

1011 EDGEHILL

23 +/- Acres

Anderson County, Kentucky



Offered Exclusively By

www.kyhorsefarms.com

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





- 3,000 +/- square foot ranch-style house
- 4 bedrooms
- 2 baths
- Wood-burning fireplace
- Carpet, tile, and laminate flooring
- Attached apartment with kitchen, bedroom, and full bath
- New roof in 2015



- 2 Barns
- 27 Stalls
- Rubber mats
- 4 Large foaling stalls
- Lab room
- Feed room
- Tack room
- 7 Paddocks
- 6 Run-in sheds



- Spigot at most paddocks
- Storage building
- Plank fencing
- City water
- NOTE: Equicizer does not convey.



Area Used for Riding

Offered Exclusively By

PRICE: \$365,000.



Marilyn Richardson, Agent
859-621-4850
Bill Bell, Agent
859-621-0607

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Farmland Classification— Summary by Map Unit — Anderson and Franklin Counties, Kentucky (KY601)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FdC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.9	30.9%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	4.2	18.8%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	10.5	47.1%
W	Water	Not prime farmland	0.7	3.2%
Totals for Area of Interest			22.3	100.0%

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 1011 Edgemoor Dr. Lawrenceburg DATE: 8/3/16
 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	n/a	✓	—
(f) Appliances	—	✓	—
(g) Doors and windows	—	✓	—
2. MAIN RESIDENCE – FOUNDATION			
(a) Are you aware of any problems concerning the basement? <i>CRAWL SPACE</i>	✓	—	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? <i>See * attached estimate</i>	—	—	x
(c) Are you aware of any defects or problems relating to the foundation? <i>new roof installed 11/15/15</i>	—	—	x
3. MAIN RESIDENCE – ROOF			
(a) Has the roof ever leaked? <i>new roof installed 11/15/15</i>	—	✓	—
(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? <i>easement for driveway</i>	✓	—	—
(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?	—	✓	—

*plot map included

✓ city h2o

11. UTILITIES

	Yes	No	Unknown
(a) Are you aware of the location of the following underground utilities?			
1) Water lines	___	X	___
2) Electric lines.....	___	✓	___
3) Natural Gas/Propane	___	✓	___
4) Telephone lines	___	✓	___
5) Septic/Field lines. <u>between main barn and house</u>	___	✓	___
(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?	___	✓	___
(i) Are you aware of any underground storage tanks? <u>septic</u>	___	___	___
(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.
septic tank between main barn and residence
w.d. easement for driveway
2. see attached estimate

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.

Jandrey M. [Signature] 8/18/16
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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