

279 RAY ALLEN LANE

Woodford County, Versailles, Kentucky

34 +/- Acres



This lovely 34 acre farm is part of a gated farm community offering a spring-fed pond, lush gently-rolling pastures, plank fencing, and good soils. The adjoining 75 acres can be purchased should you desire more land.

OFFERED EXCLUSIVELY BY



**PRICE: ~~\$295,000.~~
\$268,600.**

Agents:

**Bill Bell—(859) 621-0607
Marilyn Richardson—621-4850**

www.kyhorsefarms.com

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657

599 Ray Allen Lane
75.287 acres
\$450,000.

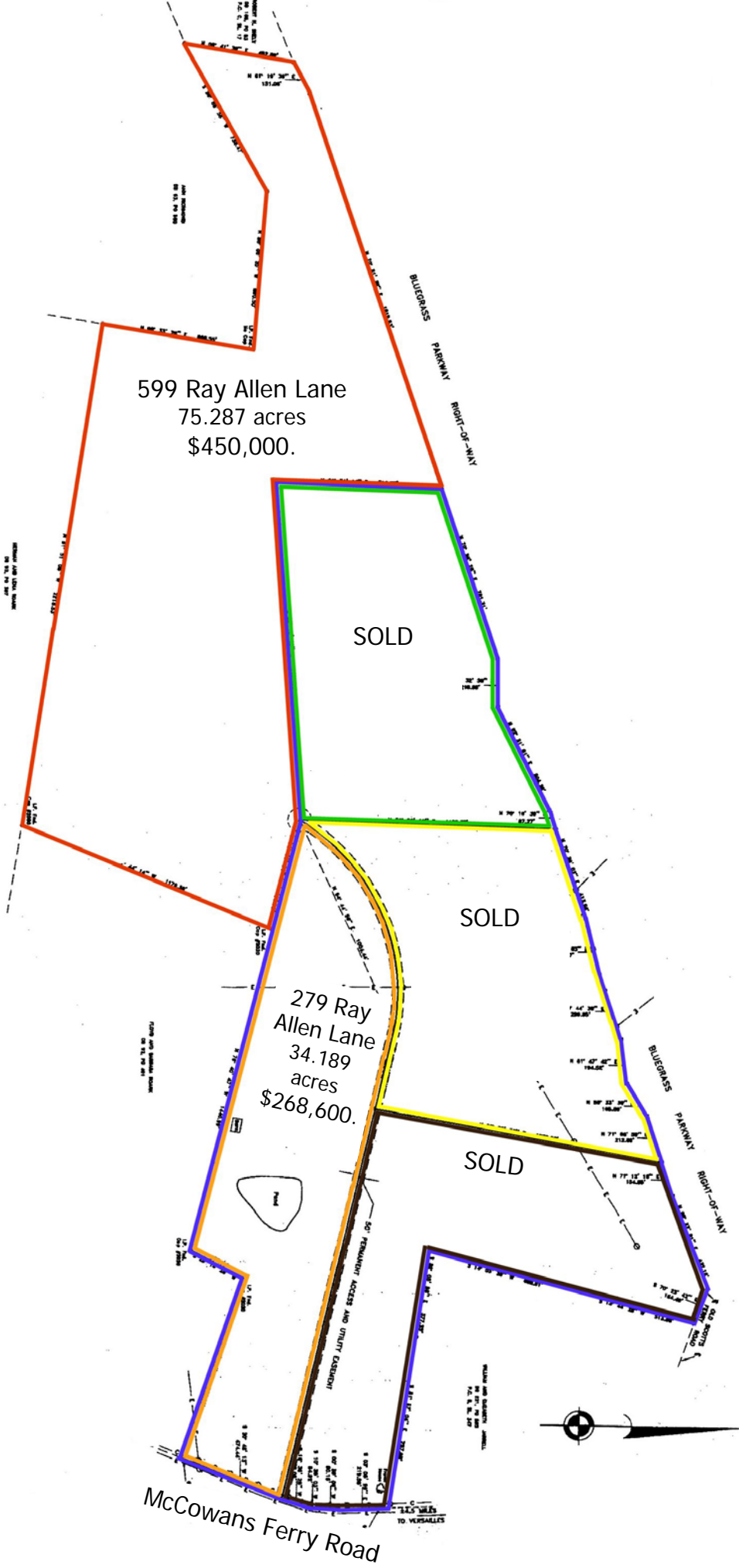
SOLD

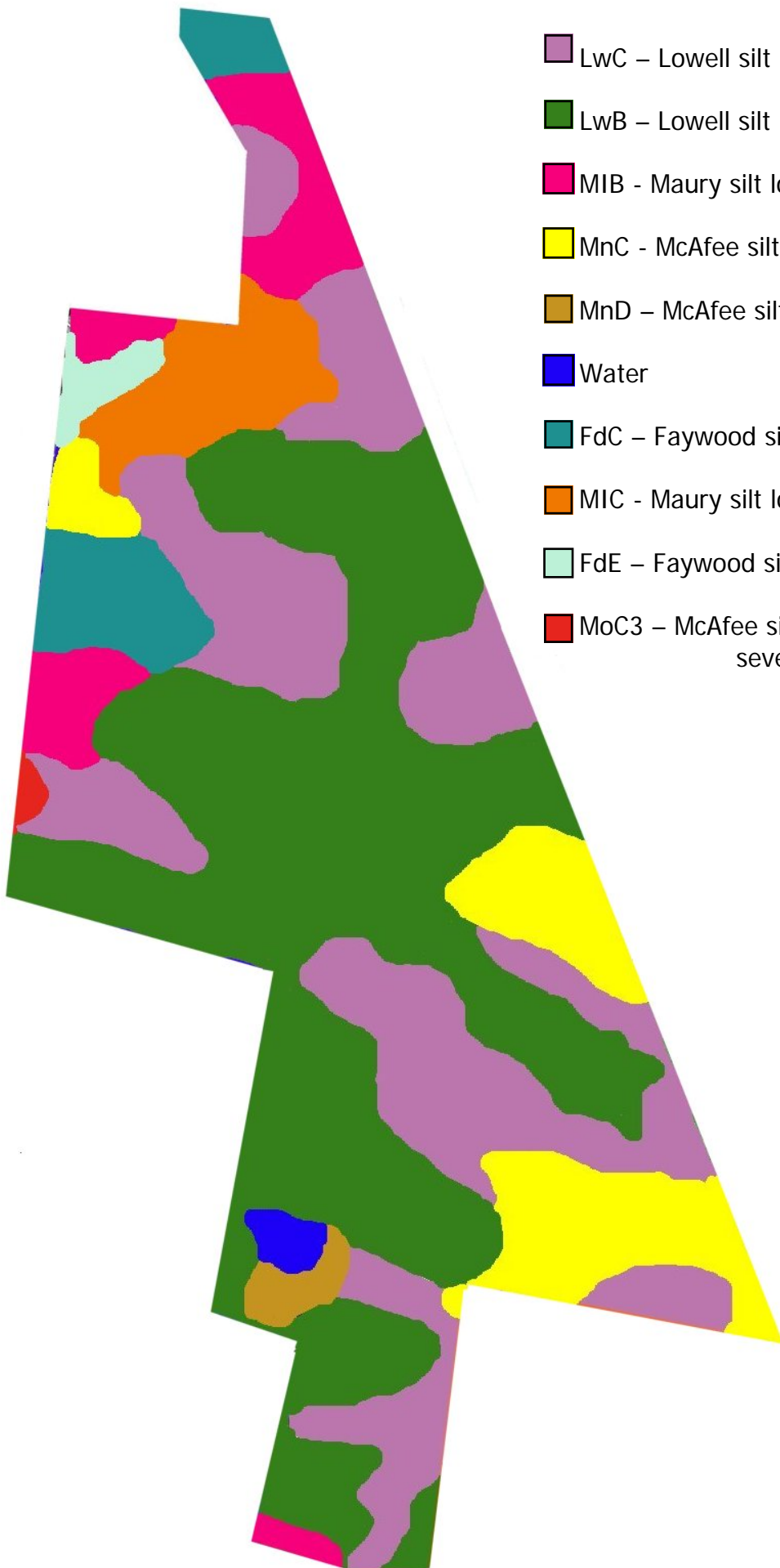
SOLD

279 Ray
Allen Lane
34.189
acres
\$268,600.

SOLD

McCowans Ferry Road





- LwC – Lowell silt loam, 6 to 12 percent slopes
- LwB – Lowell silt loam, 2 to 6 percent slopes
- MIB - Maury silt loam, 2 to 6 percent slopes
- MnC - McAfee silt loam, 6 to 12 percent slopes
- MnD – McAfee silt loam, 12 to 20 percent slopes
- Water
- FdC – Faywood silt loam, 6 to 12 percent slopes
- MIC - Maury silt loam, 6 to 12 percent slopes
- FdE – Faywood silt loam, 12 to 30 percent slopes
- MoC3 – McAfee silty clay, 6 to 12 percent slopes, severely eroded

McCowans Ferry

Haydon Farm



MCCOWANS FERRY RD

MCCOWANS FERRY RD

MCCOWANS FERRY RD

Scale

1 inch equals 666.666667 feet

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 279 Ray Allen Lane, Versailles, Ky 40383 DATE: 4/26/12
 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. 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?	—	—	—

