

After Hours Farm
4175 Cigar Lane
54.25± Acres | Fayette County
\$5,850,000

Offered Exclusively By:

# KIRKPATRICK & CO.

Zach Davis | Principal Broker +1 .859.576.8195 www.kirkfarms.com zach@kirkfarms.com





One of only two private farms located within the Kentucky Horse Park, 4175 Cigar Lane is the rarest of exclusive offerings.

With 54.25 acres of 100% prime farmland or farmland of statewide importance, the fine soils here have nurtured horses for generations. The farm's history begins in 1777 when Patrick Henry, then Governor of Virginia, granted 9,000 acres of land in the .Kentucky .Territory to his brother-in-law, William Christian, including the land that became the Kentucky Horse Park. Since that time, trotting horses, Thoroughbreds, Standardbreds and, more recently, sport horses have been cultivated here.

With its elite location tucked aside the KHP, the farm also boasts modern amenities for competing horses. Equestrians can easily hack to the show grounds from the farm, making the quick jaunt with ease, avoiding trailers & unfamiliar barns.

Fine training facilities include a self-irrigated 225' x 115' Ebb and Flow arena, six-stall center aisle barn complete with feed room, tack room, and 2 wash stalls.

Dotted with ancient burr oaks, the farm boasts a 2± acre spring-fed pond & traditional rock fencing. Mature as well as recently-updated landscaping alongside brick patios lend a resort feel to the equine oasis. The charming main residence, two guest suites, and a manager's home contribute seven bedrooms, with ample space for hosting guests or housing employees.

Past stewards of the farm arranged a generous conservation plan, uniquely allowing for trailers/campers, temporary structures during the months of April to September, for "agriculture, including show or sport uses."

For guidance reviewing relevant easements, please contact Broker Zach Davis for connection to an expert team.































































































































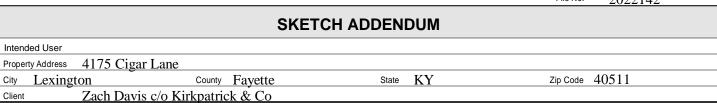


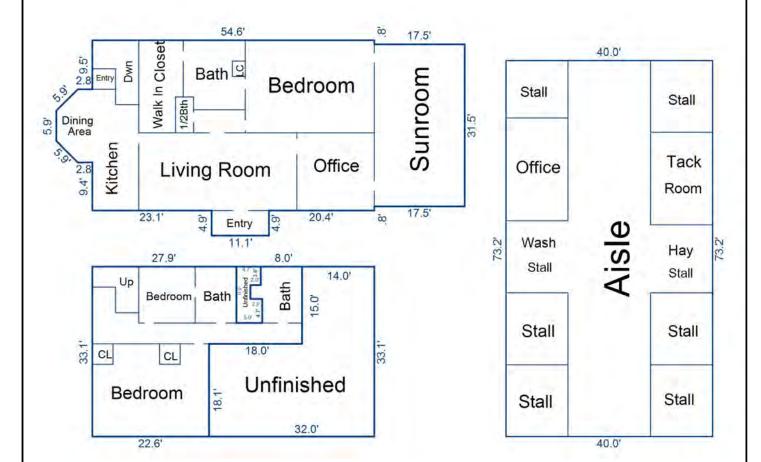




All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.

File No. 2022142





A	AREA CA	LCULATI	ONS SUMI	MARY		Land I	AREA CAL	CUL	ATIONS	BR	EAKDOWN		
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base	x	Height	x	Width	=	Area
GLA1	First floor	1.0	2494.7	229.3	2494.7	First floor			31.5	X	17.5	=	551.3
BSMT	Unfinished Base	1.0	789.2	130.2	1000				11.1	X	4.9	=	54.4
	Finished baseme	1.0	970.4	174.0	1				54.6	X	33.1	=	1807.3
	Unfinished Base	1.0	47.7	36.0	1807.3				7.0	×	5.9	=	41.1
ОТН	Barn	1.0	2928.0	226.4	2928.0		0.5	X	2.8	X	0.0	=	0.1
							0.5	X	5.8	×	2.9	=	8.5
									4.1	X	2.8	=	11.7
							0.5	X	5.9	X	3.0	=	8.7
									4.2	X	2.8	=	11.7
	Net LIVABLE			(rounded)	2,495	Cartin A Roll Sto					25.00		
					11	9 total items					(rounded)		2,495

