631 SOUTH CLEVELAND ROAD

56.65 Acres

Lexington, Fayette County, Kentucky



Wonderful opportunity to own 56.65 acres of beautiful land in the country, with nice frontage on Boggs Fork Creek, only about 15 minutes from Lexington. This farm has two homes. The older of the two homes is in need of renovation and of little to no value, the second home is an encased mobile home with three bedrooms and one bathroom. There are two tobacco barns on the property. One tobacco barn has six bents and sits on concrete footers, has an attached covered shed, cattle chutes, and a stripping room. The other tobacco barn has four bents, but is of little to no value. There are about 4/10 mile of frontage on S Cleveland Road. There is city water to the tobacco barns.

Offered Exclusively By



www.kyhorsefarms.com

ENCASED TRAILER ON FOUNDATION WITH ADDITION

Living Room with wall-to-wall carpet, ceiling fan/light, blinds, attic access, 2 closets.

Bedroom with wall-to-wall carpet and blinds.

Trailer Bedroom with wall-to-wall carpet, ceiling fix-tures, blinds, and closet.

Hall Bath with wall-to-wall carpet, tub/shower combo,

L-shaped double sink, paneled walls, washer/dryer closet with vinyl floor.



Hall Closet

Bedroom with wall-to-wall carpet, closet, paneled walls.

Family Room with wall-to-wall carpet, paneled walls, blinds, door to side yard.

Kitchen with parquet floor, built-in shelves and desk, double stainless steel sink, range with hood, refrigerator, breakfast bar, chandelier.



OLDER HOUSE

FARM IMPROVEMENTS

Barn

- 6 Bents
- Attached covered shed
- Concrete footer
- Attached stripping room







3 Bay Shed

Barn

• 4 Bents





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

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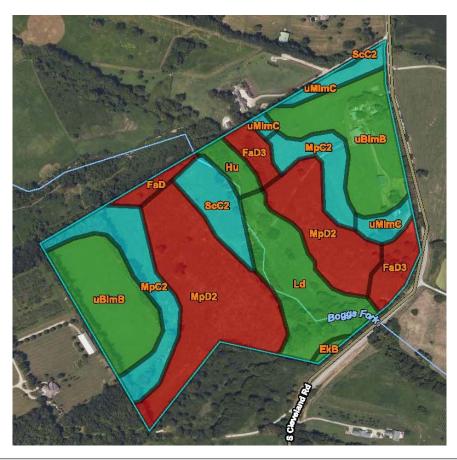
PRICE: \$895,000.



Bill Bell, Agent 859-621-0607

Bo Goodman, Agent 859-509-0582

www.kyhorsefarms.com



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EkB	Elk silt loam, 2 to 6 percent slopes	All areas are prime farmland	0.3	0.5%
FaD	Fairmount very rocky silty clay loam, 6 to 20 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	0.9	1.6%
FaD3	Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex)	Not prime farmland	3.1	5.6%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	1.2	2.2%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	7.1	12.6%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	7.5	13.3%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	16.9	30.0%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.9	5.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	13.7	24.4%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.6	4.7%
Totals for Area of Inter	rest		56.2	100.0%

