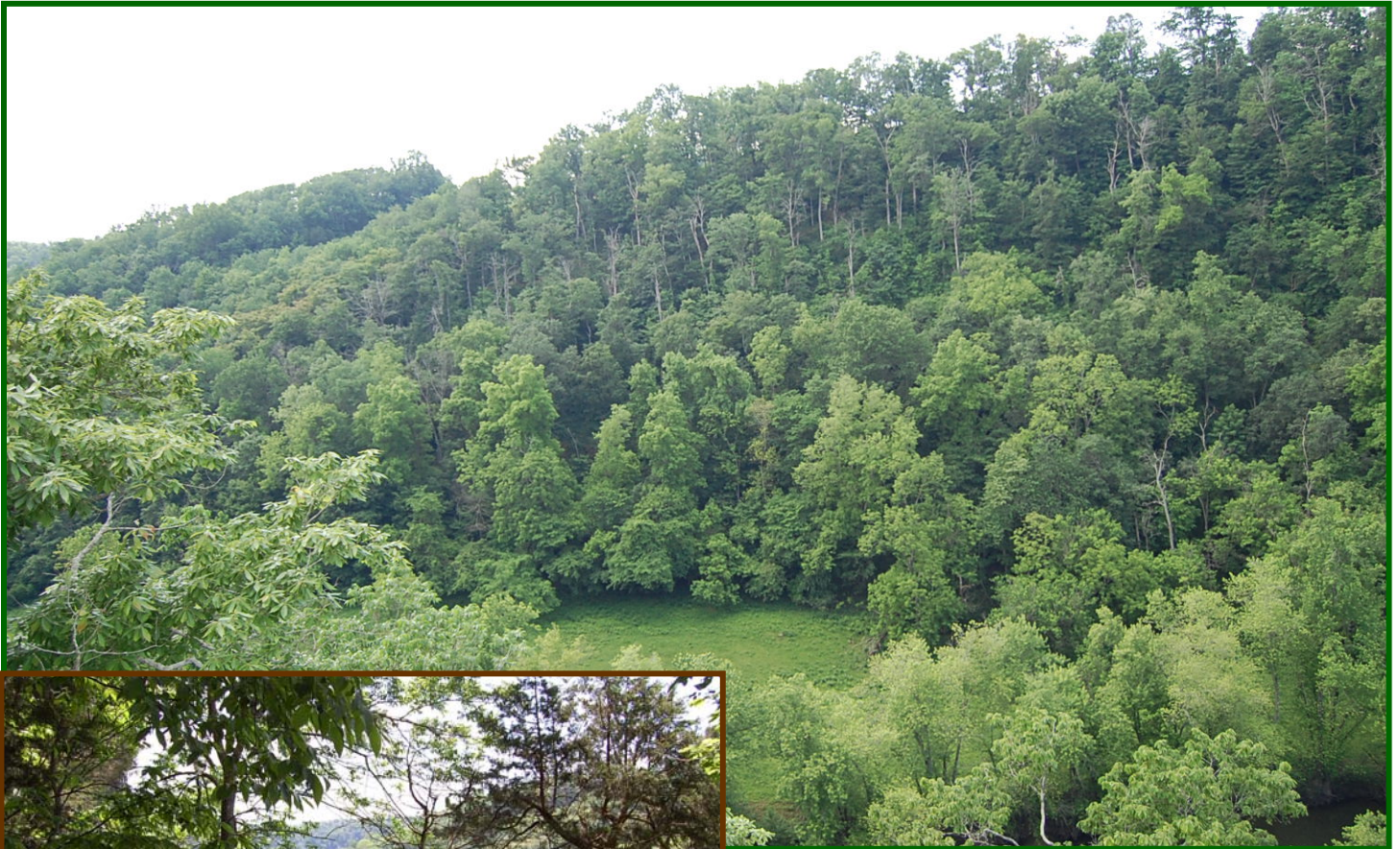


5337 HIGH BRIDGE ROAD

Garrard County, Kentucky

29.55 Acres



Offered Exclusively By



www.kyhorsefarms.com

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

Lower Level:

- **Great Room** with slate tile floor, track lighting, ceiling fan, window seats with storage, built-in cherry cabinet, door to balcony overlooking Dix River, built-in bookcases.
- **Kitchen** with custom cherry cabinets, island, granite counter tops, KitchenAid side-by-side refrigerator with ice & water dispensers, appliance garage, stainless steel double sink, disposal, GE Profile dishwasher, KitchenAid 5 burner gas range top, KitchenAid microwave, self-cleaning oven and warming drawer, KitchenAid trash compactor, and back staircase.
- **Hall** with cherry cabinet, door to deck, slate tile floor.



