

FOR SALE

*2250 Grassy Springs
Versailles, KY*

KENTUCKY.....THE HORSE CAPITAL OF THE WORLD!



Beautiful, Productive, Well-Designed, Great Location! We are pleased to offer this completely Turn-Key Horse Farm property For Sale. Formerly Woodford Thoroughbreds, the farm consists of 305± acres of gorgeous rolling Woodford County, Kentucky land with excellent location and proven productive soils. The horse amenities include: 5 barns with more than 90 stalls, 11 miles of plank fencing encompassing 10 Fields and 27 Paddocks (all with automatic waterers), two round pens and a 6 Horse Equi-Gym; 7,000 sqft Maintenance Shop, 5,000 sqft hay/bedding Storage nearly 2 miles of asphalt Roadways, and a new Farm Office. Four of the Five Barns have Lucas style stalls fronts and outside doors along with rubber brick aisle ways! Residences and other amenities include a 3,700 sqft Main Residence with 3 bedrooms 2.5 Baths and attached garage, two identical 1,360 sqft Employee/Guest residences, all built in the last 10 years in excellent condition. Located near Ashford Stud, Diamond A, and Woodford Reserve Distillery.

Listing Price: \$5,340,000



Tom Biederman
Broker/Auctioneer
859.312.0606



859.277.2030
1076 WELLINGTON WAY
LEXINGTON, KY 40513

BIEDERMANREALESTATE.COM



Barn A

- *24 stalls with Lucas Stall Fronts*
- *Rubber brick aisleway*
- *Wash stall*
- *Office with Half Bath*
- *14' x 14' Feed & Hay Storage*



- *Warm Room with Washer / Dryer Hook up*
- *Adjacent 6 horse Equi-gym*



*Aerial view of
main house,
Barn A on the
right*

*Aerial view of
Barn B,
Barn A in back-
ground (left)*



Barn B

- *21 stalls with Lucas Stall Fronts*
- *Office with half bath*
- *Feed room*
- *Rubber brick aisleway*



Barn C

- *8 stalls with Lucas Stall Fronts*
- *Rubber brick aisleway*
- *Adjacent 70' Round Pen*





Barn D

- ***20 stalls with Lucas Stall Fronts***
- ***Office with half bath***
- ***Feed room***
- ***Wash Rack***
- ***Rubber brick aisleway***



Barn E

- 22 stalls,
including 2
foaling stalls
- 15' paved
aisleway
- Office and lab
- Adjacent 55'
Round Pen



***Aerial view of
Barn C with
adjacent 70'
Round Pen***





Main Residence

- ***3,700 sqft***
- ***3 bedrooms***
- ***2-1/2 bathrooms***
- ***Family Room with Stone Fireplace***
- ***Large First Floor Master Suite***
- ***Kitchen with Granite Countertops, Stainless appliances***
- ***Hardwood floors***
- ***Screened porch***
- ***Attached 2 car garage***
- ***Built in 2011***





*Rear View
of Main
Residence*





Farm Office

- ***Built in 2011***
- ***4 offices***
- ***Conference room***
- ***1,200 sqft***
- ***Kitchenette***



*****All Residences and Office equipped with Propane-fueled back-up Generators*****



Guest / Employee Residences

- ***3 Bedrooms***
- ***2 Bathrooms***
- ***1,360 sqft. each***
- ***2 car attached garage***
- ***2 identical, adjacent homes***





*Aerial view of
Guest / Employee
Residences*





View of 7,000 sq ft Maintenance Shed, 5,000 sqft Hay and Bedding Storage (on left) and Farm Office



