

1505 MILLERSBURG ROAD

Paris, Bourbon County, Kentucky

25 +/- Acres



Offered Exclusively By



www.kyhorsefarms.com

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

Entry:

- Wall-to-wall carpet
- Chandelier

Living Room:

- Wall-to-wall carpet
- Window treatments
- Knee wall

Dining Room:

- Wall-to-wall carpet
- Chandelier
- Window treatments



Family Room:

- Wall-to-wall carpet
- Paneled walls
- Beamed cathedral ceiling
- Ceiling fan with light



- Fireplace with raised brick hearth and beam mantel with two wall wood racks
- French doors to brick patio

Hall:

- Wall-to-wall carpet
- Linen closet

Hall Bath:

- Tile floor
- Vanity with double sink
- Tub/shower combo with glass doors
- Linen nook



Front Bedroom:

- Wall-to-wall carpet
- Closet
- Window treatments



End Bedroom:

- Wall-to-wall carpet
- Closet
- Window treatments



Master Bedroom:

- Wall-to-wall carpet
- Closet
- Window treatments

Master Bath:

- Raised single vanity
- Shower
- Linen closet
- Window treatments
- Walk-in closet



Kitchen:

- Vinyl floor
- Wood cabinets
- Whirlpool side-by-side refrigerator with water/ice dispenser
- Stainless steel double sink
- Jenn-Air range top
- GE double ovens
- 2 pantry closets
- Window treatments



Breakfast Room:

- Vinyl floor
- Chandelier
- Window treatments

Office:

- Wall-to-wall carpet
- Chandelier
- Closet
- Paneled and brick walls
- Built-in bookcases
- French doors to enclosed porch





Back Hall:

- Vinyl floor
- Paneled walls



Laundry Room:

- Vinyl floor
- Washer/dryer hook-up
- Utility sink
- Double-shelved storage closet



Enclosed Porch:

- Brick floor
- Brick knee wall
- Beamed cathedral ceiling
- Ceiling fan with light

Additional House Info:

- Central air
- City water
- Septic tank





Detached 2-Car Garage



Farm Improvements

- Concrete Block Barn
 - * 7 (14' x 14') stalls with half stall screen doors
 - * Tack room
 - * 12' center asphalt aisle
- Loading chute
- 2 fields
- 1 paddock
- 4 waterers



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

Price: \$625,000.



Agent: Bill G. Bell
(859) 621-0607

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	2.0	8.0%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.5	5.9%
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	2.9	11.8%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	6.0	24.5%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	12.3	49.9%
Totals for Area of Interest			24.7	100.0%

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 1505 Millersburg Road, Paris, KY 40361

DATE: 01/18/2020

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna..... <i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE - FOUNDATION			
(a) Are you aware of any problems concerning the basement?..... <i>N/A</i>	<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 checked="" 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"/>
3. MAIN RESIDENCE - ROOF			
(a) Has the roof ever leaked?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE - ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	<input checked="" 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".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Do you know the boundaries of your property? <i>legal description on deed</i>	<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 type="checkbox"/>	<input checked="" 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"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) IF NOT, please state your water sources and explain. <i>cistern for barn</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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"/>
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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses 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".)			
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane <i>N/A</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Are any sink holes being used as a dump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when.			
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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.

<i>John Theodore McClain</i>	<i>1/18/2020</i>	<i>10:40 AM</i>	
SELLER	DATE	TIME	SELLER

Executor of the Estate of Joseph B. McClain Revocable Trust

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: DATE: _____ TIME: _____

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

BUYER	DATE	TIME	BUYER

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.

1505 Millersburg Road
Paris, Kentucky

Addendum to Seller's Disclosure - January 29, 2020

With the exception of the refrigerator, all kitchen appliances are in need of repair or replacement.

John Theodore M4 Ch.
Trustee

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
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DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 01/18/2020 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 1505 Millersburg Road, Paris, KY 40361

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)

- JTM ☐ (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.
- JTM ☐ (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)

- BBB (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 J. Theodore McClain Buyer _____
Seller Executor of the Estate of Joseph B. McClain Revocable Buyer _____
Agent J. O. Tell Trust Agent _____