Lower Level (continued):

- **Master Bedroom** with wall-to-wall carpet, track lighting, door to balcony, closet, ceiling fan with light, Sanyo wall unit (heat pump).
- **Master Bath** with wall-to-wall carpet, walk-in closet, double vanity, tub/shower combo, compost toilet, ceiling fan.
- **Back Hall** with slate tile floor, closet under stairs, door to master bedroom.



- **Pantry** with slate tile floor, oak and cherry cabinets, side-by-side GE refrigerator.
- **Laundry Room** with vinyl floor, shelving, washer/dryer hook-up, laundry sink, hot water closet.

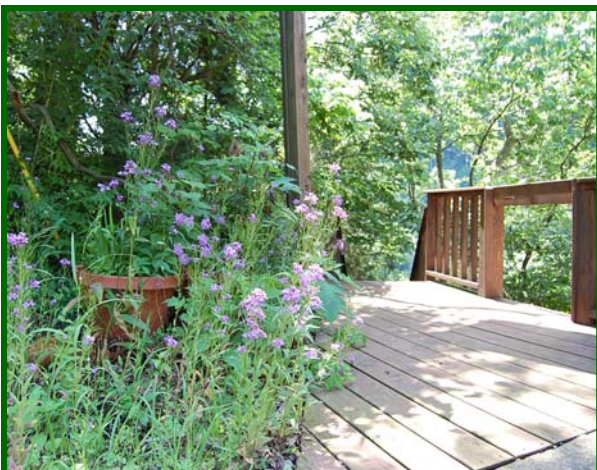
Middle Level:

- **Hall** with wall-to-wall carpet
- **Bedroom** with wall-to-wall carpet, closet, study above, track lighting, ceiling fan.
- **Hall bath** with wall-to-wall carpet, tub/shower combo, single vanity, compost toilet, walk-in closet.
- **Library/study** with wall-to-wall carpet, ceiling fan with light, track lighting, door to balcony.
- **Bedroom** with wall-to-wall carpet, ceiling fan with light, door to small balcony, closet.



Entry Level:

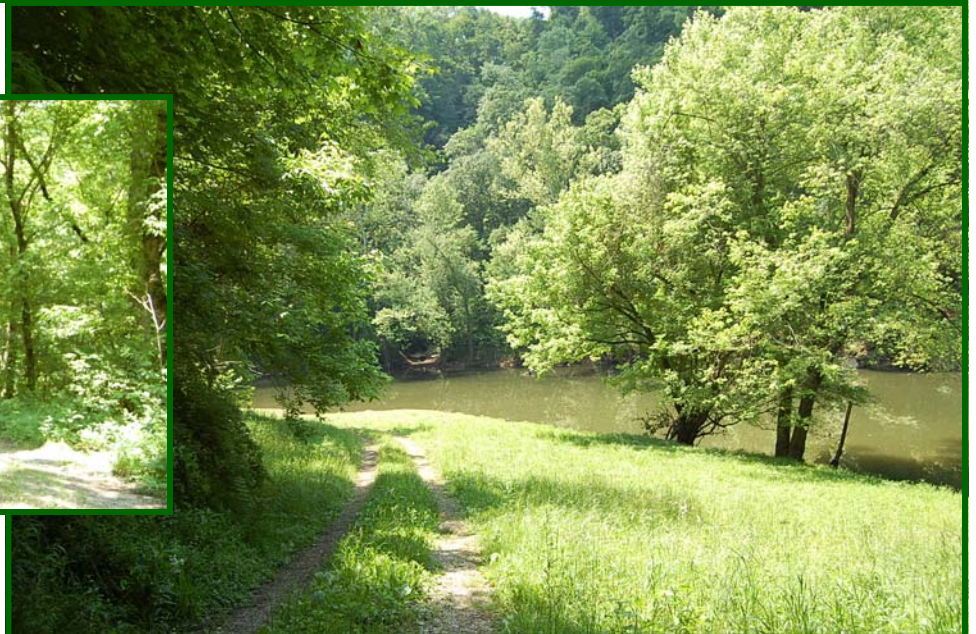
- **2 Car Carport**
- **Storage Room**
- **Hall** with slate tile floor, two closets, stairs to middle level, door to roof, ceiling fan.
- **Study** with wall-to-wall carpet, railing overlooking middle level bedroom, track lighting.



