

1. **GREATER LOUISVILLE ASSOCIATION OF REALTORS®, INC.**

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3. **VACANT LAND DISCLOSURE STATEMENT**

4. Date: 1/4/2025

5. Property Address: 3 HICKORY LANE

6. City: MAMMOTH CAVE State: KY Zip Code: 42259

7. As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

10. PURPOSE OF DISCLOSURE FORM: This disclosure form shall not be a warranty by the Seller or 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.

13. INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned about them. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) If an item does not apply to your property, mark "not applicable." (5) If you truthfully do not know the answer to a question, mark "unknown." (6) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

19. SELLER'S DISCLOSURE: As Seller(s), 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(s) authorize(s) 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.

23. NOTICE TO BUYER: This is a disclosure is not a substitute for any inspections, tests, or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by any real estate agent or broker. The Buyer is encouraged to obtain his or her own professional inspections of this property.

26. List the date you acquired the Property: 1 1978 OR 1979
Month Year

27. **A. SURVEY, EASEMENT, FLOODING**

28.	1. Has the seller ever had the land surveyed? <u>SELLER HAS COPY OF ORIGINAL SURVEY</u>	☐ N/A ☐ Yes ☒ No ☐ Unknown
29.	a. If yes, do you have a copy? <u>YES, OF ORIGINAL DEVELOPER SURVEY</u>	☐ N/A ☐ Yes ☐ No ☐ Unknown
30.	b. Who performed the survey? <u>LENARD A. GRIGGS, & ASSOCIATES</u>	
31.	2. Are there any boundary line disputes currently?	☐ N/A ☐ Yes ☒ No ☐ Unknown
32.	3. Are there any easements, encroachments, or licenses affecting this property?	☐ N/A ☒ Yes ☐ No ☐ Unknown
33.	4. Is any of the property in a designated flood plain?	☐ N/A ☐ Yes ☐ No ☒ Unknown
34.	5. Have there ever been any soil stability, drainage, flooding, grading, or erosion problems affecting this property?	☐ N/A ☐ Yes ☐ No ☒ Unknown
35.	6. Are there any shared fences, driveways, or accesses?	☐ N/A ☐ Yes ☒ No ☐ Unknown
36.	Explain any of the above: <u>1) ORIGINAL DEVELOPER SURVEY OF CAVEHOLLOW BAY, UNIT VII DATED 3/20/1978. 3) CORP. OF ENGINEERS HAS EASEMENTS, & RESTRICTIONS.</u>	

J
T
37. JDM 1/4/25 8:54 AM
38. Seller Initials Date/Time
39. JRM 1/6/25 7:43 AM
40. Seller Initials Date/Time

Buyer Initials Date/Time
Buyer Initials Date/Time

42. Property Address: _____

43. **B. USE RESTRICTIONS**

44. 1. Are there any subdivisions or other recorded covenants, conditions, or restrictions?	☐ N / A ☒ Yes ☐ No ☐ Unknown
45. 2. A right of first refusal?	☐ N / A ☐ Yes ☒ No ☐ Unknown
46. 3. Local Municipality?	☐ N / A ☐ Yes ☐ No ☒ Unknown
47. 4. Does the Corps of Engineers or other Agency require approval for improvements or access to the property?	☐ N / A ☒ Yes ☐ No ☐ Unknown

48. **C. CONDITION OF PROPERTY**

49. 1. Are there any structural improvements on the property?	☐ N / A ☐ Yes ☒ No ☐ Unknown
50. 2. Are there any abandoned wells, buried storage tanks, fuel tanks, or buried debris, personal property or waste on the property?	☐ N / A ☐ Yes ☐ No ☒ Unknown
51. 3. Is there any hazardous or toxic substance on the property?	☐ N / A ☐ Yes ☐ No ☒ Unknown
52. Explain any of the above:	
53. 4. Have any environmental or soil tests (including Phase I or II) been performed?	
54. If yes, Explain:	
55. 5. Does the property have any fill or uncompacted soil?	
56. If yes, where:	
57. 6. Is there any settling, soil movement, sink holes or erosion on the property?	
58. If yes, where:	
59. 7. Are there any dead or diseased trees on the property?	
60. 8. Has any timber been sold/removed from the property?	
61. If yes, when:	

62. **D. UTILITIES: Buyer is advised to verify the availability of any utilities and services for Buyer's intended use.**