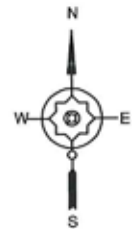
Spring-fed Pond

Beautiful tree-lined driveway entrance

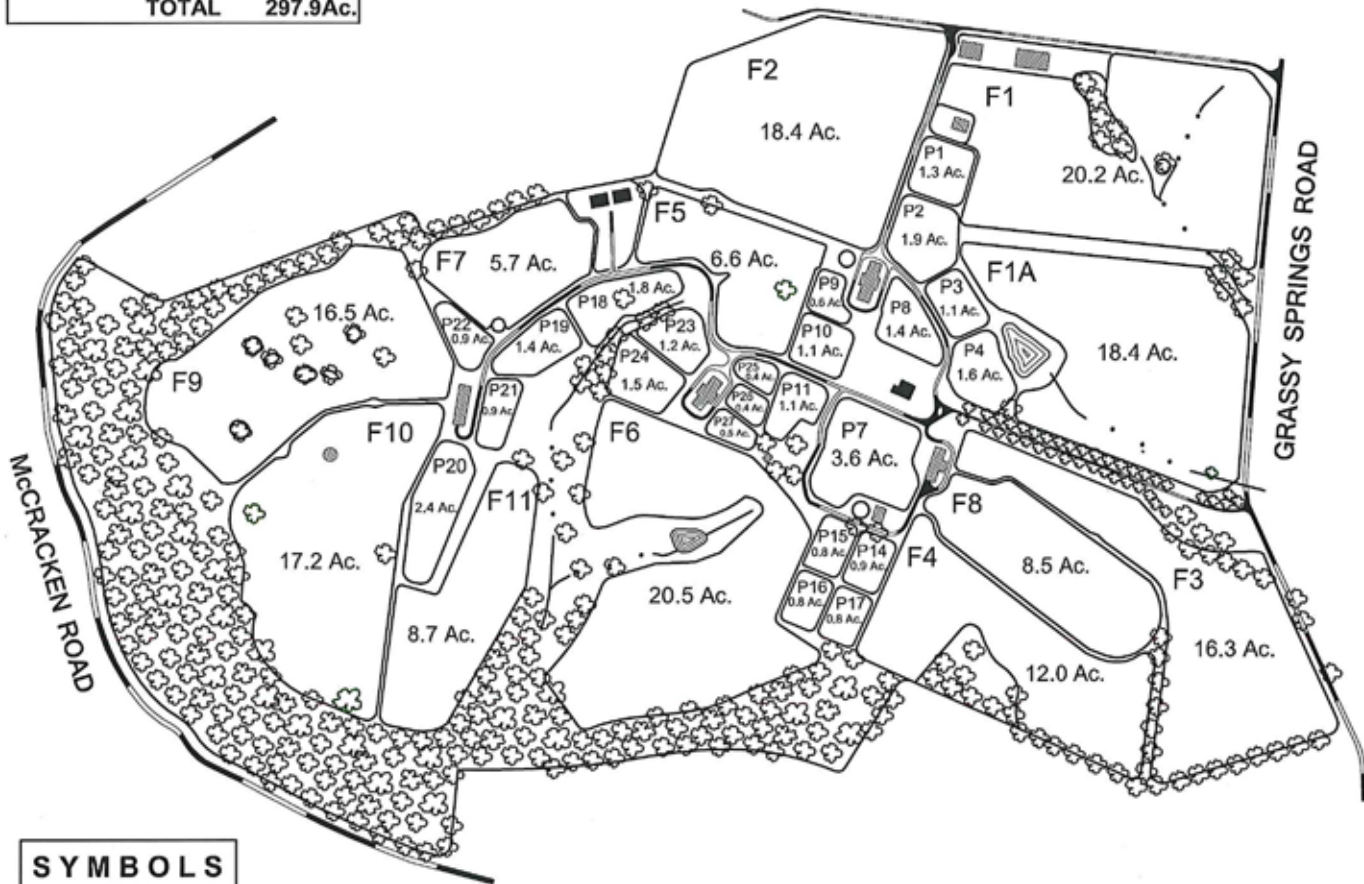


WOODFORD THOROUGHBREDS

VERSAILLES, KENTUCKY



LAND USE	
PASTURE	169.0Ac.
PADDOCKS	28.4
LOTS/PONDS/WOODS	100.5
TOTAL	297.9Ac.



