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.

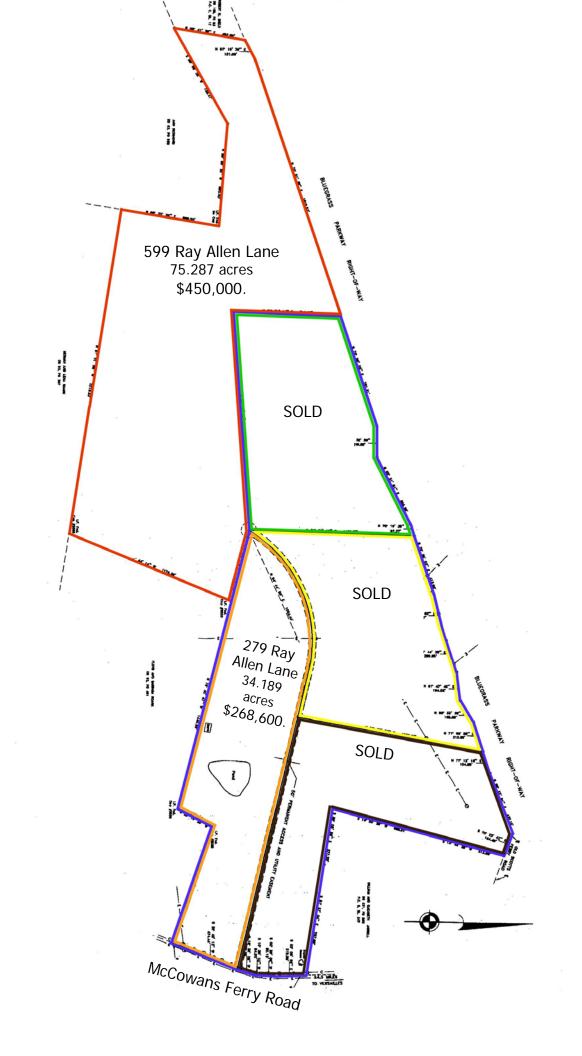


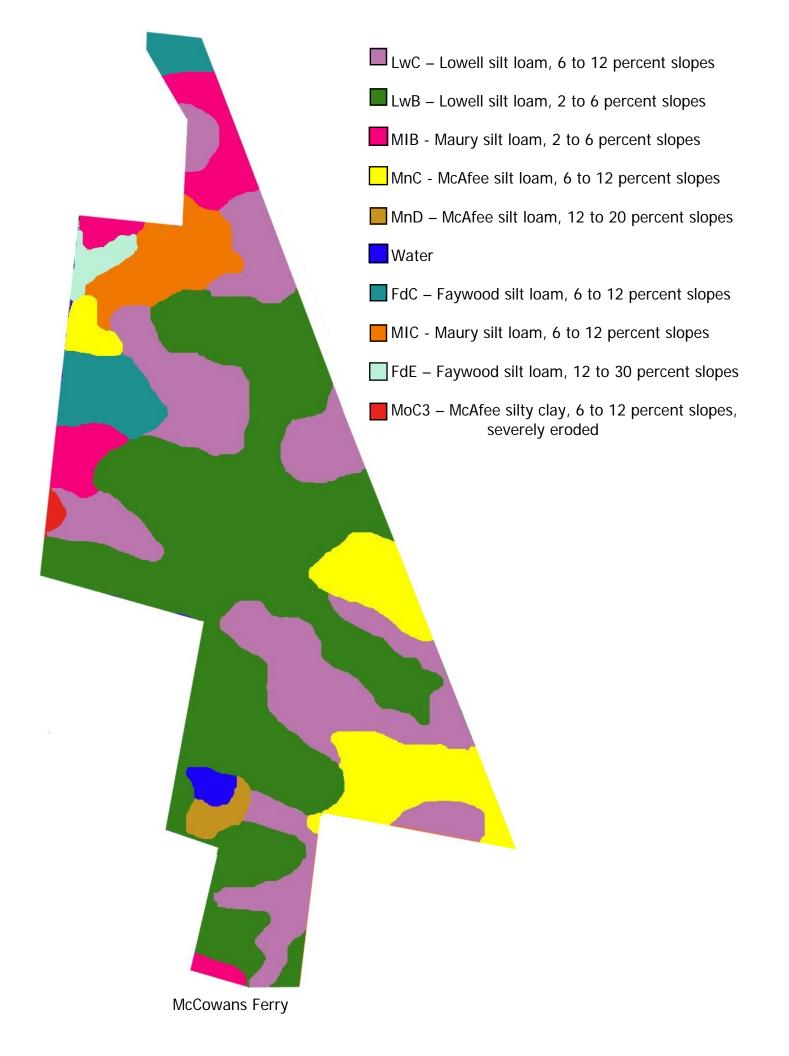
Agents:

