

6968 McCOWANS FERRY

5.042 Acres

Versailles, Woodford County, Kentucky



Five acre tract with road frontage on both McCowans Ferry Rd and Hifner Rd. Located just minutes from Versailles, this lovely building lot offers great building sites, 2 paddocks and plank fencing.



OFFERED EXCLUSIVELY BY

PRICE: \$175,000.



Bill Bell, Agent
(859) 621-0607

www.kyhorsefarms.com
518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



VICINITY MAP
NOT TO SCALE

2) THE ONLY
170' HENRY, 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"
1:10000 WITH NO ADJUSTMENTS.

12-12-02

DATE

INC
PLAT HAS MET THE
WOODFORD COUNTY
BLE FOR RECORDING IN THE

12-12-02

DATE

IN AND/OR EXISTING SYSTEMS
PRELIMINARILY APPROVED FOR

12-12-02

DATE

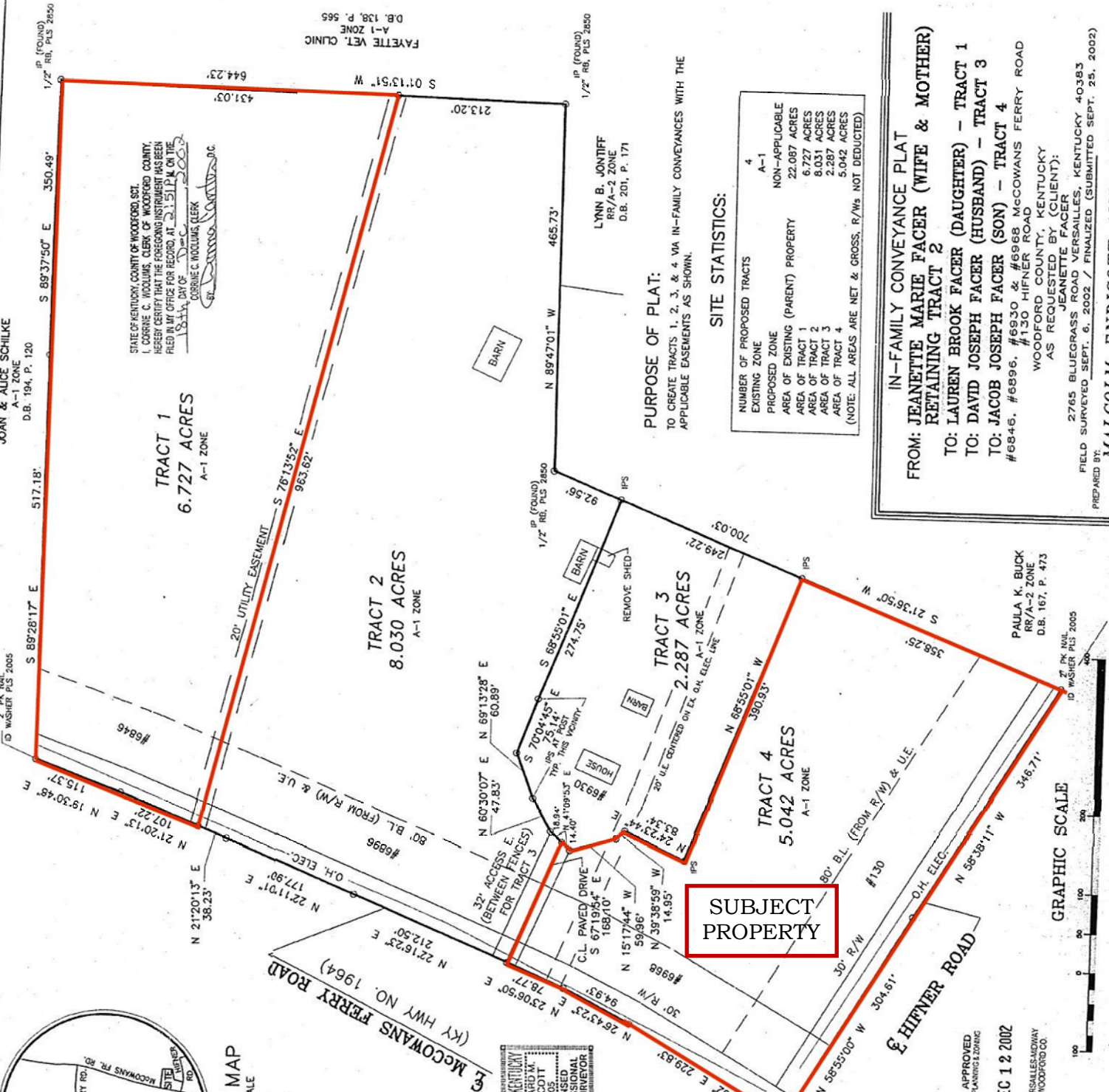
EMENT OF HOUSING AND
EAR FLOOD PLAN
210230 0050 A.

TER TO D.B. 209, P. 419.
1' BEAR 18" IN LENGTH
ME/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



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

GRAPHIC SCALE



APPROVED
PLANNING & ZONING

DEC 12 2002

VERSAILLES/MIDWAY
WOODFORD CO.

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 6968 McCowans Ferry Road, Versailles, KY 40383

DATE: 08/03/2021

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

	Yes	No	Unknown
1. MAIN RESIDENCE – HOUSE SYSTEMS			
Are you aware of any problems affecting:			
(a) Electrical wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Plumbing/Septic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Pool/Hot tubs/Sauna.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	<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 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 type="checkbox"/>	<input type="checkbox"/>
(b) Has the roof ever been repaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Do you know of any problems with the roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence 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".)			
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2) Electric lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 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 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 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 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, by whom and when. <u>yes around 2003 not sure who did it</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"/>
13. If the answer was "yes" to any of the above questions, please explain.			

Property lines are close to fences. Fence on north is border with house, Fence on east belongs to neighbor. She is looking for a shared maintenance agreement. Water is available at street (McCowans Ferry and possibly on Hifner Rd). Water presently comes from house to north on McCowans

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.

	<small>dotloop verified 08/03/21 6:23 PM PDT PKNI-EW6O-VSR7-EKFN</small>	
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: 08/03/2021 TIME 6.15 pm

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

	
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 my result from your use of this form.