

1671 HEDDEN ROAD

Versailles, Woodford County, Kentucky

5 +/- Acres



OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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

FIRST FLOOR

Entry:

- Hardwood floor, chandelier, crown moulding, stairs

Living Room (16'3" x 15'8"):

- Hardwood floor and crown moulding

Dining Room (14'8" x 15'8"):

- Hardwood floor, crown moulding, chandelier



Family Room (22'10" x 15'9"):

- Carpet, hardwood floor, brick fireplace with raised hearth, built-in bookcases and cabinets, can lighting, French doors to 12' x 20' sun room with vinyl floor and sliding door to pool, sliding door to back yard



Kitchen:

- Hardwood floor, wood cabinets, butcher block island, Samsung microwave (new in 2014), Whirlpool self-cleaning stove, Whirlpool dishwasher (new in 2014), double stainless steel sink, 2013 Whirlpool side-by-side refrigerator with ice and water dispenser, can and directional lighting.

Back Hall:

- Hardwood floors, door to back yard, door to garage, ceiling fixtures

Half Bath:

- Hardwood floor, wood vanity, ceiling fixture, directional lighting

Laundry Room:

- Washer, dryer, laundry sink, wood cabinets, wire shelving, ceiling fixture



SECOND FLOOR

Hall:

- Wall-to-wall carpet, attic fan, ceiling fixture, linen closet, crown moulding



Master Bedroom:

- Wall-to-wall carpet, crown moulding, ceiling fixture, walk-in closet, **Bath** with tile floor, single wood vanity, linen closet, tub/shower combo with sliding glass doors, crown moulding

Hall Bath:

- Tile floor, double wood vanity, linen closet, tub/shower combo, crown moulding



Front Bedroom:

- Wall-to-wall carpet, double closet, door to walk-up attic, crown moulding

Front End Bedroom:

- Wall-to-wall carpet, double closet, crown moulding

Back Bedroom:

- Wall-to-wall carpet, double closet, crown moulding, ceiling fan with light

Total of 3,023 +/- square feet on the first and second floors.

Floored Attic:



Basement (1,382 +/- square feet) with wood-burning fireplace with raised heart, carpeted stairs, painted walls and floor, and finished ceiling.

2 Car Attached (21.5' x 21')

Security System (ADT)

Heat (heat pump—Kentucky Utilities)

Electric air conditioning

City Water (NE Woodford)

Phone service by Windstream

Garbage service by Rumpke





Pool (20' x 39'): Gunite, walk-in steps, maintained by True Blue Pools



FARM FEATURES:

- Shed barn with hay storage, feed room, and one stall
- Two stall barn, covered shed row, stall mats
- Four paddocks



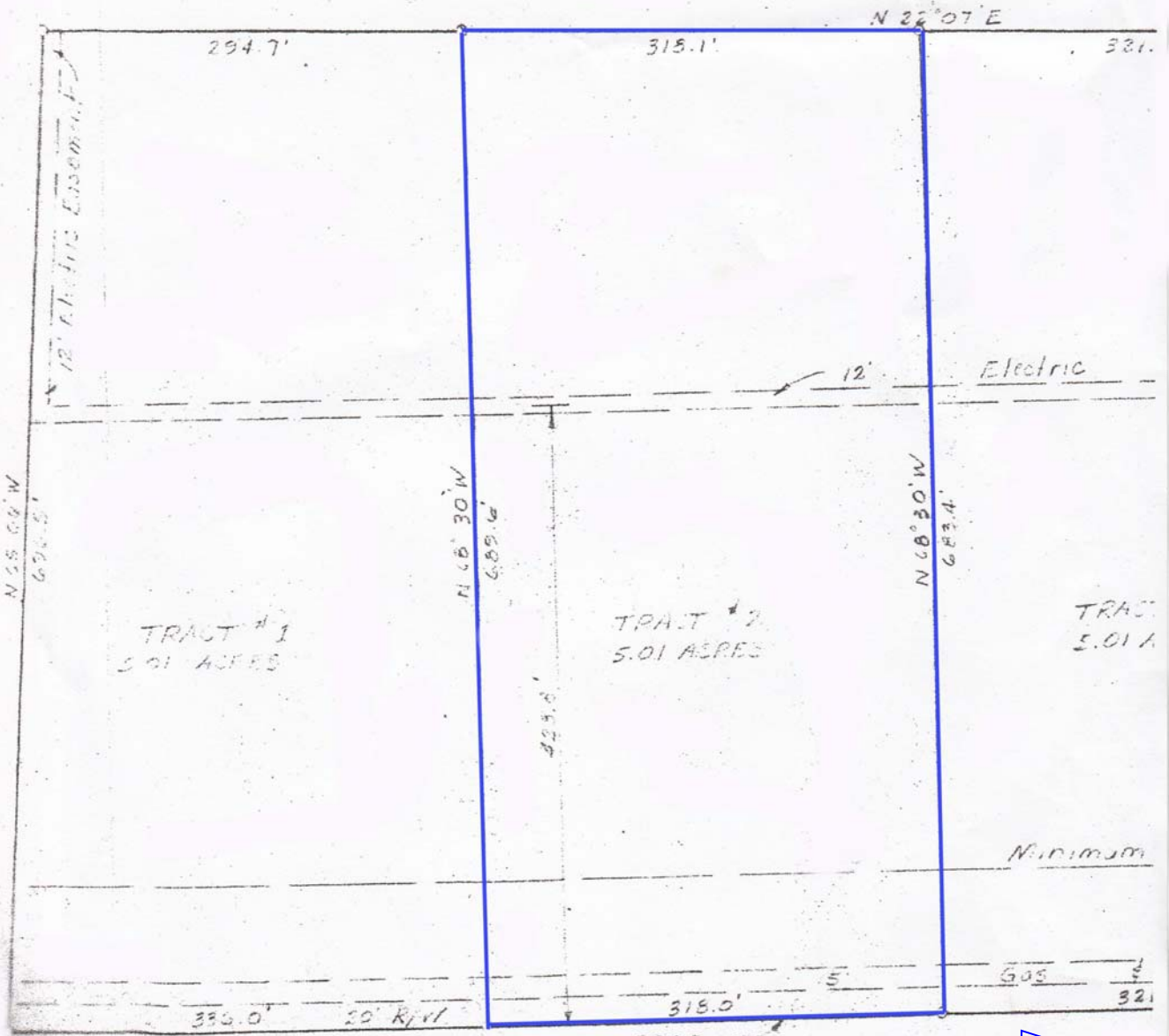
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PRICE: \$522,500.