KENTUCKY REAL ESTATE COMMISSION



Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760 http://krec.ky.gov



SELLER'S DISCLOSURE OF PROPERTY CO	NDITION				
This form applies to residential real estate sales and purchases. This form is not rec	uired for:				ı
 Residential purchases of new construction homes if a warranty is provided; 	or				
Sales of real estate at auction; or					
- If an also year		T		. 1 Alain	
know about the property you are sell	ing. Your answe	rs to the qu	estion	s in this	lodge
must be based on the best of your knowledge of the property you are seiling, now	ever and whene	ver you gain	ea tna	Know	leuge
Please take your time to answer these questions accurately and completely.					
Property Address 631 S. Cleveland Road					
City Lexington PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirem	State KY	and the same of th	515		
disclosure of conditions" relevant to the listed property. This disclosure is based condition and the improvements thereon, however that knowledge was gained. The Seller or real estate agent and shall not be used as a substitute for an inspection obtain. This form is a statement of the conditions and other information about the padvised, the Seller does not possess any expertise in construction, architecture, enging the construction or condition of the property or the improvements on it. Unless of any inspection of generally inaccessible areas such as the foundation or roof. The professional inspections of this property. INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Reportegardless of how you know about them or when you learned. (3) Attach additions the date and time of signing. (4) Complete this form yourself or sign the authorizate estate agent to complete this form on your behalf in accordance with KRS 324.360(9) mark "not applicable." (6) If you truthfully do not know the answer to a question, to closing that changes one or more of your answers to this form after you have considered the post of the change in writing. SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regaraccurate to the best of my / our knowledge as of the date signed. Seller(s) authority	on or warranty to coperty known gineering, or any therwise advised. Buyer is encount all known cortal pages, if necession at the end of the commark "unknown ompleted and sinding the propertize(s) the real estate of the propertize(s) the propertize	hat the purch by the Seller other specifications affer a service of the seller raged to obtain the seller of the s	chaser r. Unles fic are has no tain his cting t your si o autho ly to yo learn a immed	may wi ss other as relat t condu s or her he prop ignature orize the our prop iny fact diately i	sh to rwise ed to ucted own perty, e and e real perty, prior notify
this statement to any person or entity in connection with actual or anticipated sa law. The following information is not the representation of the real estate agent.	le of the proper	ty or as oth	erwise	provid	ed by
Answer all questions to the <u>BEST OF YOUR KNOWLEDGE</u> . Att	ach addition	al sheets a	as nec	essary	/ ·
1. PRELIMINARY DISCLOSURES		N/A	YES	NO	KNOW
a. Have you ever lived in the house? If yes, please indicate the length of time:					Ш
 b. List the date (month / year) you purchased the house. 					
c. Do you own the property as (an) individual(s) or as representative(s) of a com	pany?				
Explain:					
d. Has the house been used as a rental? If yes, length of time rented?			므		
e. Has this house ever been vacant (not lived-in) for more than three (3) consec	utive months?				
f. Has this house ever been used for anything other than a residence?					
Explain:					
Page 1 of 5		85			
Seller Initials Date/Time		Buyer Initia	ls	Dat	e/Tim
Salle-Initials Date/Time MREC Form 402 13/2022		Buyer Initia	ls	Dat	e/Tin

KREC Form 402 12/2022

Date/Time

Seller Initials

PROPERTY AL					
Whether or r	not they have been corrected, state whether there have been problems affecting:				
a. Plumbir	ng	N/A	9000 11001745251	1000	KNOW
	al system				
c. Applian			1000		
	and attic fans		1,000		
	y system				
f. Sump p					
	eys, fireplaces, inserts				
	ot tub, sauna				
1.4-4,1.4	er system				
j. Heating					
	Let a specific and a				
I. Water h					
	ggc UI SVS(PIII)				
•	n any deficiencies noted in this Section and/or corrections or repairs to resolve these p	oroblems:			
3. BUILDING S		N/A	VEC	*10	UN-
a. Whether	r or not they have been corrected, state whether there have been problems affecting	N/A	YES	NO	KNOWN
I) The to	bundation or slab	g;.			
	ructure or exterior veneer				
	oors and walls				
4) The do	oors and windows		10-0		
	e basement ever leaked?				
	hen did the basement last leak?				
	ou ever had any repairs done to the basement?				
4) If you l	have had basement leaks repaired, when was the renair done?				
5) If the b	pasement presently leaks, how often does it leak? (e.g., every time it rains, only after	cutrom	- I Ia a a .		
Explain:	(2.89) and fund tertains, only after	an extreme	ely neav	y rain,	etc.)
c. Have you	experienced, or are you aware of, any water or drainage problems in the crawl space			_	
d. Are you a	aware of any damage to wood due to moisture or rot?				
Are you a	ware of any present or past wood infestation (e.g., termites, borers, carpenter ants,				
e. fungi, etc	::1?	, a			
	ware of any damage due to wood infestation?	Esei	5.000/1		
1) Has the	e house or any other improvement been treated for wood infestation?				
2) If yes, b	by whom?				
	e a warranty?				
	any deficiencies noted in this Section and/or corrections or repairs to resolve those pr	oblems:			
ROOF		N/A	YES	NO	UN- KNOWN
a. How old is	s the roof covering? Age of the roof if known:				KNOWN
b. Has the ro	of leaked at any time since you have owned or lived at the property?				
c. Has the ro	of leaked at any time before you owned or lived at the property?				
d. When was	s the last time the roof leaked?		300	91) — 9(f	1,00
e. Have you	ever had any repairs done to the roof?				
er Initials	Page 2 of 5	yer Initials			
ler Initials	VDEC 5 400 40 (0000	yer Initials		-	/Time
		yer miciais		Date	/ mne

