



5203 Bethel Road

92 +/- acres | Lexington, KY





We are pleased to present this extremely well located 92 acre property in Scott County KY with a Lexington KY address. Property amenities are many and include a lovely 5,000sqft, 4 bedroom 4.5 bath Main Residence built within the last 20 years, situated next to a beautiful 2.2 acre lake! *34 stalls in 3 barns *5 paddocks with planked fence * 5 level to gently rolling large fields with great central Kentucky soils *Two auxiliary residences for guests or employees *40 ft round training pen *ample storage area for hay, bedding, and equipment. A stone gated entrance is being reconfigured by the current owner in order to accommodate large trucks and trailers. 5203 Bethel Road offers excellent location, amenities, and opportunity for several horse breeding and training disciplines.



Formal dining area with hardwood floors and crown molding. Spacious kitchen with tile floor, plenty of cabinet space and eat-in area.



Formal living room with vaulted ceilings, hardwood floors and fireplace. Family room with tile flooring and beautiful stone fireplace.



Large master bedroom with hardwood floors, sitting area with tray ceiling and en suite bath with dual vanities, garden tub and separate shower.



Three guest bedrooms with hardwood floors, crown molding and plenty of natural light.



Finished basement with office, large hobby area and separate family room.



Relaxing patio area overlooking the 2 acre stocked lake and farm views.



34 stalls in three barns.



Round pen, lake and 2 employee residences.

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet
 Mayo-Underwood Building
 500 Metro Street 2NCE09
 Frankfort, Kentucky 40601
 (502) 566-7760
<http://krec.ky.gov>



SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for:

1. Incidental purchases of new construction homes if a warranty is provided, or
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.

Property Address: 5203 Bethel Road State KY Zip 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(5). (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	NO
a. Have you ever lived in the house? If yes, please indicate the length of time: <u>23 yrs</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. List the date (month/year) you purchased the house: <u>April 2000</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Do you own the property as (a) individual(s) or as representative(s) of a company? Explain: d. Has the house been used as a rental? If yes, length of time ended? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> e. Has this house ever been vacant (not lived in) for more than three (3) consecutive months? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> f. Has this house ever been used for anything other than a residence? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Seller Initials: JA Buyer Initials: _____
 Date/Time: 10-23-14 PM Date/Time: _____
 Date/Time: 10-23-14 PM Date/Time: _____
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 REC Form 402 12/2002

PROPERTY ADDRESS:

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:

	N/A	YES	NO
a. Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Electrical system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Ceiling and attic fans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Pool, hot tub, sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Cooling/air conditioning system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

age of system: 4 yrs - 9 yrs 6-12
 age of system: 4-70 4-15 6-12
 age of system: 5 yrs 6-15

3. BUILDING STRUCTURE

	N/A	YES	NO
a. Whether or not they have been corrected, state whether there have been problems affecting: 1) The foundation or slab <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 2) The structure or exterior veneer <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 3) The floors and walls <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 4) The doors and windows <u>Replaced wood door w/ composite</u> <input type="checkbox"/> <input checked="" type="checkbox"/> 5) Has the basement ever leaked? <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> 6) If so, where did the basement last leak? <u>5 years ago</u> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 7) Have you ever had any repairs done to the basement? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 8) If you have had basement leaks required, when was the repair done? <u>None</u> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 9) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) Explain: <u>3 times w 23 yrs small puddles in unfinished side</u> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> 10) Are you aware of any damage to wood due to moisture or rot? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 11) 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"/> 12) Are you aware of any damage due to wood infestation? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 13) Has the house or any other improvement been treated for wood infestation? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 14) If yes, by whom? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 15) Is there a warranty? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>			

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve these problems:

4. ROOF

	N/A	YES	NO
a. How old is the roof covering? Age of the roof if known: <u>new 2023</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Has the roof leaked at any time since you have owned or lived at the property? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Has the roof leaked at any time before you owned or lived at the property? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. When was the last time the roof leaked? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have you ever had any repairs done to the roof? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Seller Initials: JA Buyer Initials: _____
 Date/Time: 10-23-14 PM Date/Time: _____
 Date/Time: 10-23-14 PM Date/Time: _____
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PROPERTY ADDRESS:
 Please explain any deficiencies noted in this Section:

1. Have you ever had the roof replaced? YES NO

2. If the roof recently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)
 Explain: Seldom 2023

3. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? YES NO

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:

5. LAND / DRAINAGE

a. Whether or not they have been corrected, state whether there have been problems affecting:
 1) Soil stability YES NO

2) Drains, flooding, or grading YES NO

3) Erosion YES NO

4) Outbuildings or unattached structures YES NO

b. Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?
 If so, what is the flood zone? YES NO

c. Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? YES NO

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems:
Pond

6. BOUNDARIES

a. Have you ever had a staked or platted survey of the property performed? YES NO

b. Are you in possession of a copy of any survey of the property? YES NO

c. Are the boundaries marked in any way? YES NO

Explain: Pressure Entry Assist. G.M.W.S. dis. to upgrade

d. Do you know the boundaries? YES NO

Explain: None

e. Are there any encroachments or unenclosed easements relating to the property? YES NO

Explain: None

7. WATER

a. Source of water supply: G.M.W.S. YES NO

b. Are you aware of below normal water supply or water pressure? Not best pressure YES NO

c. Has your water ever been treated? If so, attach the results or explain.
 Explain: Pressure Entry Assist. G.M.W.S. dis. to upgrade YES NO

8. SEWER SYSTEM

a. Property is serviced by:
 1. Category I: Public Municipal Treatment Facility YES NO

2. Category II: Private Treatment Facility YES NO

3. Category III: Subdivision Package Plant YES NO

4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT) YES NO

5. Category V: Septic Tank with drain field, leigons, wetland, or other on-site dispersal YES NO

6. Category VI: Septic Tank with dispersal to an off-site, multi-property cluster treatment system YES NO

7. Category VII: No Treatment/Unknown YES NO

Name of Service: None

b. For properties with Category IV, V, or VI systems
 Date of last inspection (owner): 10-20-23 1:11 YES NO

Date of last inspection (public): 10-5-23 1:11 YES NO

c. Are you aware of any problems with the sewer system? YES NO

Date last cleaned (public): None YES NO

SELLER INITIALS [Signature] **BUYER INITIALS** [Signature]
DATE/TIME 10-20-23 1:11 **DATE/TIME** 10-5-23 1:11

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PROPERTY ADDRESS:
 Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING

a. Have there been any additions, structural modifications, or other alterations made? YES NO

b. If so, were all necessary permits and government approvals obtained?
 Explain: None YES NO

10. HOMEOWNERS ASSOCIATION (HOA)

a. Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?
 1) If yes, what is the annual or monthly assessment? YES NO

2) HOA Name: None

HOA Primary Contact Name: None

HOA Primary Contact Phone No. and email address: None

b. Is the property a condominium?
 If yes, you must also complete CREC Form 404, the Condominium Seller's Certificate YES NO

c. Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?
 Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.? YES NO

d. Are there any pet or rental restrictions?
 Explain: None YES NO

11. HAZARDOUS CONDITIONS

a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property? YES NO

b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) YES NO

LEAD-BASED PAINT DISCLOSURE REQUIREMENT
 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, which may cause certain health risks.

c. Was this house built before 1978? YES NO

d. Are you aware of the existence of lead-based paint in or on this house?
RADON DISCLOSURE REQUIREMENT
 Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit dhs.ky.gov and search "radon." YES NO

e. 1) Are you aware of any testing for radon gas? YES NO

2) If yes, what were the results? YES NO

f. 1) Is there a radon mitigation system installed? YES NO

2) If yes, is it functioning properly? YES NO

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(1) and 902 KAR 47-200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

g. 1) Is the property currently contaminated by the production of methamphetamine?
 2) If no, has the property been professionally decontaminated from methamphetamine contamination? YES NO

