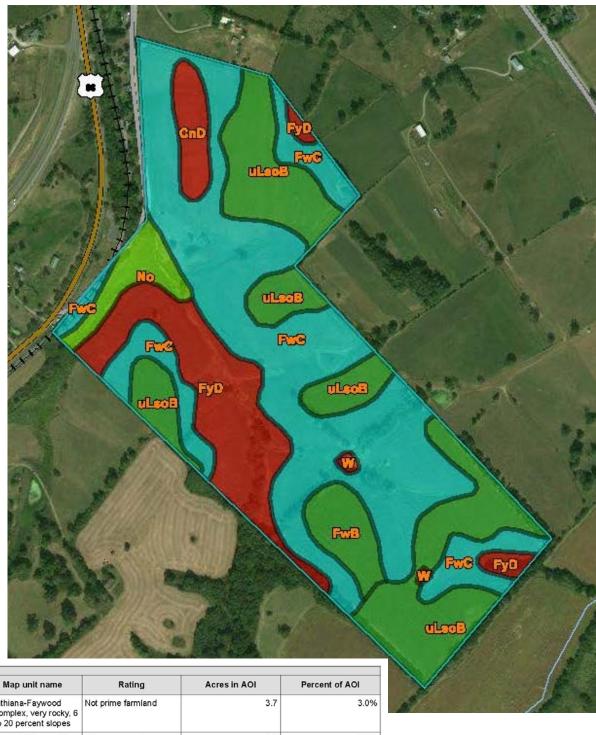
Information contained herein is believed to be accurate but is not warranted

Price: \$570,000.



Bill Justice, Agent 859-255-3657

www.kyhorsefarms.com



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	3.7	3.0%
FwB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	4.8	3.9%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	58.5	47.6%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	18.1	14.8%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	4,5	3.6%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	32.7	26.7%
W	Water	Not prime farmland	0.5	0.4%
Totals for Area of Inter	est	122.7	100.0%	

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

P	PROPERTY ADDRESS: <u>23.46 OLD M. WELSBURG P.O. PARIS N</u> Please answer all questions. Mark yes or no to all questions. If answer is yes, please of	4	DATE:	
Р	lease answer all questions. Mark yes or no to all questions. If answer is yes, please	explain in	item #13.	
	. MAIN RESIDENCE - HOUSE SYSTEMS	Yes	No	Unknow
-	Are you aware of any problems affecting:			
	(a) Electrical wiring			
	IDI Air Conditioning			
	(c) Plumbing/Septic	-		
	(d) Heating		-	30 <del>10000</del>
	(c) Plumbing/Septic (d) Heating (e) Pool/Hot tubs/Sauna (f) Appliances (g) Doors and windows MAIN RESIDENCE – FOUNDATION			
	(r) Appliances			
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 or any defects or problems relating to the foundation?			
3.	MAIN RESIDENCE - POOF		-	
	(a) Has the roof ever leaked?			
	(b) has the roof ever been repaired?			
1	(c) Do you know of any problems with the roof			
٠,	MAIN RESIDENCE - ALE/LEAD BASED PAINT			
	(a) Was residence built before 1978?			
	contract that does not include a "Disclosure of Information and Acknowledgen	se .		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the	nent		
	EPA pamphfet "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?	-		-
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?			
Ω	If yes, please supply copy of rules and regulations. WATER			1/ <del>1/1/1/1/1/1</del> /1
٥.	(a) Are all the improvements connected to a public water system?			
	(b) IF NOT, please state your water sources and explain.		<u> </u>	
	(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		03	
	(a) Are you aware of any problems affecting any of the mechanical systems, structure	e	1	
	Or roof on any of the auxiliary houses?  (b) Were any auxiliary houses built before 1978?		11	2000
	(If you coller may not seem and before 1978?	1	1/11	_
	(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 Acknowledgem of Lead-Based Paint and/or Hazards" addendury acknowledging receipt of the	ent		
	EPA paraphlet "Protest Your Family From Lead in Your Home".)			
10.	BARNS/OUTBUILDINGS			
	(a) Are you aware of any problems affecting any of the mechanical systems			
	Structure, or roof on any of the barns or outbuildings?			
	,			

