

# 6846 McCOWANS FERRY

6.727 Acres

Versailles, Woodford County, Kentucky



Rare find in Woodford County, 6.727 gently rolling acres, 2 plank fenced paddocks, automatic waterer, grove of mature trees and beautiful building sites.

Located within 10 minutes of Versailles!

Additional land with 8 stall barn available.

OFFERED EXCLUSIVELY BY



**PRICE: \$200,000.**

Bill Bell, Agent  
(859) 621-0607

[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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



VICINITY MAP  
NOT TO SCALE

2) THE ONLY  
170' HERN, S40  
119' IN THE  
HEREBY ADOPT  
PROPERTY.  
2-2-02  
DATE  
DATE  
DATE

IT WAS PREPARED UNDER  
KNOWLEDGE AND BELIEF, THE  
ARE TRUE AND ACCURATE, AND  
LY EXIST, AND THAT THEIR  
SHOWN, THE CLASS "A"  
1:100000 WITH NO ADJUSTMENTS.

12-12-02  
DATE  
INC  
PLAT HAS MET THE  
WOODFORD COUNTY  
FOR RECORDING IN THE

12-12-02  
DATE

IN AND/OR EXISTING SYSTEMS  
PRELIMINARILY APPROVED FOR

12-12-02  
DATE

EMENT OF HOUSING AND  
EAR FLOOD PLAN  
210230 0050 A.  
TER TO D.B. 209, P. 419.  
1' BEAR 18" IN LENGTH  
W/PLS 2005 INDICATED

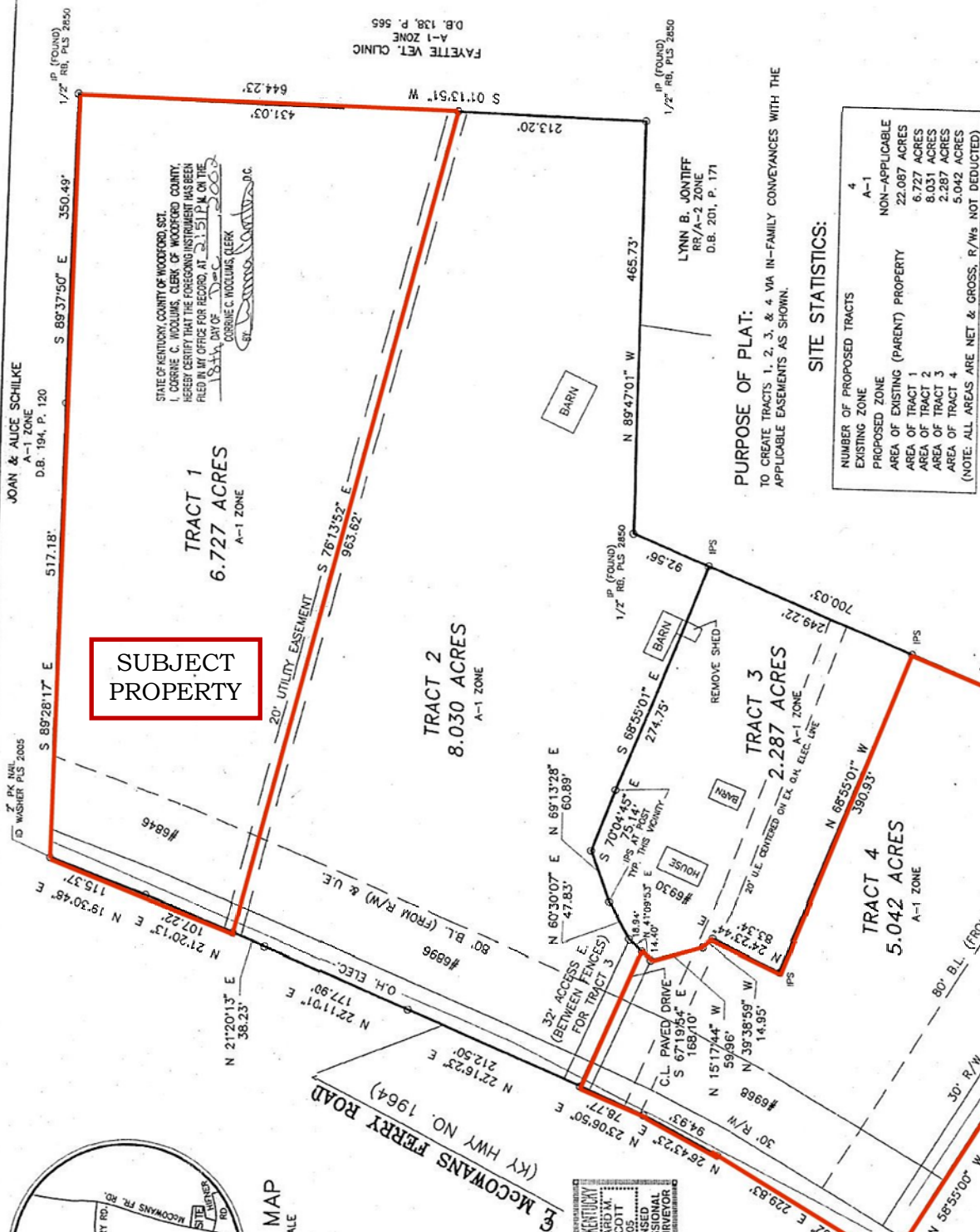
WATER DISTRICT  
LES-MIDWAY-WOODFORD  
IN 701.7C, AS AMENDED,  
SHALL HOLD TITLE  
OF FIVE YEARS.