If so, when?	PRO f.	DPERTY ADDRESS:				<u> </u>	
E. If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Explain:	1.0	- The tree mad the root replaced!					
Have you ever had roof repairs that involved placing shingles on the roof instead of replacing	g						
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: S. LAND / DRAINAGE	ъ.	Explain:	r an extreme	ely heav	/y rain,	etc.)	
Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: Solitability	h.	Have you ever had roof repairs that involved placing shingles on the roof instead of r the entire roof covering? If so, when?	replacing				
S. LAND / DRAINAGE a. Whether or not they have been corrected, state whether there have been problems affecting: 1) Soil stability 2) Drainage, flooding, or grading 3) Erosion 4) Outbuildings or unattached structures b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? If so, what is the flood zone? If so, what is the flood zone? Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: 6. BOUNDARIES Are you ever had a staked or pinned survey of the property performed? Are you in possession of a copy of any survey of the property? Explain: C. Are the boundaries marked in any way? Explain: Do you know the boundaries? Explain: Are there any encroachments or unrecorded easements relating to the property? Explain: Are there any encroachments or unrecorded easements relating to the property? Explain: Are they aware of below normal water supply or water pressure? Are you aware of below normal water supply or water pressure? Are you aware of below normal water supply or water pressure? C. Has your water ever been tested? If so, attach the results or explain. Explain: SEWER SYSTEM A. Property is serviced by: 1. Category II: Private Treatment Facility 2. Category II: Subdivision Package Plant 4. Category II: Subdivision Package Plant 4. Category VI: Septic Tank with dispersal to an offsite, multi-property duster treatment system Date of last inspection (septic): Date of last inspection (septic):	Ple		e those prob	lems:			//C = 124
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a. Have there been any additions, structural modifications, or other alterations made?	PROPERTY ADDRESS: Please explain any deficiencies noted in this Section:	2				
a. Have there been any additions, structural modifications, or other alterations made?	rease explain any deliciencies noted in this Section:					
a. Have there been any additions, structural modifications, or other alterations made?	9. CONSTRUCTION / REMODELING					
Explain: 10. HOMEOWNERS ASSOCIATION (HOA) N/A YES NO a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? 3) HOA Name: HOA Primary Contact Phone No. and email address: b. Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? Explain: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT: very purchaser of any interest in residential real property on water of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that chip from the property on the property on the property on which are residential dwelling was built prior to 1978 is notified that chip from the property on the property on which are residential dwelling in sufficient quantities, may present exposure to lead from lead-based paint, which may cause certain health risks. C. Was this house built before a property on which are residential and building in sufficient quantities, may present exposure to lead from lead-based paint, which may cause certain health risks. C. Was this house built before 1978? d. Are you aware of any existing for radon gas? 2) If yes, what is a saccuration of methamphetamine on this house? MERITAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT For you aware of one was existence of lead-based paint in or on this hous	a. Have there been any additions structural modifications and		N/A	YES	NO	KN
10. HOMEOWNERS ASSOCIATION (HOA) 11. Is the property subject to any restrictions, rules, or regulations of a Homeowners Association? 2. If yes, what is the annual or monthly assessment? 3. HOA Name: HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Phone No. and email address: b. Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate 3. Secondary Contact Name: HOA Primary Contact Phone No. and email address: b. Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate 3. Secondary Condition or legal action that may result in an increase in dues, taxes or 4. Are there any pet or rental restrictions? Explain: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or 5. Are there any pet or rental restrictions? Explain: 11. HAZARDOUS CONDITIONS Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, waster contamination, absents, the use of urea formaldehyde, etc.) 12. LAR you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, waster contamination, absents, the use of urea formaldehyde, etc.) 13. Are you aware of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that cuch property may present exposure to lead from lead-based paint, which may cause certain health risks. 14. Are you aware of the existence of lead-based paint in or on this house? 15. Are you aware of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that cuch property may present exposure to lead from lead-based paint, which may cause certain health risks. 15. Was this house built before 1978? 16. Are you aware of the existence of lead-based paint in or on this house? 17. It yes, what were the results? 18. It yes, what were the results?	b. If so, were all necessary permits and government and alternations made?					