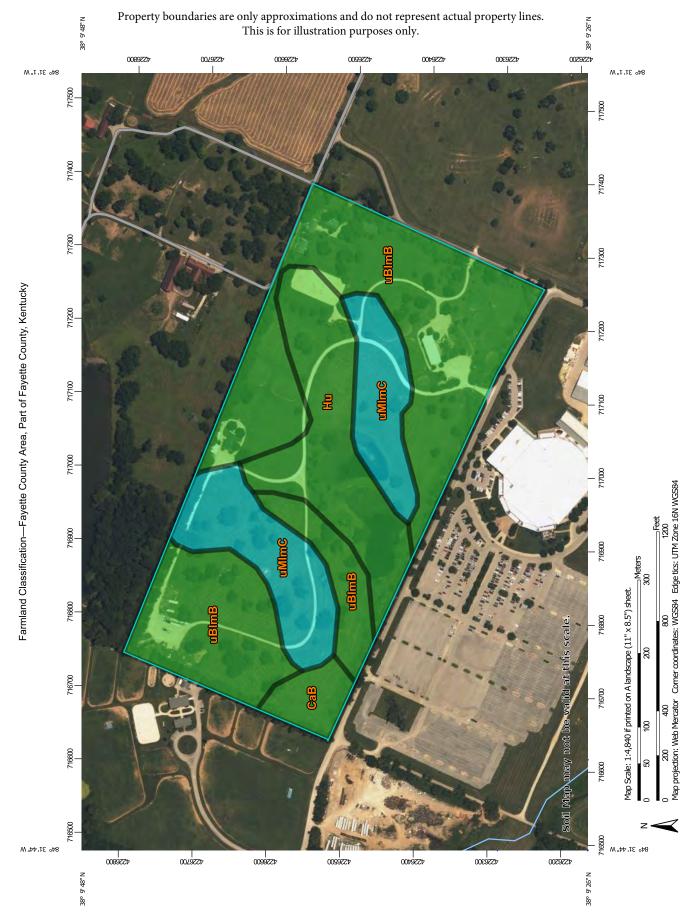
File No. 2022142 **SKETCH ADDENDUM** Intended User Property Address 4175 Cigar Lane Zip Code  $405\overline{1}$ County Fayette KY City Lexington State Zach Davis c/o Kirkpatrick & Co 47.3' 12.5' ෆ Laundry Bedroom Kitchen 0 Closet Closet Closet Living Room Bedroom Bath 12.5' 47.3' 14.1' 12.0' 12.0' Kitchen 3.0 4.2 10.2 25.5' 5.5' 4 Bath Bath Closet Close Garage Bedroom Bedroom 20.0' 21.3' 15.7' Stall 24.4' Shed Stall 38.3' AREA CALCULATIONS SUMMARY AREA CALCULATIONS BREAKDOWN Code GAR Net Size 510.6 Description Factor **Net Totals** Name 1.0 99.8 510.6 Garage OTH 688.9 115.4 Garage Apartme 1.0 Bedroom/Bath 1.0 360.5 80.2 Equipment Shed 1.0 934.5 125.4 3805.0 **Guest House** 1821.0 181.8 1.0 0 0 total items (rounded)

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Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.

USDA



Web Soil Survey National Cooperative Soil Survey

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2 2 2 2 2 2 2	Prime farmland if subsoiled, completely removing the root inhibiting soil layer. Prime farmland if irrigated and the product of I (soil errolibility) x C (climate factor) does not exceed	60 Prime farmland if irrigated and reclaimed of excess salts and sodium Farmland of statewide importance Farmland of statewide importance if drained	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season Farmland of statewide importance, if irrigated
	5 5	3 3 3	3 3

Soil Survey Area: County, Kentucky

Survey Area Data: Version 18, Sep 8, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Date(s) aerial images were photographed: Jun 27, 2019—Sep 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## **Farmland Classification**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
СаВ	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	2.1	3.8%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	10.3	18.9%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	30.7	56.7%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	11.2	20.6%
Totals for Area of Inter	rest	1	54.2	100.0%