**Agent: Bill Bell
(859) 621-0607**

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Hedden Road

Old Frankfort Pike—3/10 mile

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 1671 Hedden Rd, Versailles, Ky 40383

DATE: 4-2-15

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.	—	—	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.			
(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".)			
		N/A	
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?	—	✓	—

1671 Hedden Rd, Versailles, KY 40383

Yes No Unknown

11. UTILITIES

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

- 1) Water lines Yes No Unknown
- 2) Electric lines..... Yes No Unknown
- 3) Natural Gas/Propane Yes No Unknown
- 4) Telephone lines Yes No Unknown
- 5) Septic/Field lines..... Yes No Unknown

I KNOW THE LOCATION OF THE SEPTIC TANK

(b) If you answered yes to any of the above, can you furnish a diagram of same? Yes No Unknown

12. MISCELLANEOUS

- (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? Yes No Unknown
- (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? Yes No Unknown
- (c) Are you aware of any Radon test being performed on this property? Yes No Unknown
- (d) Are you aware of any existing or threatened legal action affecting this property? Yes No Unknown
- (f) Are there any assessments other than property assessments that apply to this property? Yes No Unknown
- (g) Are you aware of any damage due to wood infestation? Yes No Unknown
- (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? Yes No Unknown
- (i) Are you aware of any underground storage tanks? Yes No Unknown
- (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? Yes No Unknown
- (k) Are you aware of any dumps on the property, present or past? Yes No Unknown
- (l) Are any sink holes being used as a dump? Yes No Unknown
- (m) To your knowledge, has the property been used for anything besides agricultural purposes? Yes No Unknown
- (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? Yes No Unknown
- (o) Have you ever had a soil analysis done? Yes No Unknown
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? Yes No Unknown
- (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? Yes No Unknown

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.

Chalford 4-2-15 12:25
 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.

Property Address 1671 Hedden Rd, Versailles, Ky 40383

SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

7/11/2007 and ending on _____
(date of purchase) (date of this form)

PROPERTY ADDRESS: 1671 Hedden Rd, Versailles, Ky 40383

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS	YES	NO	UNKNOWN
Any past or current problems affecting:			
(a) Plumbing	—	✓	—
(b) Electrical system	—	✓	—
(c) Appliances	—	✓	—
(d) Floors and walls	—	✓	—
(e) Doors and windows	—	✓	—
(f) Ceiling and attic fans	—	✓	—
(g) Security system	—	✓	—
(h) Sump pump	N/A	—	—
(i) Chimneys, fireplaces, inserts	—	✓	—
(j) Pool, hot tubs, sauna	✓	—	—
(k) Sprinkler system	N/A	—	—
(l) Heating	—	—	—
.....age <u>8</u>	—	—	—
(m) Cooling/air conditioning	—	✓	—
.....age <u>8</u>	—	—	—
Explain: <u>POOL HAD A SMALL LEAK - REPAIRED 2014 BY POOL SERVICE COMPANY</u>			

2. FOUNDATION/STRUCTURE/BASEMENT	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	—	—	✓
(b) Any defects or problems, current or past, to the structure or exterior veneer?	—	—	✓
Explain: _____			
(c) Has the basement leaked at anytime since you have owned or lived in the property?	✓	—	—
(d) When was the last time the basement leaked? <u>2011 / 2014 WINTER</u>	—	—	—
(e) Have you ever had any repairs done to the basement?	✓	—	—
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed? <u>BACK CONSTRUCTION 2011 - INSTALLED</u>	—	—	—
Explain: <u>DRAINAGE PIPES TO FRONT OF PROPERTY & FLASHING BETWEEN HOUSE & GARAGE - REPORT AVAILABLE</u>			
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) <u>2014 caulking required a compld minor leak.</u>	—	—	—

