

# 330 MISTY LANE

Versailles, Woodford County, Kentucky

5.61 Acres



*Offered Exclusively By*



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

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**PRICE: \$239,000.**



**Agent: Bill Bell  
859-621-0607**

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Tables — Farmland Classification — Summary By Map Unit

Summary by Map Unit — Jessamine and Woodford Counties, Kentucky (KY624)

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.4	44.3%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.8	33.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	1.3	22.7%
<b>Totals for Area of Interest</b>			<b>5.5</b>	<b>100.0%</b>

# VACANT LAND DISCLOSURE STATEMENT

Date: 09/15/2023

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This seller's disclosure statement concerns the real property located in the City of Versailles, County of Woodford, State of KY, described as o Misty Lane, Versailles, KY 40383 5.61 acres

PVA parcel number 43-0000-049-00

**NOTICE TO SELLER:** Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers.

**NOTICE TO BUYER:** This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections, tests or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by listing broker, the selling broker, or their agents.

### A. SURVEY, EASEMENT, FLOODING



1. When did you purchase this land? 9/1/2023
2. Has the land been surveyed?  Yes or  No If yes, year surveyed 2020
3. What company or person performed the survey? Name: Endris  
Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Phone: \_\_\_\_\_
4. Is there a survey available?  Yes  No or  Unknown
5. If this is platted land, has a certificate of survey been completed?  Yes or  No  
If yes, by whom? \_\_\_\_\_ When? \_\_\_\_\_
6. Are there any encroachments or boundary line disputes?  Yes  No or  Unknown
7. Are there any easements other than utility or drainage easements?  Yes  No or  Unknown
8. Is the property in a designated 100 year flood plain or wetland area?  Yes  No or  Unknown
9. Has there ever been a flood or other disaster at the property?  Yes  No or  Unknown
10. Have there every been any drainage problems affecting this property or adjacent properties?  
 Yes  No or  Unknown
11. Is the property in an earthquake zone?  Yes  No or  Unknown
12. Give details if any of questions 5 through 10 were answered "YES"  
\_\_\_\_\_  
\_\_\_\_\_
13. Are there any navigation easements?  Yes  No or  Unknown

### B. USE RESTRICTIONS

1. Do any of the following types of covenants, conditions, or restrictions affect the land:
  - a. Subdivision or other recorded covenants, conditions, or restrictions?  Yes  No or  Unknown
  - b. A right of first refusal to purchase?  Yes  No or  Unknown
  - c. Local municipality?  Yes  No or  Unknown
2. If any of the above questions (B1) are answered "YES" do you have written copies of these covenants, conditions, or restrictions?  Yes  No or  Unknown  
List which documents you have: \_\_\_\_\_
2. Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions or restrictions?  Yes  No or  Unknown  
If "YES", describe: \_\_\_\_\_

### C. CONDITION OF THE PROPERTY

1. Are there any structure improvements, or personal property located in the sale?  Yes or  No  
If "YES" list all items: \_\_\_\_\_
2. Are there any defects or problems with any of these items?  Yes  No or  Unknown  
If "YES" describe all problems and defects: \_\_\_\_\_
3. Are there any abandoned wells, buried storage tanks, or buried debris or waste on the property?  
 Yes  No or  Unknown If "YES" give details: \_\_\_\_\_
4. Is there any hazardous or toxic substance (including radon) in or on this property or any adjacent property?  
 Yes  No or  Unknown  
If "YES" give details: \_\_\_\_\_

Initials:   Date: 9/15/2023 Time: 12:20 pm

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, PLEASE CONSULT AN ATTORNEY

- 5. Have any soil tests been performed?  Yes  No or  Unknown  
When? \_\_\_\_\_ By Whom? \_\_\_\_\_  
Results: \_\_\_\_\_
- 6. Does the property have any fill or uncompacted soils?  Yes  No or  Unknown  
If "YES" describe location and depth \_\_\_\_\_
- 7. Are there any settling or soil movement problems on this property or any adjacent property?  
a.  Yes  No or  Unknown  
If "YES" give details: \_\_\_\_\_
- 8. Are there any dead or diseased trees on the property?  Yes  No or  Unknown  
If "YES" give details: \_\_\_\_\_

**D. UTILITIES**

- 1. Have any percolation tests been performed?  Yes  No or  Unknown  
When? \_\_\_\_\_ By Whom? \_\_\_\_\_  
Results: \_\_\_\_\_
- 2. Are any of the following presently existing within the property?
  - a. Connection to public water  Yes  No or  Unknown
  - b. Connection to public sewer  Yes  No or  Unknown
  - c. Connection to private water system off property  Yes  No or  Unknown
  - d. A water well  Yes  No or  Unknown
  - e. Septic tank  Yes  No or  Unknown
  - f. Connection to electricity  Yes  No or  Unknown
  - g. Connection to natural gas services  Yes  No or  Unknown
- 3. Are any of the following presently existing at the boundary of the property?
  - a. Public water system access  Yes  No or  Unknown
  - b. Private water system access  Yes  No or  Unknown
  - c. Electric service access  Yes  No or  Unknown
  - d. Natural gas access  Yes  No or  Unknown
  - e. Telephone system access  Yes  No or  Unknown
- 4. Have any utility access charges been paid?  Yes  No or  Unknown  
If "YES" which charges have been paid? \_\_\_\_\_

**E. OTHER MATTERS**

- 1. Is there a Homeowners Association?  Yes  No or  Unknown
  - 2. If yes, what are the dues or assessments? \_\_\_\_\_ paid \_\_\_\_\_ monthly/yearly
  - 3. Is there road maintenance?  Public  Private or  Unknown
  - 4. Are there any recorded maintenance agreements?  Yes  No or  Unknown
  - 5. Is there a bus or other public transportation system?  Yes  No or  Unknown  
Where is the pick up? \_\_\_\_\_
- Is there anything else that may materially and adversely affect the value or desirability of the property, e.g., pending claims or litigation, notice from any governmental authority for violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance?  
 Yes  No or  Unknown  
If "YES" give details: \_\_\_\_\_

**F. SELLER'S STATEMENT (To be signed at time of listing)**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Sellers do not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes that this information be provided to prospective buyers of this property and to the real estate brokers and sales people. Seller understands and agrees that Seller will notify in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Seller Martha White GROUP SETTING 09/15/23 2:27 PM EDT SUNZ 890/22066-4917 Seller Larry White GROUP SETTING 09/15/23 1:42 PM EDT 890/22066-4917

**G. BUYER'S RECEIPT AND ACKNOWLEDGMENT (To be signed at time of purchase agreement)**

I carefully inspected the property. I have been advised to have the property examined by professional inspectors and to investigate every aspect of the property which could be important to me. I acknowledge that neither any Broker or Agent involved in this transaction is an expert at detecting the condition of the property or its suitability for my intended use.

I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed or stated within the sales contract.

Buyer

Buyer