## **Description**

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

## **Rating Options**

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

## **SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY**

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

PRO	OPERTY ADDRESS: 4001 Iron Works Pike aka 4175 Cigar Lane, Lexington, Kentucky 40511	DA		
Plea	ase answer all questions. Mark yes or no to all questions. If answer is yes, please exp	lain in ite Yes	m #13. No	Unknown
-1	MAIN RESIDENCE - HOUSE SYSTEMS	165	IVO	Officiowii
1.	Are you aware of any problems affecting:			/
	(a) Electrical wiring			V
	(b) Air Conditioning			D
	(c) Plumbing/Septic			
	(d) Heating			V
	(e) Pool/Hot tubs/Sauna		₽	<u> </u>
	(f) Appliances			V
	(g) Doors and windows			V
2.	MAIN RESIDENCE - FOUNDATION	_		
	(a) Are you aware of any problems concerning the basement?		<u>ш</u>	<u> </u>
	(b) Are you aware of any problems concerning sliding, settling, movement			
	upheaval, or earth stability?	片	片	<u>v</u>
	(c) Are you aware of any defects or problems relating to the foundation?	1	ш.	
3.	MAIN RESIDENCE - ROOF (a) Has the roof ever leaked?			TX
		++	<b>H</b>	<del>- Ti</del>
	(b) Has the roof ever been repaired?(c) Do you know of any problems with the roof	Ħ	Ħ	
4	MAIN RESIDENCE – ALE/LEAD-BASED PAINT			
4.	(a) Was residence built before 1978?			<u>u</u>
	(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 Acknowledgeme	nt		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
	EPA pamphlet "Protest 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	_	_	F2/
	(a) Have you ever had a survey of your property?	<u> </u>	4	<u> </u>
	(b) Do you know the boundaries of your property?	#	+	
	(c) Are the boundaries of your property marked in any way?		لبل	~
	(d) Are you aware of any encroachments, recorded or unrecorded easements			V
	relating to this property?			V
	(e) Is there any common fencing? If yes, explain any agreement and common			ra (
	maintenance	H	Ħ	
_	(f) Any improvements shared in common with adjoining or adjacent properties?		_	
/.	HOMEOWNER'S ASSOCIATION (a) Is the property subject to rules or regulations of any homeowner's association?			<b>☑</b>
	If yes, please supply copy of rules and regulations.	- Lucid		
8.	WATER			
٥.	(a) Are all the improvements connected to a public water system?			V
	(b) IF NOT, please state your water sources and explain.			
	(c) Has your water system ever gone dry? If yes, explain			V
	(d) Are you aware of any problems with your water lines and/or waterers?			
	(e) Is your water supply shared with anyone else?			$\square$
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?	부	부	
	(b) Were any auxiliary houses built before 1978?	Ш.	ш	₩
	(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 Acknowledgeme	nt		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
	EPA pamphlet "Protest Your Family From Lead in Your Home".)			
10.	BARNS/OUTBUILDINGS  (a) Are you aware of any problems affecting any of the mechanical systems,			_
	Structure, or roof on any of the barns or outbuildings?			₩.
	Structure, of fool off any of the partie of outbuildings:			

FORM 035

	Yes	No	Unknown
11. UTILITIES			
(a) Are you aware of the location of the following underground utilities?  1) Water lines		П	Tel (
2) Electric lines	Ħ	Ħ	
3) Natural Gas/Propane			
4) Telephone lines			
5) Septic/Field lines			V
(b) If you answered yes to any of the above, can you furnish a diagram of same?			V
12. MISCELLANEOUS			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos			
materials used in construction?			<u>1</u> /2"
(b) Do you know of any violations of local, state or federal government laws or			V
regulations relating to this property?(c) Are you aware of any Radon test being performed on this property?		븕	
(d) Are you aware of any kadon test being performed on this property?(d) Are you aware of any existing or threatened legal action affecting this property?		+	<del>   </del>
(f) Are there any assessments other than property assessments that apply to this			_1,144_
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			
			U
infestation? If yes, when and by whom?  (i) Are you aware of any underground storage tanks?			
(j) Are you aware of any past or present chemical contamination to the soil	_	_	
and/or water on this property?	부	+	14
(k) Are you aware of any dumps on the property, present or past?		井	- 4
(I) Are any sink holes being used as a dump?		44	LW
(m) To your knowledge, has the property been used for anything besides agricultural purposes?			EV.
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	H	++	
(o) Have you ever had a soil analysis done?		十	<del>  </del>
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?			12
(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.			
The seller is acting in his capacity as the manager of Black Fences, LLC has no knowledge of t	he proper	ty's conditi	ion, past or
present.			
THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. T	HIS INFO	RMATION	I IS
PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS IN	<b>FORMATIO</b>	ON IS BEI	JEVED TO
BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.			
3(2) 40			
1 Collect June 16 2022			
Monager Black Forces LL	DAT	E	TIME
IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOT	TCE TO TI	JE BLIVED	TUAT TUE
SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS	S FORM	IE BUTEK	IDALIDE
SELECTIAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THE	o i Okia.		
BROKER/AGENT: DATE:	TIM	E:	
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I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY OF THE "SELLER" OF	ROPERTY	HISTORY"	(*)
	14.4		
RIIVER DATE TIME BILVER	134		I I IVI -

