

FOR SALE

9588 Harrodsburg Rd, Wilmore
196+/-Acres

Kentucky.....Still the best place in the world to raise a horse



Pleasant View Farm. A 196 acre property that has been in the same Family for over 175 years! This beautiful piece of Historic Kentucky Bluegrass is available For Sale possibly for the first time ever. The main residence consists of over 4200 sqft of gracious living space, including 5 bedrooms, 3 1/2 Baths, BEAUTIFUL FOYER, LIVING ROOM, and DINING ROOM. Original parts of the home are rumored to have been built well before the Civil War and were updated with extensive additions in 1906. Additional residence features include a charming 40x9 screened porch, breakfast porch, 1st floor bedroom with attached full bath, period lighting, large columned front porch, a cozy den and more, all just steps away from a cozy cottage/guest residence (currently leased). The farm features wonderfully productive soil, 2 horse barns (good local boarding business) a tobacco storage barn and nearly 1/2 mile of dry stack stone fencing. Truly a rare opportunity!

Listing Price \$1,423,000



Tom Biederman
Broker
(859)312-0606

BIEDERMAN REAL ESTATE
— AND AUCTIONEERS —

www.BiedermanRealEstate.com

1076 Wellington Way . Lexington. KY . 40513
(895)277-2030







Welcoming
·18 x 12 Foyer
·10' Ceilings





Living Room · Fireplace · Hardwood Floors





Dining Room





**First Floor Bedroom
& Bath**





Master Bedroom



Guest Bedrooms





40' Screened In Porch

Breakfast Porch



Kitchen



Guest Cottage

Dry Stacked Stone Fencing





Farm Amenities

- 18 stalls in 2 barns
- Tobacco Barn
- 5 Run in sheds
- 3 Automatic waterers
- Equipment storage, 2 bay Garage
- 5 Fields & 4 paddocks
- Large open fields for hay or crops





ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 5/4/16 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 9588 HARRODS BURG Rd - WILMORE, KY

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

JJH (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or paint hazards are present in the housing. (explain): _____

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

JJH (b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____

Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

____ (c) Purchaser has received copies of all information listed above
____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*
____ (e) Purchaser has (check one below):

Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller [Signature] Date 5/4/16 Buyer _____ Date _____
Seller _____ Date _____ Buyer _____ Date _____
Agent _____ Date _____ Agent _____ Date _____

Property Address 9588 HARRODSBURG Rd - WILMORE, KY 40390

YES NO UNKNOWN

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?.....

— — ✓

3. ROOF

(a) Age of the roof? 2006 Shingles @ Copper roof 1922

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

— — ✓

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

(c) 1. Have you ever had any repairs done to the roof? all repaired up to date

✓

2. If you have ever had the roof repaired, when was the repair performed? 2015 copper roof repaired by Odion

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

✓

2. If you have had the roof replaced, when was the replacement performed? 2006 ?

(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?.....

— ✓

2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?.....

4. LAND/DRAINAGE

(a) Any soil stability problems?.....

— ✓

(b) Has the property ever had a drainage, flooding, or grading problem?.....

— ✓

(c) Is the property in a flood plain zone?.....

— ✓

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

— ✓

Explain:.....

5. BOUNDARIES

(a) Have you ever had a staked or pinned survey of the property? partial survey

✓

(b) Do you know the boundaries?.....

✓

(c) Are the boundaries marked in any way? some are pinned

✓

(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?.....

— ✓

Explain:.....

6. WATER

(a) 1. Source of water supply Sumner South Elk Horn 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, give results

Explain:.....

7. SEWER SYSTEM

(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 (AKA: "Home Package Plant")

— ✓

5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;

✓

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....

—

7. Category VII. No Treatment/Unknown.....

—

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

Date of last inspection (sewer):.....

Date of last inspection (septic): 2015 Date last cleaned (septic): cleaned annually since 1992

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

— ✓

Explain:.....

8. CONSTRUCTION/REMODELING

(a) Have there been any additions, structural modifications, or other alterations made?.....

— ✓

(b) Were all necessary permits and government approvals obtained?.....

— ✓

Explain:.....

9. HOMEOWNER'S ASSOCIATION

(a) 1. Is the property subject to rules or regulations of a homeowner's association?.....

— ✓

2. If yes, what is the yearly assessment? \$.....

Initials (Buyer) _____ Date/Time _____ Initials (Seller) _____ Date/Time _____

Property Address 9588 HARROPSBURG Rd - W. Morehead, KY 40390

- | | YES | NO | UNKNOWN |
|---|-------------------------------------|-------------------------------------|---------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... | | <input checked="" type="checkbox"/> | |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... | <input checked="" type="checkbox"/> | | |
| Explain: <u>NET & BORDS</u> | | | |

10. MISCELLANEOUS

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Was this house built before 1978? | <input checked="" type="checkbox"/> | | |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... | | <input checked="" type="checkbox"/> | |
| (c) 1. Are you aware of any testing for radon gas?..... | | | |
| 2. Results, if tested | | | |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, <u>cisterns</u> or abandoned wells on the property?..... <u>J. C. STEVENS, FILLED WITH ROCK</u> | <input checked="" type="checkbox"/> | | |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... | | | <input checked="" type="checkbox"/> |
| (f) Are you aware of any damage due to wood infestation?..... | | | <input checked="" type="checkbox"/> |
| (g) 1. Have the house or other improvements ever been treated for wood infestation? | | | |
| 2. If yes, when, by whom, and any warranties? <u>TERMINEX WARRANTY</u> | | | |
| (h) Are you aware of any existing or threatened legal action affecting this property?..... | | <input checked="" type="checkbox"/> | |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... | | <input checked="" type="checkbox"/> | |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | | <input checked="" type="checkbox"/> | |
| (k) Are you aware of any other conditions which are defective with regard to this property?..... | | <input checked="" type="checkbox"/> | |
| (l) Are there any environmental hazards known to seller?..... | | <input checked="" type="checkbox"/> | |
| (m) Are there any warranties to be passed on?..... | | <input checked="" type="checkbox"/> | |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)? If yes, please explain: | | | |
| (o) Are you aware of the existence of mold or other fungi in the property?..... | | <input checked="" type="checkbox"/> | |
| (p) Has this house ever had pets living in it? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | |
| If yes, Explain <u>DOGS & CATS</u> | | | |
| (q) Is the property in a historic district?..... | | <input checked="" type="checkbox"/> | |

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 1986 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller: Nancy Horn Date: 5/9/16 Seller: Nancy Horn Date: 5/9/16

The licensee named here () has been requested by the owner to complete this form and has done so. I hereby agree to hold harmless the named licensee for any representation 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 agent shall so inform the buyer.

Seller: _____ Date: _____

The Seller has refused to complete this form and has refused to acknowledge his failure to complete the form.

Broker/Agent: _____ Date: _____

The Buyer Acknowledges receipt of this form..

Buyer	Date	Buyer	Date
_____	_____	_____	_____

The Seller may disclose additional information not requested of this form and may respond to additional inquiries of the buyer.

Initials (Buyer) _____ Date/Time _____ Initials (Seller) _____ 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!

