

FOR SALE

*197 Browns Mill Road
Versailles, Kentucky*

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



LOCATION and Opportunity. Brick home and 10± acres nestled by the Elkhorn Creek in Bluegrass country. A well constructed brick ranch with 3 bedrooms, 2 full baths, an office, full sized two car garage and full unfinished basement. This property offers high quality soil for crop production, or grazing livestock. Zoning has been approved for one additional residential structure. The existing barn and shed make it a great property for agricultural or Equine pursuits. It truly offers a rural tranquility and environment while being centrally located between Lexington, Frankfort, Midway, Georgetown and just minutes from Interstate 64. Country and Convenience.

Listing Price: \$585,000



JASON SLOAN, AGENT
859.229.5070



859.277.2030
1076 WELLINGTON WAY
LEXINGTON, KY 40513

BIEDERMANREALESTATE.COM



- 2,205 sq ft residence
- 3 bedroom
- 2 full bathrooms
- Lovely views
- 2 car attached garage





Paneled family room
with brick fireplace



Kitchen



Unfinished
basement

Covered back porch
with beautiful views



Barn and run-in shed /
storage shed

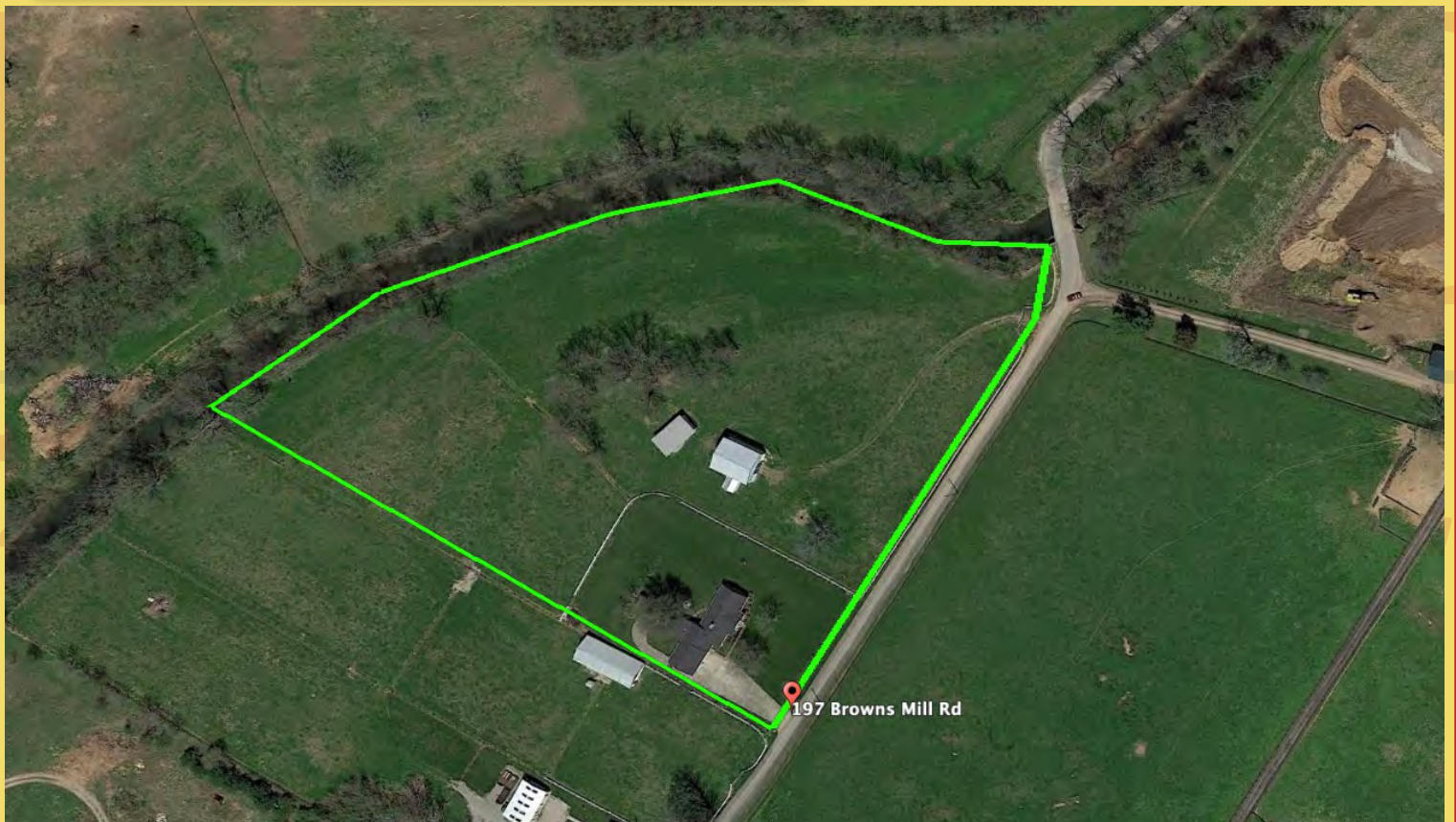


Plank fencing



Property backs up to
Elkhorn Creek

Aerial Map



PROPERTY ADDRESS: 197 BROWNS MILL ROAD, VERSAILLES, KY 40383

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This 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 1972 and ending on APRIL 25, 2020

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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.

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).

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.

HOUSE SYSTEMS

Table with columns: N/A, YES, NO, UNKNOWN. Rows include: 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, (i) Chimneys, fireplaces, inserts, (j) Pool, hot tub, sauna, (k) Sprinkler system, (l) Heating age 10-12 years, (m) Cooling/air conditioning age 10-12 years, (n) Water heater age 7.

FOUNDATION/STRUCTURE/BASEMENT

Table with columns: N/A, YES, NO, UNKNOWN. Rows include: (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? (c) Has the basement leaked at any time since you have owned or lived at the property? (d) When was the last time the basement leaked? (e) Have you ever had any repairs done to the basement? (f) If you have had basement leaks repaired, when was the repair performed?

Initials (Seller) [Signature] Date/Time 4-25-2020 1:30 PM Initials (Buyer) [Signature] Date/Time Form M105 revised 3/2016 Page 1 of 4

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- (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

Table with columns: N/A, YES, NO, UNKNOWN. Rows include: (a) Age of the roof covering? 67 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? YES 6-7 yrs, (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