SYMBOLS

PAVED ROAD

GRAVEL ROAD

BUILDINGS

TREES

POND

DRAINAGE

0' 387' 775'

Prepared by
FARM CLINIC, INC.
2574 S. State Rd. 39
Frankfort, IN 46041
2016

[illegible]

84° 49' 45" W

N

0 100 200 400 600 Meters

Map Scale: 1:9,270 if printed on A landscape (11" x 8.5") sheet.

690400 690600 690800 691000 691200 691400 691600 691800 692000 692200

84° 48' 21" W



00 Meters

Feet 0000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

**Natural Resources
Conservation Service**

Web Soil Survey National Cooperative Soil Survey

10/1/2018
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	0.1	0.0%
EkB	Elk silt loam, 2 to 6 percent slopes	8.4	2.8%
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded	1.5	0.5%
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	28.3	9.4%
FcF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	9.8	3.3%
FdB	Faywood silt loam, 2 to 6 percent slopes	1.1	0.4%
FdC	Faywood silt loam, 6 to 12 percent slopes	5.3	1.8%
FdE	Faywood silt loam, 12 to 30 percent slopes	15.5	5.2%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	20.9	7.0%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	0.7	0.2%
MnB	McAfee silt loam, 2 to 6 percent slopes	4.5	1.5%
MnC	McAfee silt loam, 6 to 12 percent slopes	88.5	29.5%
MnD	McAfee silt loam, 12 to 20 percent slopes	0.3	0.1%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	24.4	8.1%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	3.7	1.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	69.5	23.2%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	11.0	3.7%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	5.6	1.9%
W	Water	1.1	0.4%
Totals for Area of Interest		300.1	100.0%

PROPERTY ADDRESS: 2250 Grassy Springs Road, Versailles, KY 40383

SELLER'S DISCLOSURE OF PROPERTY CONDITIONThis form applies to residential real estate sales and purchases. This form is **not required** for:

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

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 the property on 05/31/2007, and ending on 10/08/2018.

(Date of purchase)

(Date of this form)

PROPERTY ADDRESS: 2250 Grassy Springs Road, Versailles, KY 40383

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she 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 disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about 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 owned 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 real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The 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 real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "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 real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate 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	N/A	YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Floors and walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Doors and windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) Pool, hot tub, sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(k) Sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(l) Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) Cooling/air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain: We are replacing the floors in the main house with higher quality wood product.

2. FOUNDATION/STRUCTURE/BASEMENT	N/A	YES	NO	UNKNOWN
(a) Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Any defects or problems, current or past, to the structure or exterior veneer?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:				
(c) Has the basement leaked at any time since you have owned or lived at the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) When was the last time the basement leaked?				
(e) Have you ever had any repairs done to the basement?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) If you have had basement leaks repaired, when was the repair performed?				

Explain:

Initials (Seller)

SAS
10/08/18

Date/Time 10/8/18 2:30P

Initials (Buyer)

Date/Time

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PROPERTY ADDRESS: 2230 Grassy Springs Road, Versailles, KY 40383

(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?..... ☐ ☐ ☒ ☐**3. ROOF** N/A YES NO UNKNOWN

(a) Age of the roof covering? 6 years

(b) 1. Has the roof leaked at any time since you have owned or lived at the property?..... ☐ ☐ ☒ ☐

2. When was the last time the roof leaked? _____

(c) 1. Have you ever had any repairs done to the roof? ☐ ☐ ☒ ☐

2. If you have ever had the roof repaired, when was the repair performed? _____

(d) 1. Have you ever had the roof replaced?..... ☐ ☐ ☒ ☐

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 covering? ☐ ☒ ☐

2. If yes, when was the repair performed? _____

Explain: _____

4. LAND/DRAINAGE N/A YES NO UNKNOWN(a) Any soil stability problems?..... ☐ ☐ ☒ ☐(b) Has the property ever had a drainage, flooding, or grading problem?..... ☐ ☐ ☒ ☐(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?..... ☐ ☐ ☒ ☐