Miscellaneous Information:

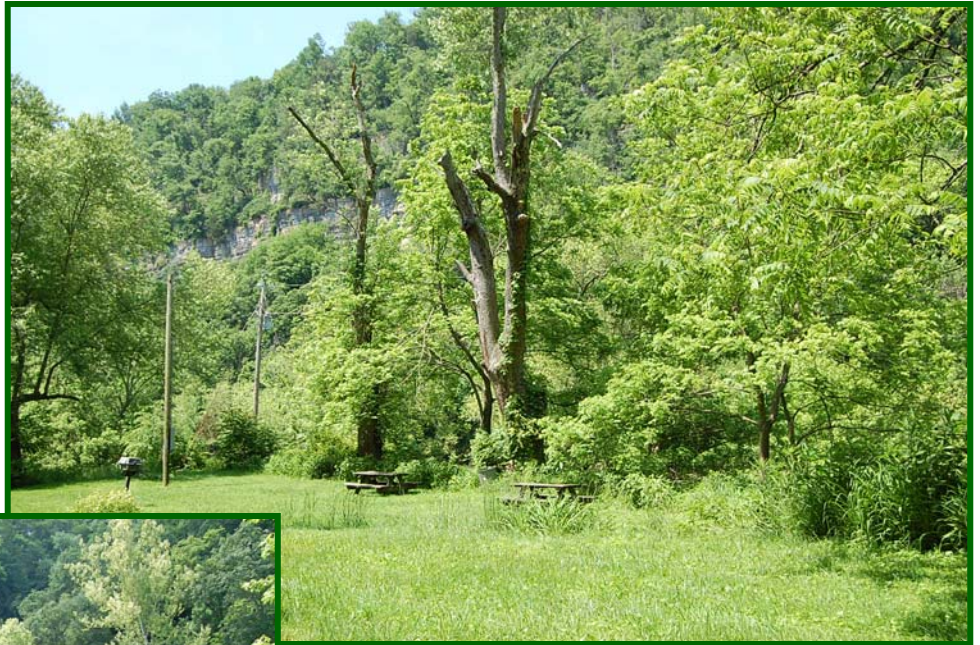
- Approximately 2,400 square feet.
- Spring water to cistern with pump.
- Heating system was designed to be solar but is now electric heat pump.
- Central air.
- Septic system—Clivus Multrum Compost Sewage System.





Dix River bottom land with area to launch a boat.

Picnic area



PRICE: \$299,000.

Offered Exclusively By



Agent: Bill Bell
(859) 621-0607

www.kyhorsefarms.com

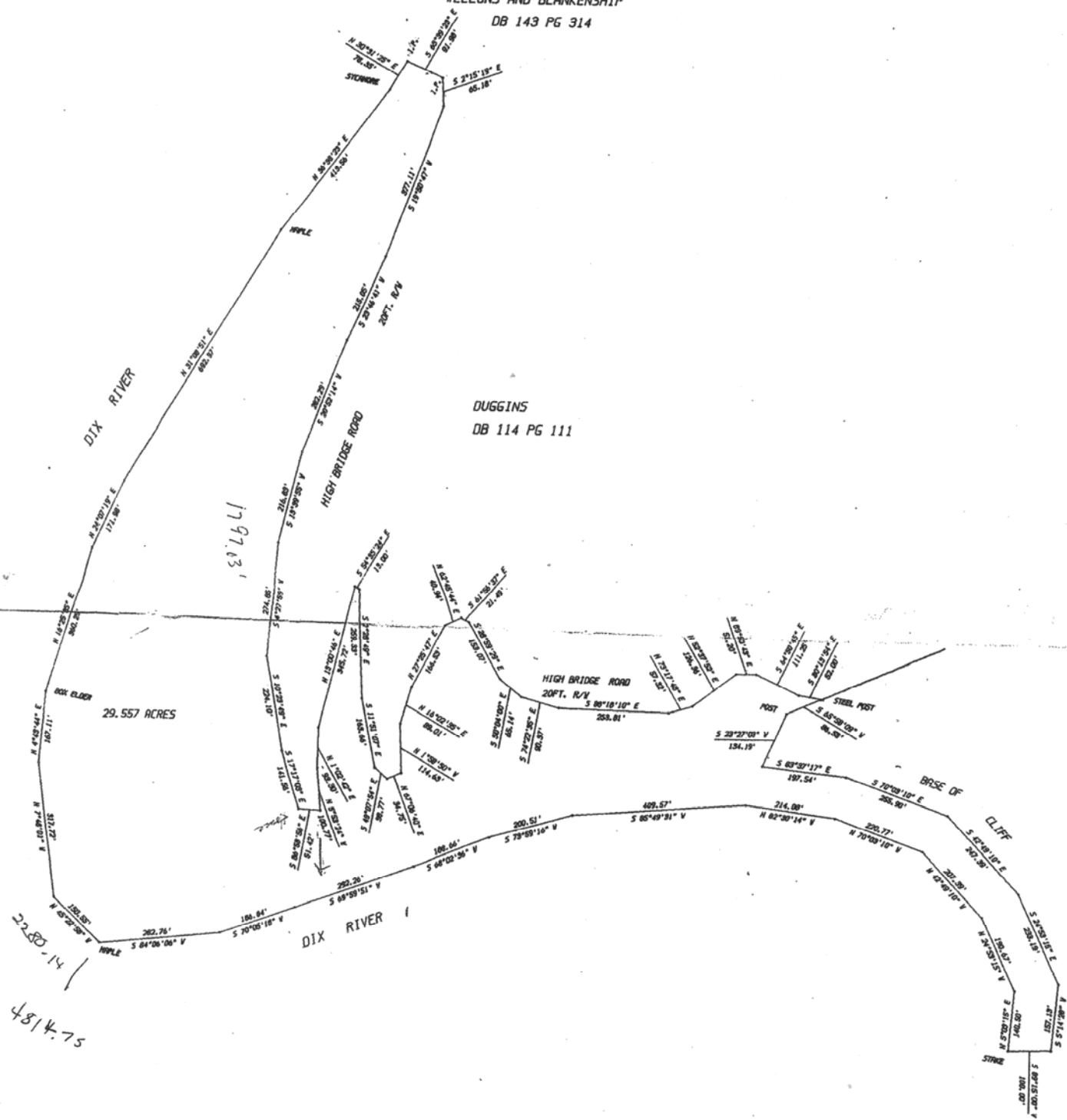
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WELLS AND BLANKENSHIP
DB 143 PG 314