ALLOWED FOR EACH  
ON A DENSITY RE-

BEEN APPROVED BY KDOT,  
BY THE WOODFORD COUNTY

APPROVED  
PLANNING & ZONING  
DEC 12 2002  
VERSAILLES/MIDWAY  
WOODFORD CO.

GRAPHIC SCALE



SUBJECT  
PROPERTY

TRACT 1  
6.727 ACRES  
A-1 ZONE

TRACT 2  
8.030 ACRES  
A-1 ZONE

TRACT 3  
2.287 ACRES  
A-1 ZONE

TRACT 4  
5.042 ACRES  
A-1 ZONE

PURPOSE OF PLAT:

TO CREATE TRACTS 1, 2, 3, & 4 VIA IN-FAMILY CONVEYANCES WITH THE  
APPLICABLE EASEMENTS AS SHOWN.

SITE STATISTICS:

NUMBER OF PROPOSED TRACTS	4
EXISTING ZONE	A-1
PROPOSED ZONE	NON-APPLICABLE
AREA OF EXISTING (PARENT) PROPERTY	22.087 ACRES
AREA OF TRACT 1	6.727 ACRES
AREA OF TRACT 2	8.031 ACRES
AREA OF TRACT 3	2.287 ACRES
AREA OF TRACT 4	5.042 ACRES

(NOTE: ALL AREAS ARE NET & GROSS, R/Ws NOT DEDUCTED)

IN-FAMILY CONVEYANCE PLAT  
FROM: JEANETTE MARIE FACER (WIFE & MOTHER)  
RETAINING TRACT 2

TO: LAUREN BROOK FACER (DAUGHTER) - TRACT 1  
TO: DAVID JOSEPH FACER (HUSBAND) - TRACT 3  
TO: JACOB JOSEPH FACER (SON) - TRACT 4  
#6846, #6896, #6930 & #6968 MCCOWANS FERRY ROAD  
WOODFORD COUNTY, KENTUCKY

AS REQUESTED BY (CLIENT):  
JEANETTE FACER

2765 BLUEGRASS ROAD VERSAILLES, KENTUCKY 40383  
FIELD SURVEYED SEPT. 6, 2002 / FINALIZED (SUBMITTED SEPT. 25, 2002)

PREPARED BY:  
MALCOLM ENDICOTT AND ASSOCIATES



**SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY**

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

PROPERTY ADDRESS: 6846 McCowans Ferry Road, Versailles, KY 40383

DATE: 07/22/2021

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

	Yes	No	Unknown
1. <del>MAIN RESIDENCE – HOUSE SYSTEMS</del>			
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 .....	<input type="checkbox"/>	<input checked="" 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. <del>MAIN RESIDENCE – FOUNDATION</del>			
(a) Are you aware of any problems concerning the basement? .....	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
3. <del>MAIN RESIDENCE – ROOF</del>			
(a) Has the roof ever leaked? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired? .....	<input type="checkbox"/>	<input checked="" 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. <del>MAIN RESIDENCE – ALE/LEAD-BASED PAINT</del>			
(a) Was residence built before 1978? .....	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has the property ever had a drainage, flooding or grading problem? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. BOUNDARIES			
(a) Have you ever had a survey of your property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Do you know the boundaries of your property? .....	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. ....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Any improvements shared in common with adjoining or adjacent properties? ....	<input checked="" type="checkbox"/>	<input 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.			
(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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Is your water supply shared with anyone else? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. <del>AUXILIARY HOUSES</del>			
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Were any auxiliary houses built before 1978? .....	<input type="checkbox"/>	<input checked="" 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. <del>BARN/OUTBUILDINGS</del>			
(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
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Telephone lines .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Septic/Field lines .....	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>12. MISCELLANEOUS</b>			
(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 type="checkbox"/>	<input checked="" 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? <u>NA</u> .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when. <u>Probably 2002-3</u>			
(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 checked="" type="checkbox"/>
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			

Property lines are fence lines approximately. Property surveyed in 2002. Fences on north and south are shared with neighbors. Road, I believe, is on property to south. Water line for two waterers runs from big barn on property to south. Water is coming from property to south. I believe water and electric lines run up from McCowans Ferry to barn on south side of the road. Pond overflowed one year during heavy rainfall and ran into lower part of front paddock.

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.

David Facer  
dotloop verified  
07/23/21 10:09 PM PDT  
TDAO-ZBOG-9E0M-REWC

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: \_\_\_\_\_ DATE: 07/23/2021 TIME 10:00pm

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

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 may result from your use of this form.