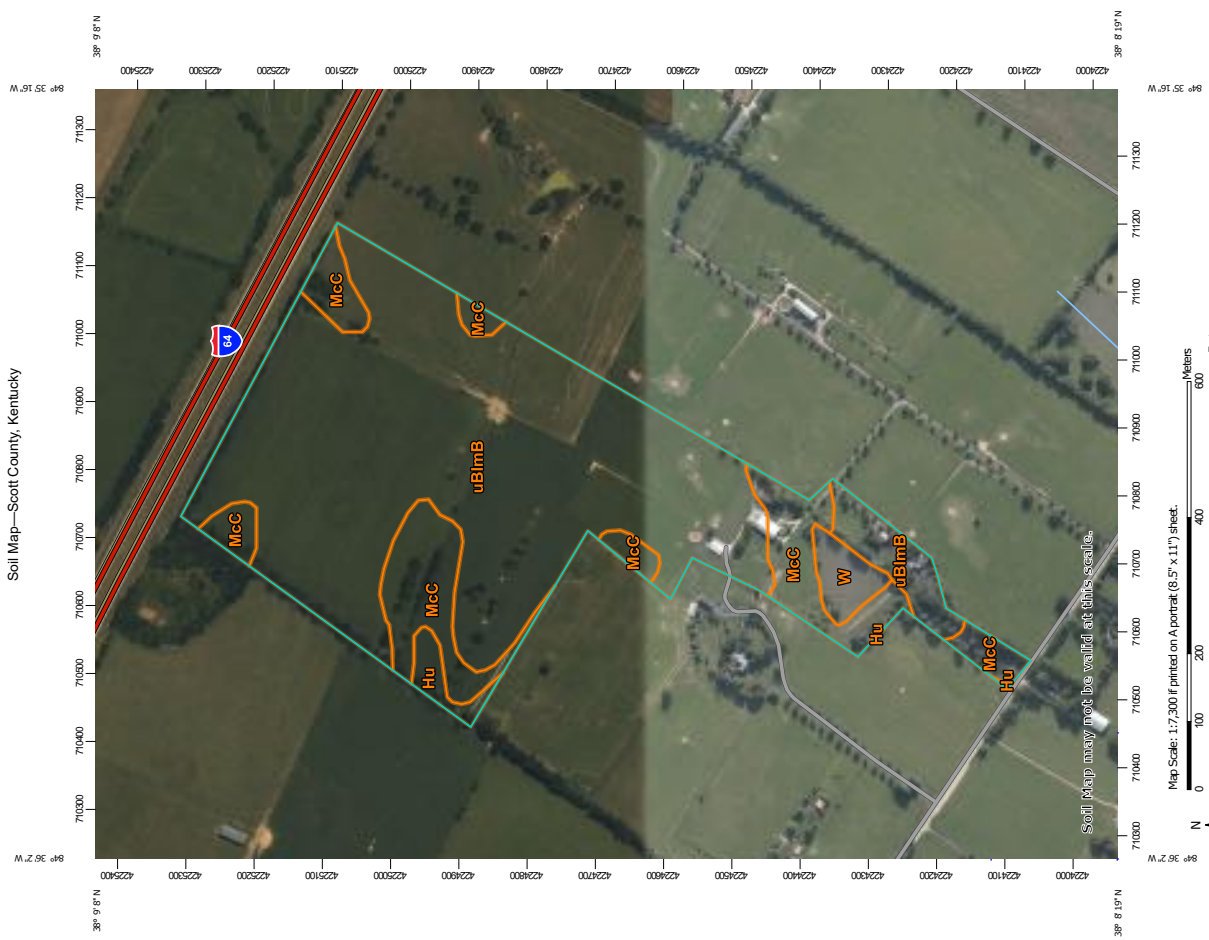
Explain: None

12. MISCELLANEOUS

a. Are you aware of any existing or threatened legal action affecting this property?
 Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)? YES NO