DUGGINS
DB 114 PG 111

DUGGINS
DB 126 PG 599

SOURCE OF TITLE
DB 127 PG 67
DB 123 PG 391





High Bridge Rd

KY

Garrard

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 5337 High Bridge Rd, Lancaster, Ky 40444 DATE: 6/1/11
 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	—	X	—
(b) Air Conditioning	—	X	—
(c) Plumbing/Septic	—	X	—
(d) Heating	—	X	—
(e) Pool/Hot tubs/Sauna.....	—	X	—
(f) Appliances	—	X	—
(g) Doors and windows	—	X	—
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement?	—	X	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?	—	X	—
(c) Are you aware of any defects or problems relating to the foundation?	—	X	—
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked?	X	—	—
(b) Has the roof ever been repaired?	X	—	—
(c) Do you know of any problems with the roof?	—	X	—
4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
(a) Was residence built before 1978?	—	X	—
(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?	—	X	—
(b) Has the property ever had a drainage, flooding or grading problem?	—	X	—
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	X	—	—
(b) Do you know the boundaries of your property?	X	—	—
(c) Are the boundaries of your property marked in any way?	X	—	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	—	X	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance.....	—	X	—
(f) Any improvements shared in common with adjoining or adjacent properties?....	—	X	—
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.	—	X	—
8. WATER			
(a) Are all the improvements connected to a public water system?	—	X	—
(b) IF NOT, please state your water sources and explain. SPRING	—	X	—
(c) Has your water system ever gone dry? If yes, explain.....	—	X	—
(d) Are you aware of any problems with your water lines and/or waterers?	—	X	—
(e) Is your water supply shared with anyone else?	—	X	—
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?	—	X	—
(b) Were any auxiliary houses built before 1978?	—	X	—
(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?	—	X	—

- | | Yes | No | Unknown |
|---|-----|----|---------|
| 11. UTILITIES | | | |
| (a) Are you aware of the location of the following underground utilities? | | | |
| 1) Water lines | X | X | — |
| 2) Electric lines | — | X | — |
| 3) Natural Gas/Propane | — | X | — |
| 4) Telephone lines | — | X | — |
| 5) Septic/Field lines | X | — | — |
| (b) If you answered yes to any of the above, can you furnish a diagram of same? | X | — | — |
| 12. MISCELLANEOUS | | | |
| (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? | — | X | — |
| (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? | — | X | — |
| (c) Are you aware of any Radon test being performed on this property? | — | X | — |
| (d) Are you aware of any existing or threatened legal action affecting this property? | — | X | — |
| (f) Are there any assessments other than property assessments that apply to this property? | — | X | — |
| (g) Are you aware of any damage due to wood infestation? | — | X | — |
| (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? | X | . | — |
| (i) Are you aware of any underground storage tanks? | — | X | — |
| (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? | — | X | — |
| (k) Are you aware of any dumps on the property, present or past? | — | X | — |
| (l) Are any sink holes being used as a dump? | — | X | — |
| (m) To your knowledge, has the property been used for anything besides agricultural purposes? | — | X | — |
| (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? | — | X | — |
| (o) Have you ever had a soil analysis done? | — | X | — |
| 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? | — | X | — |
| (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? | — | X | — |
| 13. If the answer was "yes" to any of the above questions, please explain. | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

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.

Amy J. Smith 6/1/11 11:30A D. Hancheth 6/1/11 11:46 am
 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.
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