

443-A OLD FRANKFORT PIKE

42 +/- Acres

Woodford County, Kentucky



Tremendous location with Elkhorn Creek frontage on highly desirable Old Frankfort Pike. Located in the immediate area of Three Chimneys and Winstar, this 42 +/- acre farm has a fabulous 10 year old 24 stall barn with 12' x 12' stalls, Lucas Equine stall doors, and tongue and groove interior. High elevation with some woods at the creek. Fully fenced.

PRICE: ~~\$1,195,000.~~
\$1,050,000.

Agent: Bill Justice
(859) 294-3200

OFFERED EXCLUSIVELY BY

Frontline Real Estate Partners

Joshua E. Joseph, Principal

www.frontlinerepartners.com

707 Skokie Boulevard, Suite 580 • Northbrook, Illinois
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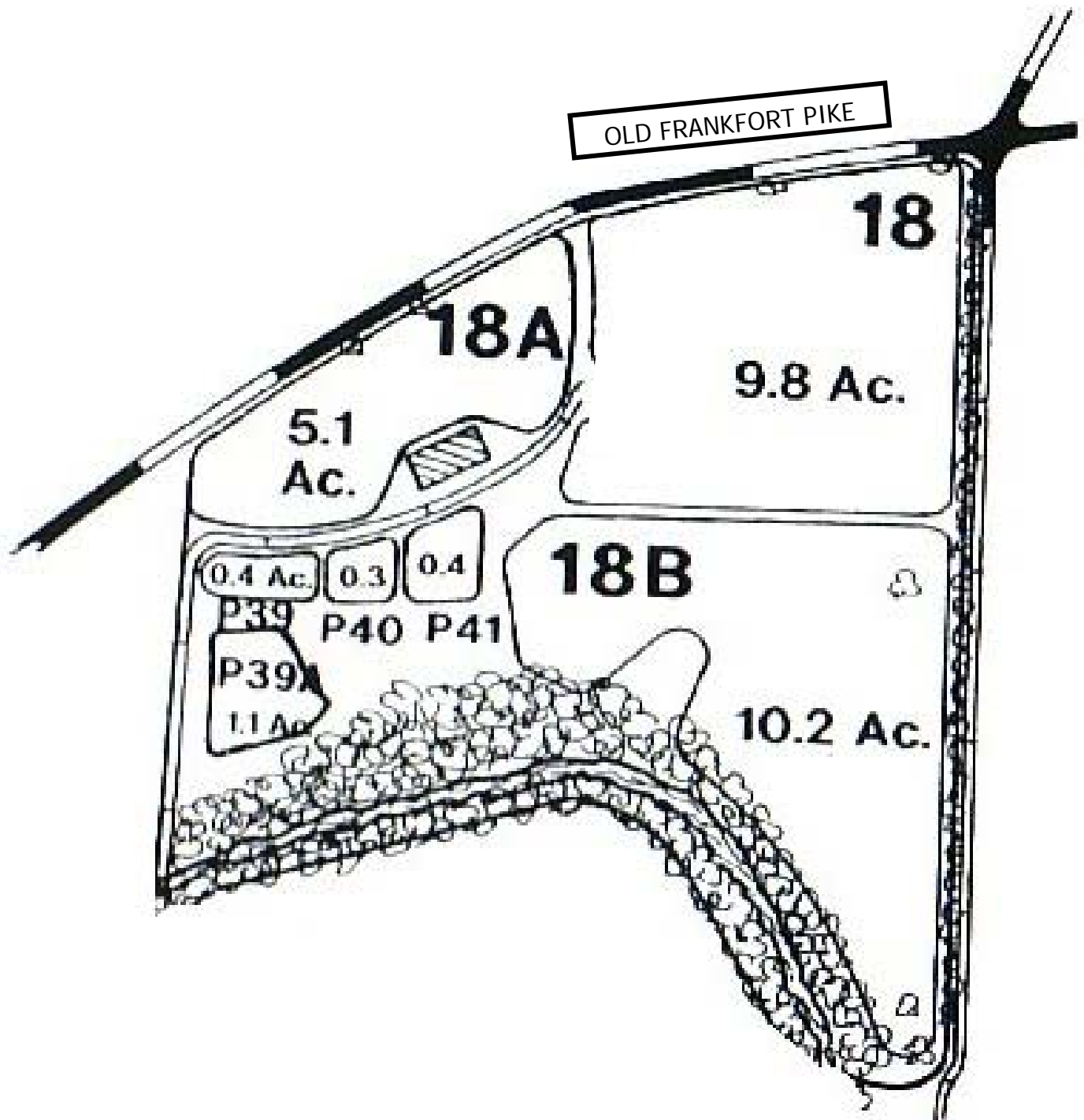
518 East Main Street • Lexington, Kentucky
(859) 255-3657



OLD FRANKFORT PIKE

SUBJECT PROPERTY

ELKHORN CREEK



SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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PROPERTY ADDRESS: 443 Old Frankfort Pike DATE: _____

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	___	___	___
(b) Air Conditioning	___	___	___
(c) Plumbing/Septic	___	___	___
(d) Heating	___	___	___
(e) Pool/Hot tubs/Sauna.....	___	___	___
(f) Appliances	___	___	___
(g) Doors and windows	___	___	___
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	___	___	___
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	___	___	___
(c) Are you aware of any defects or problems relating to the foundation?	___	___	___
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	___	___	___
(b) Has the roof ever been repaired?	___	___	___
(c) Do you know of any problems with the roof?	___	___	___
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	___	___	___
(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?	___	✓	✓
(b) Has the property ever had a drainage, flooding or grading problem?	___	✓	___
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	✓	✓	___
(b) Do you know the boundaries of your property?	___	✓	___
(c) Are the boundaries of your property marked in any way?	___	✓	___
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	___	✓	___
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.	___	✓	___
(f) Any improvements shared in common with adjoining or adjacent properties?	___	✓	___
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.	___	✓	___
8. WATER			
(a) Are all the improvements connected to a public water system?	___	___	___
(b) IF NOT, please state your water sources and explain.	___	___	___
(c) Has your water system ever gone dry? If yes, explain.	___	✓	___
(d) Are you aware of any problems with your water lines and/or waterers?	___	✓	___
(e) Is your water supply shared with anyone else?	___	✓	✓
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?	___	ⓧ	ⓧ
(b) Were any auxiliary houses built before 1978?	___	___	___
(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. BARNS/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?	___	✓	___

443 Old Frankfort Pike

11. UTILITIES

(a) Are you aware of the location of the following underground utilities?

- 1) Water lines
2) Electric lines.....
3) Natural Gas/Propane
4) Telephone lines
5) Septic/Field lines.....

(b) If you answered yes to any of the above, can you furnish a diagram of same?

12. MISCELLANEOUS

- (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?
(c) Are you aware of any Radon test being performed on this property?
(d) Are you aware of any existing or threatened legal action affecting this property?
(f) Are there any assessments other than property assessments that apply to this property?
(g) Are you aware of any damage due to wood infestation?
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom?
(i) Are you aware of any underground storage tanks?
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property?
(k) Are you aware of any dumps on the property, present or past?
(l) Are any sink holes being used as a dump?
(m) To your knowledge, has the property been used for anything besides agricultural purposes?
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?
(o) Have you ever had a soil analysis done?
If yes, by whom and when. Roger A. Alman every 2 yrs
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property?
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....

13. If the answer was "yes" to any of the above questions, please explain.

Yes No Unknown

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.

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: _____ TIME: _____

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.