63. 1. Have any percolation (PERC) tests have been performed on the property?	☐ N / A ☐ Yes ☒ No ☐ Unknown
64. a. If yes, can a copy be provided?	☒ N / A ☐ Yes ☐ No ☐ Unknown
65. Explain:	
66. 2. Are any of the following presently existing on the property?	
67. a. Connection to public water	☐ N / A ☐ Yes ☒ No ☐ Unknown
68. b. Connection to public sewer	☐ N / A ☐ Yes ☒ No ☐ Unknown
69. i. Are you aware of any capacity or accessibility issues?	☐ N / A ☐ Yes ☒ No ☐ Unknown
70. c. Connection to private water system off property	☐ N / A ☐ Yes ☒ No ☐ Unknown
71. d. A water well	☐ N / A ☐ Yes ☒ No ☐ Unknown
72. e. Connection to electricity	☐ N / A ☒ Yes ☐ No ☐ Unknown

73. <u>JDM</u> <u>1/4/25</u> <u>8:52 AM</u>	Buyer Initials	Date/Time
74. Seller Initials		
75. <u>JDM</u> <u>1/6/25</u> <u>7:44 AM</u>	Buyer Initials	Date/Time
76. Seller Initials		

78. Property Address: _____

79.	f. Connection to natural gas services	☐ N/A ☐ Yes ☒ No ☐ Unknown
80.	3. Are any of the following presently existing adjoining the property?	
81.	a. Public water system access	☐ N/A ☐ Yes ☒ No ☐ Unknown
82.	b. Private water system access	☐ N/A ☐ Yes ☒ No ☐ Unknown
83.	c. Electric service access	☐ N/A ☒ Yes ☐ No ☐ Unknown
84.	d. Natural gas access	☐ N/A ☐ Yes ☒ No ☐ Unknown
85.	e. Internet access	☐ N/A ☐ Yes ☐ No ☒ Unknown
86.	4. Have any utility access charges been paid?	☐ N/A ☐ Yes ☒ No ☐ Unknown
87.	If yes, which charges have been paid?	

88. **E. OTHER MATTERS**

89.	1. Is any part of the property subject to a lease agreement currently?	☐ N/A ☐ Yes ☒ No ☐ Unknown
90.	If yes, explain:	
91.	2. Is there a Homeowners Association?	☐ N/A ☒ Yes ☐ No ☐ Unknown
92.	a. If yes, contact info: <i>SEE BELOW.</i>	
93.	b. Dues: <i>\$200⁰⁰</i> ☐ monthly ☒ annually	
94.	c. Assessments:	
95.	3. Is there road maintenance? ☐ Public ☒ Private ☐ Unknown <i>BY HOME OWNERS ASSOCIATION</i>	
96.	4. Are there any recorded or unrecorded maintenance agreements?	☐ N/A ☐ Yes ☐ No ☒ Unknown
97.	5. Is the property subject to CRP (Conservation Reserve Program) wetlands designation, or other state or federal program?	☐ N/A ☐ Yes ☐ No ☒ Unknown
98.	6. Are there any pending claims, litigation, or notice from any governmental authority currently affecting this property?	☐ N/A ☐ Yes ☒ No ☐ Unknown
99.	7. Do you own any mineral rights to the property?	☐ N/A ☐ Yes ☒ No ☐ Unknown
100.	a. If yes, are they to be sold with the property?	☒ N/A ☐ Yes ☐ No ☐ Unknown
101.	8. Are there any material or adverse defects affecting the value or desirability of the property such as zoning changes, street changes, threat of condemnation or neighborhood noise or nuisances?	☐ N/A ☐ Yes ☒ No ☐ Unknown
102.	If yes, explain: <i>7) MINERAL RIGHTS OWNED BY RJ REYNOLDS COMPANY.</i>	

103. **F. Other Information the Buyer Should Know:**

MS. CONNIE WATSON (HOA PRESIDENT)
CAVE HOLLOW BAY HOME OWNERS ASSOCIATION
260 WILDERNESS ROAD
MAMMOTH CAVE, KETUCKY 42259
PH: 270-286-9596
EMAIL: cavehollowbay@gmail.com

104. <i>JDM</i>	<i>1/4/25 9:09 AM</i>	_____	_____
105. Seller Initials	Date/Time	Buyer Initials	Date/Time
106. <i>IRM</i>	<i>1/4/25 7:50 AM</i>	_____	_____
107. Seller Initials	Date/Time	Buyer Initials	Date/Time

109. Property Address: _____

110. **G. SELLER'S STATEMENT**

111. The undersigned represents that the information provided herein is true and accurate to the best of the Seller's
112. knowledge.

113. ^J Seller J. R. D. [Signature] Date 1/4/25 ^T Seller [Signature] Date 1/6/25

114. **H. BUYER'S RECEIPT AND ACKNOWLEDGMENT**

115. I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present
116. condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent.

117. Buyer _____ Date _____ Buyer _____ Date _____