SELLER INITIALS [Signature] **BUYER INITIALS** [Signature]
DATE/TIME 10-20-23 1:11 **DATE/TIME** 10-5-23 1:11

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PROPERTY ADDRESS:

Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? Yes No

Are there any transferable water rights? Yes No

Explain:

Has this house ever been damaged by fire or other disaster? Yes No

Explain:

Are you aware of the existence of mold or other fungi on the property? Yes No

Has this house ever had pets living in it? Yes No

Explain: *one small dog*

Is this house in a historic district or listed on any registry of historic places? Yes No

13. ADDITIONAL INFORMATION

Do you know anything else about the property that should be disclosed to the Buyer? Yes No

If yes, please provide details in the space provided, below. Attach additional sheets, as necessary.

- New stone gated entrance being built to match neighbors entrance

- New water line being installed to service farm and double wide.

14. SELLER(S) CERTIFICATION (nooco 05)

As Seller(s) I / we hereby certify that the information disclosed above is complete and accurate to the best of my / our knowledge and belief. I / we agree to immediately notify Buyer in writing of any changes that become known to me / us prior to closing.

Seller Signature: *Tom Magley* Date: *10-5-23* Seller Signature: *Juanita* Date: *10-5-23*

As Seller(s) I / we hereby certify that my / our Real Estate Agent, *Tom Biederman*, (print name) has completed this form with information provided by me / us at my / our direction and request. I / we further agree to hold the above-named agent harmless for any representations that appear on this form, in accordance with KRS 324.360(5).

Seller Signature: _____ Date: _____ Seller Signature: _____ Date: _____

As Seller(s) I / we refuse to complete this form and acknowledge that the Real Estate Agent will so inform the Buyer.

Seller Signature: _____ Date: _____ Seller Signature: _____ Date: _____

The Seller(s) refuse(s) to complete this form or to acknowledge such refusal.

Principal Broker / Real Estate Agent Print Name: _____ Principal Broker / Real Estate Agent Signature: _____ Date: _____

The Buyer(s) hereby certifies they have received a copy of this Seller's Disclosure of Property form.

Buyer Signature: _____ Date: _____ Buyer Signature: _____ Date: _____

10-5-23 1pm Buyer Initials: _____ Date/Time: _____
10-5-23 1pm Buyer Initials: _____ Date/Time: _____

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 BRCC Form 602 12/2022



SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the National Real Estate Board

PROPERTY ADDRESS: 5199 Bethel Rd. Lox 49511, Goshute, NV DATE: 10-5-2023

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13. Yes No Unknown

- 1. MAIN RESIDENCE - HOUSE SYSTEMS**
Are you aware of any problems affecting:

 - (a) Electrical wiring Yes No Unknown
 - (b) Air Conditioning Yes No Unknown
 - (c) Plumbing/Septic Yes No Unknown
 - (d) Heating Yes No Unknown
 - (e) Food/Hot tubs/Sauna Yes No Unknown
 - (f) Appliances Yes No Unknown
 - (g) Doors and windows Yes No Unknown
- 2. MAIN RESIDENCE - FOUNDATION**

 - (a) Are you aware of any problems concerning the basement? Yes No Unknown
 - (b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? Yes No Unknown
 - (c) Are you aware of any defects or problems relating to the foundation? Yes No Unknown
- 3. MAIN RESIDENCE - ROOF**

 - (a) Has the roof ever leaked? Yes No Unknown
 - (b) Has the roof ever been repaired? Yes No Unknown
 - (c) Do you know of any problems with the roof? Yes No Unknown
- 4. MAIN RESIDENCE - ALLEAD-BASED PAINT**

 - (a) Was residence built before 1978? Yes No Unknown

(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 Acknowledgment of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)
- 5. DRAINAGE**

 - (a) Is this property located in a flood plain zone? Yes No Unknown
 - (b) Has the property ever had a drainage, flooding or grading problem? Yes No Unknown
- 6. BOUNDARIES**