Table with columns: N/A, YES, NO, UNKNOWN. Rows include: (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 PORTION OF THE BOUNDARY IS A CREEK

5. BOUNDARIES

Table with columns: N/A, YES, NO, UNKNOWN. Rows include: (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: BOUNDARIES ARE DEFINED BY FENCE, CREEK, ROAD, (b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? Explain:

6. WATER

Table with columns: N/A, YES, NO, UNKNOWN. Rows include: (a) 1. Source of water supply CITY WATER 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

Table with columns: N/A, YES, NO, UNKNOWN. Rows include: (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): Date of last inspection (septic): Date last cleaned (septic):, (c) Are you aware of any problems with the sewer system? Explain:

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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Were all necessary permits and government approvals obtained? Explain: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. HOMEOWNER'S ASSOCIATION

	N/A	YES	NO	UNKNOWN
(a) 1. Is the property subject to rules or regulations of a homeowner's association? 2. If yes, what is the yearly assessment? \$ _____ 3. Homeowner's Association Name: HOA Primary Contact Name: HOA Primary Contact Phone No: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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? Explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

10. MISCELLANEOUS

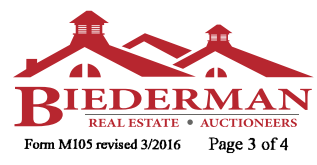
	N/A	YES	NO	UNKNOWN
(a) Was this house built before 1978? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) 1. Are you aware of any testing for radon gas? 2. Results, if tested: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) 1. Has the house or other improvements ever been treated for wood infestation? 2. If yes, when, by whom, and any warranties? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) [Signature] Date/Time 4-25-2020 1:30 PM

Initials (Buyer) [Signature] Date/Time _____



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SPACE FOR ADDITIONAL INFORMATION

THE SOIL ON THIS PROPERTY IS PREDOMINANTLY LOAM SOIL. IT HAS NOT BEEN DEPLETED OF NUTRIENTS DUE TO OVER USE.

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.

Seller: Brewe Hughes Date _____

Seller: [Signature] Date _____

THE REAL ESTATE AGENT NAMED HERE JASON SWAN 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: Brewe Hughes Date _____

Seller: [Signature] Date _____

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: _____ Date: _____

Seller: _____ 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) [Signature] Date/Time 4-25-2020 1:30 PM

Initials (Buyer) [Signature] Date/Time _____



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!

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