Initials (Buyer) _____ Date/Time _____ Initials (Seller) YW Date/Time 4-2-15 12:30

Property Address 1671 Hedden Rd, Versailles, Ky 40383

	YES	NO	UNKNOWN
(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....	—	✓	—
3. ROOF			
(a) Age of the roof? _____			✓
(b) 1. Has the roof leaked at any time since you have owned or lived in the property?.....	—	—	✓
2. When was the last time the roof leaked? _____			
(c) 1. Have you ever had any repairs done to the roof?	AW	✓	—
2. If you have ever had the roof repaired, when was the repair performed? _____		✓	—
(d) 1. Have you ever had the roof replaced?.....	AW	✓	—
2. If you have had the roof replaced, when was the replacement performed? _____			
(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____			
(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?.....	AW	✓	—
2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed? _____			
4. LAND/DRAINAGE			
(a) Any soil stability problems?.....	AW	✓	—
(b) Has the property ever had a drainage, flooding, or grading problem?.....	AW	✓	—
(c) Is the property in a flood plain zone?.....	—	—	✓
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	—	✓	—
Explain: _____			
5. BOUNDARIES			
(a) Have you ever had a staked or pinned survey of the property?.....	✓	✓	—
(b) Do you know the boundaries?.....	✓	—	—
(c) Are the boundaries marked in any way?.....	✓	—	—
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?	—	✓	—
Explain: _____			
6. WATER			
(a) 1. Source of water supply <u>CITY WATER</u>			
2. Are you aware of below normal water supply or water pressure?	—	✓	—
(b) Is there a water purification system or softener remaining with the house?.....	—	✓	—
(c) Has your water ever been tested? If yes, give results _____			
Explain: _____			
7. SEWER SYSTEM			
(a) Property is serviced by:			
1. Category I. Public Municipal Treatment Facility;.....	—	—	—
2. Category II. Private Treatment Facility;.....	—	—	—
3. Category III. Subdivision Package Plant;.....	—	—	—
4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")	✓	—	—
5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;	—	—	—
6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....	—	—	—
7. Category VII. No Treatment/Unknown.....	—	—	—
(b) For properties with Category IV, V, or VI systems:			
Date of last inspection (sewer): _____			
Date of last inspection (septic): _____ Date last cleaned (septic): <u>2013</u>		✓	—
(c) Are you aware of any problems with the sewer system?.....	—	✓	—
Explain: _____			
8. CONSTRUCTION/REMODELING			
(a) Have there been any additions, structural modifications, or other alterations made?.....	—	✓	—
(b) Were all necessary permits and government approvals obtained?.....	—	—	—
Explain: _____			
9. HOMEOWNER'S ASSOCIATION			
(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....	—	✓	—
2. If yes, what is the yearly assessment? \$ _____			

Initials (Buyer) _____ Date/Time _____ Initials (Seller) AW Date/Time 4-2-15 12:35

Property Address 1671 Hedden Rd, Versailles, Ky 40383

- | | YES | NO | UNKNOWN |
|---|-----|----|---------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... | — | ✓ | — |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?.....
Explain: _____ | — | ✓ | — |

10. MISCELLANEOUS

- | | | | |
|--|---|---|---|
| (a) Was this house built before 1978? | — | ✓ | — |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... | — | ✓ | — |
| (c) 1. Are you aware of any testing for radon gas?.....
2. Results, if tested _____ | — | ✓ | — |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... | — | ✓ | — |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... | — | ✓ | — |
| (f) Are you aware of any damage due to wood infestation?..... | — | ✓ | — |
| (g) 1. Have the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties? _____ | — | ✓ | — |
| (h) Are you aware of any existing or threatened legal action affecting this property?..... | — | ✓ | — |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... | — | ✓ | — |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | — | ✓ | — |
| (k) Are you aware of any other conditions which are defective with regard to this property?..... | — | ✓ | — |
| (l) Are there any environmental hazards known to seller?..... | — | ✓ | — |
| (m) Are there any warranties to be passed on?..... | — | ✓ | — |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?
If yes, please explain: _____ | — | ✓ | — |
| (o) Are you aware of the existence of mold or other fungi in the property?..... | — | ✓ | — |
| (p) Has this house ever had pets living in it? <u>DOGS</u>
If yes, Explain _____ | ✓ | — | — |
| (q) Is the property in a historic district?..... | — | ✓ | — |

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 2007 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller CW Waitford Date 4-2-15 Seller _____ Date _____

The licensee named here (_____) has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation that appear on this form in accordance with KRS 324.360(9).

Seller: _____ Date _____

The Seller Refuses to complete this form and acknowledges that the agent shall so inform the buyer.

Seller: _____ Seller: _____
Date: _____ Date: _____

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent: _____ Date: _____
The Buyer Acknowledges receipt of this form..

Buyer _____ Date _____ Buyer _____ Date _____
The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) _____ Date/Time _____ Initials (Seller) CW Date/Time 4-2-15 12:40