If you have specific questions please consult an attorney. The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result from your use of this form.

#### KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

### **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 warranty is provided;
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure

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.

The state of the s	_
Property Address	
4001 Iron Works Pike aka 4175 Cigar Lane – Main Residence & Guest Quarters	

City State Zip
Lexington KY 40511

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. 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. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

**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. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) 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.

**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.

## Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. PI	RELIMINARY DISCLOSURES	N/A	YES	NO	UN- KNOWN
a.	Have you ever lived in the house?				
b.	List the date (month / year) you purchased the house.				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: Manager of Black Ferros, LLC - owned by a Trust				
d.	To the best of your knowledge, has the house been used as a rental?				
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?				
f.	To the best of your knowledge, has this house ever been used for anything other than a residence?				
	Explain:				

Page 1 of 5
KREC Form 402 12/2019

X Pollor Pritials

6/16/32 320 Dayle/Time

Buyer Initials

Date/Time

2. H	OUSE SYSTEMS				
_	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNO
a.	Plumbing				
b.	Electrical system				
c.	Appliances				
d.	Ceiling and attic fans				G
e.	Security system				
f.	Sump pump				
g.	Chimneys, fireplaces, inserts				
h.	Pool, hot tub, sauna				
i.	Sprinkler system				Ī
j.	Heating system age of system:				ī
k.	Cooling/air conditioning system age of system:				[
I.	Water heater age of system:				Ī
lea	se explain any deficiencies noted in this Section:				_
_					
_					
					_
. B	UILDING STRUCTURE	N/A	YES	NO	KN
a.	Whether or not they have been corrected, state whether there have been problems affecting:	_	_	_	
	1) The foundation or slab				_ [
	2) The structure or exterior veneer				
	3) The floors and walls				
	4) The doors and windows				
b.	1) To the best of your knowledge, has the basement ever leaked?				
	2) When was the last time the basement leaked?				
	3) Have you ever had any repairs done to the basement?				_[
	4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an of	extrem	ely hea	vy rain	ı, et
	Explain:		-		
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?				
i.	Are you aware of any damage to wood due to moisture or rot?				
j.	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,		П	П	[
٦.	fungi, etc.)?				
k.	Are you aware of any damage due to wood infestation?				
	1) Has the house or any other improvement been treated for wood infestation?				
	2) If yes, by whom?				
	3) Is there a warranty?				
lea	se explain any deficiencies noted in this Section:				
	7				-
					_
	00F	N/A	YES	NO	KN
. R					[
l <b>. R</b> (	How old is the roof covering? (write the age of the roof if known)				[
	How old is the roof covering? (write the age of the roof if known)  Has the roof leaked at any time since you have owned or lived at the property?				
a. b.	Has the roof leaked at any time since you have owned or lived at the property?  To the best of your knowledge, has the roof leaked at any time before you owned or lived at				
a.	Has the roof leaked at any time since you have owned or lived at the property?  To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?				i
a. b.	Has the roof leaked at any time since you have owned or lived at the property?  To the best of your knowledge, has the roof leaked at any time before you owned or lived at				

