

3742 CUMMINS FERRY

Versailles, Woodford County, Kentucky
41.46 Acres



Mature trees and the roll of the land offer the perfect setting for any number of beautiful building sites - tucked away or on top of a gentle rise. There is city water available at the road, some plank fencing, and a 32' x 36' concrete pad with electric service. For the fisherman, there is easy access to the Kentucky River boat ramp and camp ground.

Since this property is located within a mile radius of the small community of Nonesuch, it could be split into smaller parcels! This is a lovely property with numerous possibilities, and the seller is motivated.

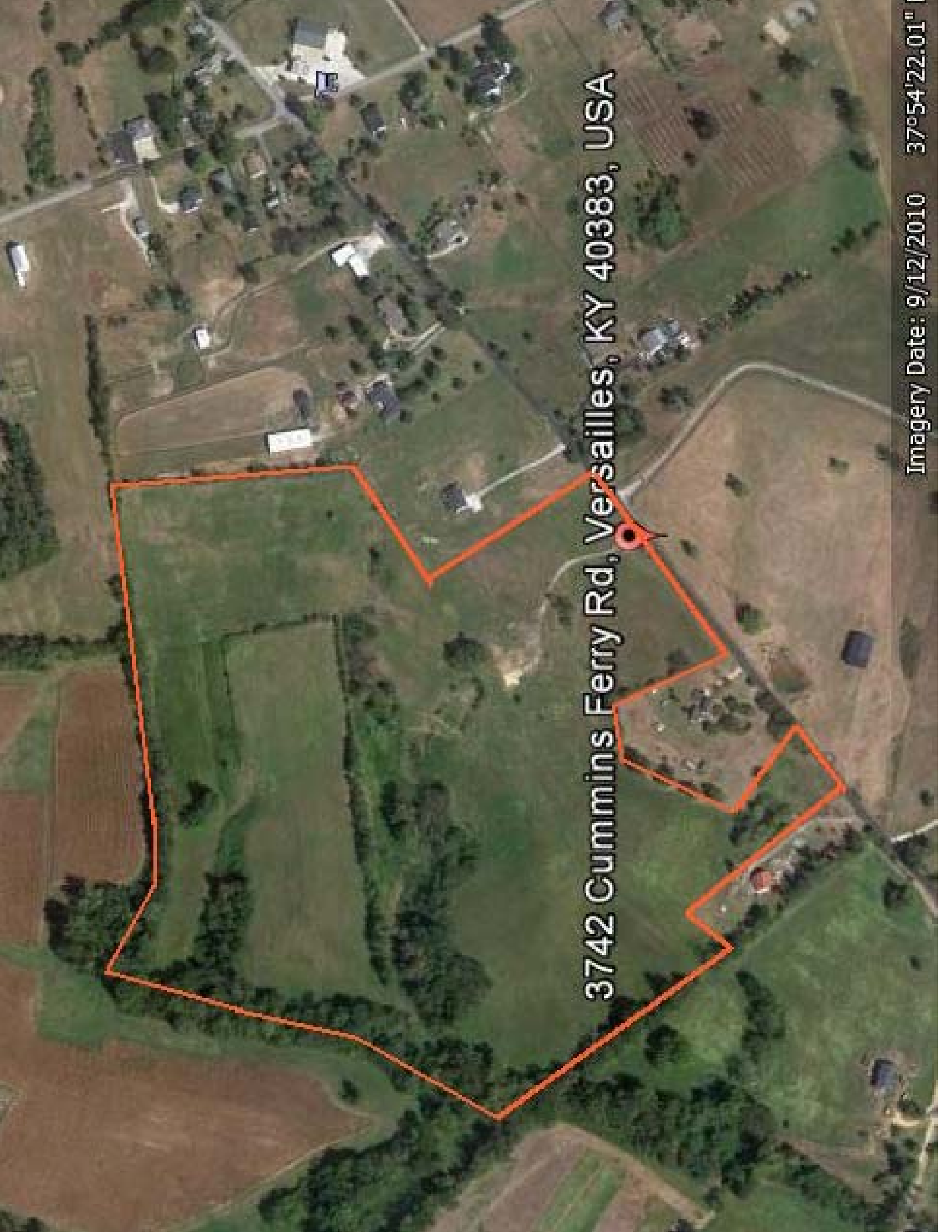
OFFERED EXCLUSIVELY BY

Agent: Bill G. Bell
(859) 621-0607



Price: \$230,000.
Additional Land Available

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



3742 Cummins Ferry Rd, Versailles, KY 40383, USA

Imagery Date: 9/12/2010

37°54'22.01"



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

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EvB	Elk variant silt loam, 2 to 6 percent slopes	Elk variant silt loam, 2 to 6 percent slopes	5.1	12.9%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Fairmount flaggy silty clay, 6 to 12 percent slopes	0.3	0.8%
Hu	Huntington silt loam	Huntington silt loam	0.5	1.1%
MnC	McAfee silt loam, 6 to 12 percent slopes	McAfee silt loam, 6 to 12 percent slopes	6.9	17.3%
MnD	McAfee silt loam, 12 to 20 percent slopes	McAfee silt loam, 12 to 20 percent slopes	4.7	11.9%
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	McAfee silty clay, 6 to 12 percent slopes, severely eroded	20.3	51.0%
uMmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Maury-Bluegrass silt loams, 6 to 12 percent slopes	2.0	4.9%
Totals for Area of Interest			39.8	100.0%

PC B - SL 91
1.24 Acres

A portion of the property shown on PC 1
1.08 Acres

Charlotte R. & George W. Allen
DB 175 - PG 177
Zoned A-1

Collier property not surveyed
Bearings & distances for Collier property based on PC D - SL 105
Original property contained 42.54 acres (PC D - SL 105)
Property after consolidation contains 41.46 acres

Parcel 3

Charles T. & Julie P. Collier
3742 Cummings Ferry Rd.
DB 224 - PG 512
PC D - SL 105
Zoned A-1

PG 177
Zoned A-1

DB 219 - PG
Zoned

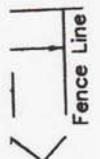
Donald W. Parrott
DB 85 PG 282
Zoned A-1

Septic Field Easement
PC B - SL 91



Darrell K. & Ofelia E. Parrott
DB 195 - PG 320
Zoned A-1

John A. & Marilyne S. Daniel
DB 179 - PG 31
Zoned A-4



IP
IP
Wit
PK
PK

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 3742 Cummins Jerry Rd, Versailles, Ky 40383 DATE: 4/14/13
 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	—	—	N/A
(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?	—	—	N/A
(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?	—	—	N/A
(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?	—	—	N/A
(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.	—	—	N/A
8. WATER			
(a) Are all the improvements connected to a public water system?	—	—	—
(b) IF NOT, please state your water sources and explain.	—	—	N/A
(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?	—	—	N/A
(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?	—	—	N/A

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	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	—	—	—
2) Electric lines.....	—	—	—
3) Natural Gas/Propane	—	—	N/A
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?	—	N/A	—
(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.			
(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.			
<i># 6 - see recorded plat</i>			

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.

[Signature]
05/01/13
Sam

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.
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