10. HOMEOWRESA ASSOCIATION (HOA) a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	Explain:					- 1
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3) HOA Name: HOA Primary Contact Phone No. and email address: b. Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate C. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? Explain: II. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or shabandoned wells on the property? Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or Explain: II. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? B. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? B. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? B. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? B. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? B. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT Are you aware of any testing for radon gas? Jil yes, bit functioning property? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT To list the property owner who chooses NOT to decontaminate a property used in the production of methamphetamine ontamination pursuant to KS 224.1-4	a. 1) Is the property subject to any restrictions rules or regulations of a User	V CONTRACTOR		100000	03.050	KN
3 HOA Name: HOA Primary Contact Name: HOA Primary Contact Name: HOA Primary Contact Phone No. and email address: b. Is the property a condominium? If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments? d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? e. Are there any pet or rental restrictions? Explain: 11. HAZARDOUS CONDITIONS Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? B. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? B. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT very purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that but property may present exposure to lead from lead-based paint, which may cause certain health risks. C. Was this house built before 1978? d. Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT and is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present explaint risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, sit chis.ky.gov and search "radon." 2.) If yes, what were the results? 1.) Is the reportery currently to decontaminate a property used in the production of methamphetamine MUST make it to decontamination pursuant to KRS 224.99-010. POPPOPPOPPOPTY CURRENTLY contaminated by the production of methamphetamine on methamphetamine contamination is a class D Felony under KRS 224.99-010. POPPOPPOPPOPTY over wh	2) If yes, what is the annual or monthly assessment?	sociation?				. [
HOA Primary Contact Phone No. and email address: If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate	3) HOA Name:					
HOA Primary Contact Phone No. and email address: If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate	HOA Primary Contact Name:					
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C. this property?	al, state, or feder	al laws, codes, or ordinances relating to) [-
this property? d. Are there any transferable warranties?	•	×-20	,			
Explain:						
e. Has this house ever been damaged by						
 e. Has this house ever been damaged by Explain: 	fire or other disas	ster?				E
	d					
 f. Are you aware of the existence of mole g. Has this house ever had pets living in it 	d or other fungi o	n the property?				
Explain:	t?					
 h. Is this house in a historic district or liste 13. ADDITIONAL INFORMATION 	ed on any registry	of historic places?				
			N/A	YES	NO	KNO
Do you know anything else about the proper If yes, please provide details in the space pro	rty that that shoul	d be disclosed to the Buyer?				
4. SELLER(S) CERTIFICATION (CHOOSE ONE)						
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As Seller(s) I / we hereby certify tha nowledge and belief. I / we agree to imme o closing. eller Signature	at the information ediately notify Bu Date	n disclosed above is complete and acc yer in writing of any changes that bec Seller Signature	urate to th ome know	ne best vn to m	ne / us	/ ou pric
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