f.	Have you ever had the roof replaced?				Q
	If so, when?				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ly heav	y rain,	etc.)	
<u>o</u> .	Explain:				
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?				U
Plea	se explain any deficiencies noted in this Section:				
			1400	410	UN-
5. L/	AND / DRAINAGE	N/A	YES	NO	KNOW
a.	Whether or not they have been corrected, state whether there have been problems affecting:	П			U
	1) Soil stability		+	붐	
	2) Drainage, flooding, or grading	<u> </u>			
	3) Erosion	무	-		
	4) Outbuildings or unattached structures				L.
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?				Ĺ
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				L
	this property?				
Plea	se explain any deficiencies noted in this Section:				
6. B	DUNDARIES	N/A	YES	NO	UN KNO
a.	Have you ever had a staked or pinned survey of the property performed?				V
b.	Are you in possession of a copy of any survey of the property?				1
c.	Are the boundaries marked in any way?				V
	Explain:				
d.	Do you know the boundaries?				L
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?				V
	Explain:				
7. W	ATER	N/A	YES	NO	KNOV
a.	Source of water supply:				
b.	Are you aware of below normal water supply or water pressure?				
c.	Has your water ever been tested? If so, attach the results or explain.				1
	Explain:				
8. SI	EWER SYSTEM	N/A	YES	NO	KNOV
a.	Property is serviced by:				
	1. Category I: Public Municipal Treatment Facility				L
	2. Category II: Private Treatment Facility				V
	3. Category III: Subdivision Package Plant				- 1
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				V
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal				V
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				-
	7. Category VII: No Treatment/Unknown				V
	Name of Servicer:				
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?				V
	se explain any deficiencies noted in this Section:				
	11/1241				
_	3 of 5				
(REC	Form 402 12/2019 Seller Initials Date/Time Buyer Initials Date/Time	2			

					UN
). C	ONSTRUCTION / REMODELING	N/A	YES	NO	KNO
a.	Have there been any additions, structural modifications, or other alterations made?				L
b.	If so, were all necessary permits and government approvals obtained?				1
10	Explain:	AL/A	YES	NO	UN
	HOMEOWNER'S ASSOCIATION (HOA)  1) Is the property subject to rules or regulations of a HOA?	N/A	1123	NO	KNO
a.	2) If yes, what is the yearly assessment?			<u>                                     </u>	L
_	3) HOA Name:				
	HOA Primary Contact Name:				
	HOA Primary Contact Phone No.:				
b.	Is the property a condominium?	П	П	П	- [
~!	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				-
c.	Are you aware of any condition that may result in an increase in taxes or assessments?		П	П	
<u> </u>	Are any features of the property shared in common with adjoining landowners, such as walls,				
d.	fences, driveways, etc.?				
e.	Are there any pet or rental restrictions?				[
-	Explain:	-			
	BAP COLLEGE				
1.	HAZARDOUS CONDITIONS	N/A	YES	NO	KN
	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				
а.	abandoned wells on the property?				
	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,	П		П	
b.	water contamination, asbestos, the use of urea formaldehyde, etc.)				- 1
	LEAD BASED PAINT DISCLOSURE REQUIREMENT  ry purchaser of any interest in residential real property on which a residential dwelling was built performed by the property may present exposure to lead from lead-based paint, which may cause certain health ris		1978 is	notifie	d tl
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	LEAD BASED PAINT DISCLOSURE REQUIREMENT ry purchaser of any interest in residential real property on which a residential dwelling was built property may present exposure to lead from lead-based paint, which may cause certain health ris			notifie	ı
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Explain:			
	11 6		
e. Has this house ever been damag	ged by fire or other disast	er?	
Explain:	C	Ah a manananti (7	
f. Are you aware of the existence of		the property?	
g. Has this house ever had pets livin	ng in it?		
Explain:		of historia places?	
h. Is this house in a historic district  3. ADDITIONAL INFORMATION	or listed on any registry	of historic places?	ALIA VEC NO UN
Oo you know anything else about the	proporty that that chould	t he disclosed to the Ruyer?	N/A TES NO KNO
f yes, please provide details in the spa			
ne seller is acting in his capacity as the	he manager of Black Fer	ices. LLC has no knowledge of the	property's condition, past or
There is ac acceptance		rvation easement	
4. SELLER(S) CERTIFICATION (CHOOSE	ONE)		
nowledge and belief. I / we agree to	tify that the information	disclosed above is complete and yer in writing of any changes that	
As Seller(s) I / we hereby cer mowledge and belief. I / we agree to o closing.	tify that the information o immediately notify Bu	yer in writing of any changes that	become known to me / us price
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#### **KENTUCKY REAL ESTATE COMMISSION**

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

#### 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 warranty is provided;
- 2. Sales of real estate at auction; or
- A court supervised foreclosure

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.