If yes, what is the flood zone? _____

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? ☐ ☒ ☐ ☐

Explain: a small pond is located on the property

5. BOUNDARIES N/A YES NO UNKNOWN(a) 1. Have you ever received a staked or pinned survey of the property?..... ☐ ☐ ☐ ☒2. Are the boundaries marked in any way?..... ☐ ☒ ☐ ☐3. Do you know the boundaries? If yes, provide description below..... ☐ ☒ ☐ ☐

Explain: surrounded with fencing

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? ☐ ☐ ☒ ☐

Explain: _____

6. WATER N/A YES NO UNKNOWN

(a) 1. Source of water supply Frankfort Plant Board

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, provide results below..... ☐ ☐ ☐ ☒

Explain: _____

7. SEWER SYSTEM N/A YES NO UNKNOWN

(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 ("Home Package Plant")..... ☐ ☐ ☒ ☐5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal..... ☐ ☒ ☐ ☐6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system..... ☐ ☐ ☒ ☐7. Category VII. No Treatment/Unknown..... ☐ ☐ ☒ ☐

Name of Servicer (if known): _____

(b) For properties with Category IV, V, or VI systems:


Date of last inspection (sewer): December 2011

Date of last inspection (septic): Dec. 2011 Date last cleaned (septic): _____

(c) Are you aware of any problems with the sewer system?..... ☐ ☐ ☒ ☐

Explain: _____

Initials (Seller)


 10/08/18

Date/Time 10/8/18

Initials (Buyer)




Date/Time _____

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8.	CONSTRUCTION/REMODELING	N/A	YES	NO	UNKNOWN
(a)	Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Were all necessary permits and government approvals obtained?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Explain: _____				

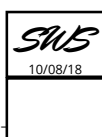
9.	HOMEOWNER'S ASSOCIATION	N/A	YES	NO	UNKNOWN
(a)	1. Is the property subject to rules or regulations of a homeowner's association?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. If yes, what is the yearly assessment? \$ _____				
	3. Homeowner's Association Name: _____				
	HOA Primary Contact Name: _____				
	HOA Primary Contact Phone No. _____				
(b)	Are you aware of any condition that may result in an increase in taxes or assessments?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain: Shared, common roadway between neighboring property				

10.	MISCELLANEOUS	N/A	YES	NO	UNKNOWN
(a)	Was this house built before 1978?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	1. Are you aware of any testing for radon gas?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	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?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e)	Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

(f)	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g)	Are you aware of any damage due to wood infestation?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h)	1. Has the house or other improvements ever been treated for wood infestation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	2. If yes, when, by whom, and any warranties? _____				
(i)	Are you aware of any existing or threatened legal action affecting this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j)	Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k)	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l)	Are you aware of any other conditions that are defective with regard to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m)	Are there any environmental hazards known to seller? E.g., methamphetamine contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n)	Are there any warranties to be passed on?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(o)	Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(p)	Are you aware of the existence of mold or other fungi on the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q)	Has this house ever had pets living in it? If yes, Explain _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(r)	Is the property in a historic district?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Initials (Seller)

Date/Time 10/8/18



Initials (Buyer)

Date/Time _____

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PROPERTY ADDRESS: 2250 Grassy Springs Road, Versailles, KY 40383

SPACE FOR ADDITIONAL INFORMATION

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. **Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.**

Susan W. Sykes dotloop verified
10/08/18 3:38PM EDT
ATJH-IYZB-BCNA-PDBP
Seller _____ Date _____

Seller _____ Date _____

THE REAL ESTATE AGENT NAMED HERE, _____, HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS 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 REAL ESTATE 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/Real estate agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer _____ Date _____

Buyer _____ Date _____

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Seller) SW 10/08/18 Date/Time 10/8/18 Initials (Buyer) _____ Date/Time _____ Form M105 revised 3/2016 Page 4 of 4



Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility. Our representatives will always work to our highest abilities to provide successful transactions for all parties.

We Get it Done!

www.BiedermanRealEstate.com

1076 Wellington Way . Lexington, KY . 40513

(895)277-2030