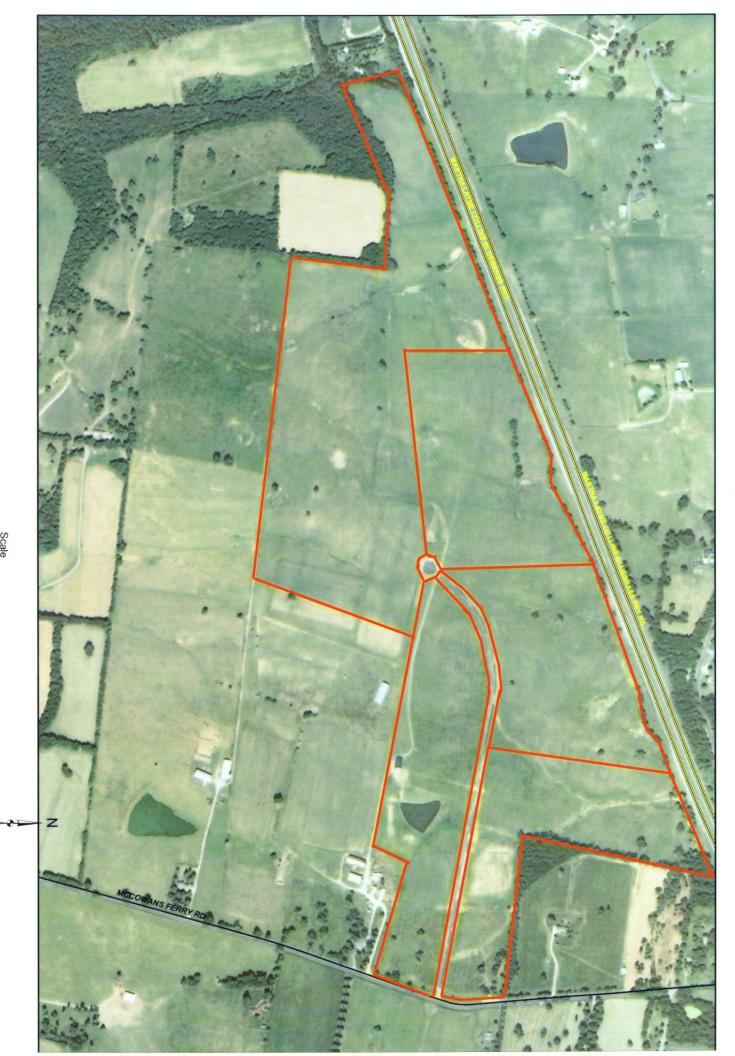
Bill Bell—(859) 621-0607 Marilyn Richardson—621-4850

www.kyhorsefarms.com

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







1 inch equals 666.666667 feet

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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PRC	OPERTY ADDRESS: 279 Ray allen Lane, VERSAILES, Let 40383 use answer all questions. Mark yes or no to all questions. If answer is yes, please expl	_ ain in	DATE: <u></u> // item #13	126/12				
1100	isc diswer all questions. Flank yes of no to all questions. If diswes is yes, present sup-	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?			-				
2	(c) Are you aware of any defects or problems relating to the foundation? MAIN RESIDENCE – ROOF		. —					
٥.	(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							
٠.	(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	nt						
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the							
	EPA pamphlet "Protest Your Family From Lead in Your Home".)							
5.	DRAINAGE			18				
	(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?			-				
0	If yes, please supply copy of rules and regulations.							
8.	WATER (a) Are all the improvements connected to a public water system?							
	(a) Are all the improvements connected to a public water system:			-				
	(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?							
Q	AUXILIARY HOUSES							
۶.	(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	nt						
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the							
	EPA pamphlet "Protest 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?							

		llew Lane, U	ersaille	s, ky 40383	Yes	No	Unknown
11. UTI	LITIES Are you aware of the locat	ion of the follow	ing under	around utilities?			1
(a)	1) Water lines						
	2) Electric lines				,		
	3) Natural Gas/Propane						-
	4) Telephone lines						+
(h)	5) Septic/Field lines If you answered yes to any	of the above	can you fu	urnish a diagram of same?			
	SCELLANEOUS	y of the above,	Lan you it	iriisii a diagram or same:			
	To your knowledge, does the materials used in construct	ne property hav	e any ure	aformaldehyde or asbestos			
(b)	Do you know of any violation regulations relating to this	ons of local, sta	te or fede	ral government laws or			
(c)	Are you aware of any Rado	n test heina ner	formed or	this property?			
(b)	Are you aware of any reads	ing or threaten	ed legal a	ction affecting this property?			
	Are there any assessments	other than pro	perty asse				
(a)	Are you aware of any dam	age due to woo	d infestati	on?			
(h)	Have the house and/or oth	ner improvemen	ts ever be	een treated for wood			
(i)	infestation? If yes, when Are you aware of any unde	raround storage	tanks?				
(j)	Are you aware of any past	or present chen	nical conta	amination to the soil		1470	
(1.)	and/or water on this prope						+
	Are you aware of any dum Are any sink holes being us						
	To your knowledge, has th	e property beer	used for	anything besides			
	agricultural purposes?						+
(n)	Are there any leases on th	e property (e.g.	tobacco,	mineral, timber, etc.)?			+
(0)	Have you ever had a soil as						+
(n)	If yes, by whom and when	n	s or circu	mstances which may affect			1
(P)	the desirability of this prop	erty?		mistances which may arrect			1 %
(a)	Are you aware of any ceme						
	or within the boundaries of	this property?.					
13. If th	ne answer was "yes" to any	of the above qu	iestions, p	olease explain.			
BE ACC	ED BY THE SELLER FOR TH	E BENEFIT OF T ED BY ANY REA	THE PROSI LTOR. 2:45 DN		FORMATIO	N IS BE	LIEVED TO
SELLI	R	DATE	TIME	SELLER	DATE		TIME
				E BELOW CONSTITUTES NOT CESSARY TO COMPLETE THIS		E BUYEF	R THAT THE
BROKE	R/AGENT:			DATE:	TIME	:	
I (WE)	ACKNOWLEDGE THAT I (WE	E) HAVE RECEIV	ED A COP	Y OF THE "SELLER'S REAL PR	OPERTY H	ISTORY	" .
BUYE	R	DATE	TIME	BUYER	DAT	E	TIME

If you have specific questions please consult an attorney. The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result from your use of this form.