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Please take your time to answer these questions accurately and completely.		
Property Address		
4001 Iron Works Pike aka 4175 Cigar Lane – Manager's Home	14	
City	State	Zip
Lexington	KY	40511

**PURPOSE OF DISCLOSURE FORM:** Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. 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. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

**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. (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 an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) 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.

**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.

#### Answer all questions to the best of your knowledge. Attach additional sheets as necessary. 1. PRELIMINARY DISCLOSURES N/A YES KNOWN Have you ever lived in the house? W List the date (month / year) you purchased the house. Do you own the property as (an) individual(s) or as representative(s) of a company? Explain: Marager of Black lences To the best of your knowledge, has the house been used as a rental? W To the best of your knowledge, has this house ever been vacant (not lived-in) for more than L three (3) consecutive months? To the best of your knowledge, has this house ever been used for anything other than a f. residence? Explain:

Page 1 of 5 KREC Form 402 12/2019 eller Initials

Buyer Initi

Date/Time

2. H	OUSE SYSTEMS				
	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	KNO
a.	Plumbing				
b.	Electrical system				
c.	Appliances				
d.	Ceiling and attic fans				
e.	Security system				
f.	Sump pump				
g.	Chimneys, fireplaces, inserts				Ų
h.	Pool, hot tub, sauna				
i.	Sprinkler system				v
j.	Heating system age of system:				Į.
k.	Cooling/air conditioning system age of system:				
1.	Water heater age of system:				
Plea	se explain any deficiencies noted in this Section:				
2 0	UILDING CTRUCTURE	N/A	YES	NO	Uł
а.	Whether or not they have been corrected, state whether there have been problems affecting:	14/1	123	110	KNO
a.	1) The foundation or slab				
	2) The structure or exterior veneer				G
	3) The floors and walls				
	4) The doors and windows	H	ö		Ī
L .	1) To the best of your knowledge, has the basement ever leaked?	H		ö	Ī
b.	2) When was the last time the basement leaked?				_
	3) Have you ever had any repairs done to the basement?				
	4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an	extrem	ely hea	vy rain	, et
	Explain:				
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		П	П	
i.	Are you aware of any damage to wood due to moisture or rot?				Į.
	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,				
j.	fungi, etc.)?				
k.	Are you aware of any damage due to wood infestation?				
	1) Has the house or any other improvement been treated for wood infestation?				
	2) If yes, by whom?				
-	3) Is there a warranty?				
Plea	se explain any deficiencies noted in this Section:				
		N/A	YES	NO	υ
	OOF  How ald in the weef reparing? (write the ago of the roof if known)	N/A	TES		KNC
a.	How old is the roof covering? (write the age of the roof if known)	H	旹		C
b.	Has the roof leaked at any time since you have owned or lived at the property?				
c.	To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property?				G
d.	When was the last time the roof leaked?				[
٠.	Have you ever had any repairs done to the roof?	$\Box$			

f.	Have you ever had the roof replaced?				52
	If so, when?				-
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	lv heav	v rain.	etc.)	
ъ.	Explain:	,	y		
	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing		_		
h.	the entire roof covering? If so, when?		Ц	Ш	يا
Pleas	se explain any deficiencies noted in this Section:				
5. LA	ND / DRAINAGE	N/A	YES	NO	UN-
a.	Whether or not they have been corrected, state whether there have been problems affecting:				KNUN
	1) Soil stability				(
	2) Drainage, flooding, or grading				
_	3) Erosion	H			<u>.</u>
	4) Outbuildings or unattached structures	H	H	H	
-	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				
b.	insurance for federally backed mortgages?				1
	If so, what is the flood zone?				
	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				
c.	this property?				Ţ
Dloc	se explain any deficiencies noted in this Section:				
riea	se explain any deficiencies noted in this section.	_	_		
6. BC	DUNDARIES	N/A	YES	NO	KNO
a.	Have you ever had a staked or pinned survey of the property performed?				N
b.	Are you in possession of a copy of any survey of the property?				G
c.	Are the boundaries marked in any way?				
	Explain:				
d.	Do you know the boundaries?				
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?				Į.
	Explain:				
7. W	ATER	N/A	YES	NO	KNO
a.	Source of water supply:				
b.	Are you aware of below normal water supply or water pressure?				N
c.	Has your water ever been tested? If so, attach the results or explain.				G
	Explain:				
8. SE	WER SYSTEM	N/A	YES	NO	KNO
a.	Property is serviced by:				
	1. Category I: Public Municipal Treatment Facility				5
	2. Category II: Private Treatment Facility				
	3. Category III: Subdivision Package Plant		П		<u></u>
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				5
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	Ħ			
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system		ö		
	7. Category VII: No Treatment/Unknown	H	H	H	-
					Ц
l.	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic):  Date last cleaned (septic):	F		- Parried	_
С.	Are you aware of any problems with the sewer system?				
Plea	se explain any deficiencies noted in this Section:				