11. UTILITIES				Yes	No	Unknown
(a) Are you aware of the loc	ation of the	following un	deraround utilities?			
1) water lines		<b> </b>				
2) Electric lines					-	· ·
3) Natural Gas/Propane				_		
5) Sentic/Field lines	••••••	•••••		-		
(b) If you answered yes to a	ny of the ab		. Complete a diagram			
12. MISCELLANEOUS	iny or the ab	ove, can you	rurnish a diagram of same?			
(a) To your knowledge, does	the propert	y have any u	reaformaldehyde or asbestos			
materials used in constru	iction					
(b) Do you know of any viola	itions of loca	l. state or fe	deral government laws or			
regulations relating to th	is property?				89-1-38	
(c) Are you aware of any Rad	on test bein	g performed	on this property?			
(f) Are there any assessment	sting or thre	atened legal	action affecting this property?			
property?	is other than	property as	sessments that apply to this			
(g) Are you aware of any dar	mage due to	wood infest	ation?			-
(ii) have the house and/or of	ther improve	mente aver	hoon treated for			
infestation? If yes, when	n and by wh	om?	occir treated for Wood			
infestation? If yes, wher  (i) Are you aware of any und  (i) Are you aware of any and	erground sto	rage tanks?		_		-
() Are you aware or any basi	t or bresent	chemical cor	tamination to the coil			
and/or water on this prop	ertv?					
(A) Ale you aware or any dun	nos on the n	ronerty pre	cent or nact?		_	
<ul><li>(I) Are any sink holes being u</li><li>(m) To your knowledge, has t</li></ul>	he property	mp?				
agricultural purposes?	ne property	been usea ro	or anything besides			
(n) Are there any leases on the	he property	(e.g. tobacco	mineral timbor ate 12			
(o) have you ever had a soil a	analysis don	?	, mineral, timber, etc.)?	-		
if yes, by whom and whe	en.					
(p) Are you aware of any other	er fact, cond	litions or circ	umstances which may affect			
the desirability of this pro-	perty?			Nana ana		
(q) Are you aware of any cem	eteries, buri	al grounds o	r burial sites located on			<del></del>
13. If the answer was "yes" to any	of the above	ty?	alana and i			-
——————————————————————————————————————	or the above	e questions,	piease explain.			
-						
THE ABOVE INFORMATION IS TRUE	E AND CODE	FOT TO THE				
THE ABOVE INFORMATION IS TRUIPROVIDED BY THE SELLER FOR THE BE ACCURATE BUT NOT WARRANT	E AND CORR	ECT TO THE	BEST OF MY KNOWLEDGE. TH	IS INFOR	RMATION	IS
BE ACCURATE BUT NOT WARRANT	ED BY ANY	PENTOP	PECTIVE BUYER(S). THIS INFO	DRMATIO	N IS BELI	EVED TO
		- ( - (				
Rose Morre Fa	rah 1	2/15/19	7			
SELLER	DATE	TIME	SELLER	DATE		TIME
IF THE SOUL IS SUCCESS.		2:14PN	1			
IF THIS FORM IS BLANK, THE BROWN	KER/AGENT'	S SIGNATUR	E BELOW CONSTITUTES NOTIC	E TO TH	E BUYER 1	HAT THE
SELLER HAS DECLINED TO PROVID	E THE INFO	RMATION NE	CESSARY TO COMPLETE THIS	FORM.		
BROKER/AGENT:						
			DATE:	TIME	:	
I (WE) ACKNOWLEDGE THAT I (WE	HAVE REC	FIVED A COL	OV OF THE "CELLEDIC DEAL ODG	05054		
,	, KLC	LIVED A COI	OF THE SELLER'S REAL PRO	PERTY H	ISTORY".	
BUYER	DATE	TIME	BUYER	DATE	:	TIME

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.