9. C	ONSTRUCTION / REMODELING	N/A	YES	NO	UN- KNOW
a.	Have there been any additions, structural modifications, or other alterations made?				~
b.	If so, were all necessary permits and government approvals obtained?				Ģ
	Explain:				
10.	HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	UN- KNOW
a.	1) Is the property subject to rules or regulations of a HOA?				V
	2) If yes, what is the yearly assessment?				
	3) HOA Name:				
	HOA Primary Contact Name:				
	HOA Primary Contact Phone No.:				
b.	Is the property a condominium?				1
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c.	Are you aware of any condition that may result in an increase in taxes or assessments?				V
d.	Are any features of the property shared in common with adjoining landowners, such as walls,		П	П	v
u.	fences, driveways, etc.?				
e.	Are there any pet or rental restrictions?				V
	Explain:				
		NI/A	VEC	NO	UN-
11.	HAZARDOUS CONDITIONS	N/A	YES	NO	KNOW
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				6
	abandoned wells on the property?				
b.	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)				V
	LEAD BASED PAINT DISCLOSURE REQUIREMENT				
such	y purchaser of any interest in residential real property on which a residential dwelling was built purpoperty may present exposure to lead from lead-based paint, which may cause certain health ris	ks.			
c.	Was this house built before 1978?	H		∺	
d.	Are you aware of the existence of lead-based paint in or on this house?  RADON DISCLOSURE REQUIREMENT	<u> </u>			فينا
heal	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie th risks, including lung cancer. The Kentucky Department for Public Health recommends radon test	nt quar ting. Fo	ntities, r more	may pr inform	resen ation
	chfs.ky.gov and search "radon."			П	
e.	1) Are you aware of any testing for radon gas?	<del>-</del>	<del>-</del>	<u></u>	
_	2) If yes, what were the results?	H	H	H	V
f.	1) Is there a radon mitigation system installed?	旹	<del>-</del>	H	1
	2) If yes, is it functioning properly?  METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT				L
writ	operty owner who chooses NOT to decontaminate a property used in the production of method ten disclosure of methomphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 lose methomphetamine contamination is a Class D Felony under KRS 224.99-010.  1) Is the property currently contaminated by the production of methomphetamine?	mphet 17:200.	Failure	MUST e to pro	mak operl
	If no, has the property been professionally decontaminated from methamphetamine contamination?  Explain:				Į.
12.	MISCELLANEOUS	N/A	YES	NO	UN- KNOW
a.	Are you aware of any existing or threatened legal action affecting this property?				V
b.	Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?				V
c.	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to				L
	this property?	П	П	П	V
d.	Are there any warranties to be passed on?				_

	damaged by fire or other dis	aster?				V
Explain:						1
<u> </u>	tence of mold or other fungi	on the property?				V
g. Has this house ever had p	ets living in it?					v
Explain:				_	_	_
	district or listed on any regist	ry of historic places?	Ц	Ц		UN-
3. ADDITIONAL INFORMATION			N/A	YES	NO	KNOV
		ould be disclosed to the Buyer? Attach additional sheets, as necessary				
resent.		Fences, LLC has no knowledge of the		onuno	it, past	oi
4. SELLER(S) CERTIFICATION (o		ion disclosed above is complete and a	accurate to t	he best	of my	/ ou
As Seller(s) I / we here nowledge and belief. I / we a	by certify that the informat	ion disclosed above is complete and a Buyer in writing of any changes that			_	-
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