 - (a) Have you ever had a survey of your property? Yes No Unknown
 - (b) Do you know the boundaries of your property? Yes No Unknown
 - (c) Are the boundaries of your property marked in any way? Yes No Unknown
 - (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? Yes No Unknown
 - (e) Is there any common fencing? If yes, explain any agreement and contain maintenance Yes No Unknown
- 7. HOMEOWNER'S ASSOCIATION**

 - (a) Any improvements shared in common with adjoining or adjacent properties? Yes No Unknown
 - (b) Is the property subject to rules or regulations of any homeowner's association? Yes No Unknown

If yes, please supply copy of rules and regulations.
- 8. WATER**

 - (a) Are all the improvements connected to a public water system? Yes No Unknown
 - (b) If NOT, please state your water sources and explain. Yes No Unknown
 - (c) Has your water system ever gone dry? If yes, explain. Yes No Unknown
 - (d) Are you aware of any problems with your water lines and/or waterfost? Yes No Unknown
 - (e) Is your water supply shared with anyone else? Yes No Unknown
- 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? Yes No Unknown
 - (b) Were any auxiliary houses built before 1978? Yes No Unknown

(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 Acknowledgment of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)
- 10. BARN(S)/OUTBUILDING(S)**

 - (a) Are you aware of any problems affecting any of the mechanical systems, structure, or roof on any of the barns or outbuildings? Yes No Unknown

11. UTILITIES

- (a) Are you aware of the location of the following underground utilities?
 - 1) Water lines Yes No Unknown
 - 2) Electric lines Yes No Unknown
 - 3) Natural Gas/Propane Yes No Unknown
 - 4) Telephone lines Yes No Unknown
 - 5) Septic/Field lines Yes No Unknown

12. MISCELLANEOUS

- (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? Yes No Unknown
- (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? Yes No Unknown
- (c) Are you aware of any radon test being performed on this property? Yes No Unknown
- (d) Are you aware of any existing or threatened legal action affecting this property? Yes No Unknown
- (e) Are there any assessments other than property assessments that apply to this property? Yes No Unknown
- (f) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? Yes No Unknown
- (g) Are you aware of any underground storage tanks? Yes No Unknown
- (h) Are you aware of any past or present chemical contamination to the soil and/or water on this property? Yes No Unknown
- (i) Are you aware of any dams on the property, present or past? Yes No Unknown
- (j) Are any sink holes being used as a dam? Yes No Unknown
- (k) To your knowledge, has the property been used for anything besides agricultural purposes? Yes No Unknown
- (l) Are there any losses on the property (e.g. tobacco, mineral, timber, etc.)? Yes No Unknown
- (m) Have you ever had a soil analysis done? Yes No Unknown
- (n) If yes, by whom and when? Yes No Unknown
- (o) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? Yes No Unknown
- (p) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property? Yes No Unknown
- (q) If the answer was "yes" to any of the above questions, please explain. Yes No Unknown

13. If the answer was "yes" to any of the above questions, please explain.

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

SELLER: John Mayfield DATE: 10-5-23 TIME: 1:00pm
 BUYER: _____ DATE: _____ TIME: _____

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: _____ DATE: _____ TIME: _____

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER: _____ DATE: _____ BUYER: _____ DATE: _____ TIME: _____

If you have specific questions please consult an attorney.
 Brokers/Realtors disclaim any and all liability that may result from your use of this form.

SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of Abagross REALTORS®

PROPERTY ADDRESS: 5103 B-n-hel Rd Lox 455117 Double Land & Garbage House DATE: 10-5-23
 Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.
 Yes No Unknown

- 1. MAIN RESIDENCE - HOUSE SYSTEMS**
 Are you aware of any problems affecting:

 - (a) Electrical wiring
 - (b) Air Conditioning
 - (c) Plumbing/Septic
 - (d) Heating
 - (e) Post/Hot tub/Sauna
 - (f) Appliances
 - (g) Doors and windows
- 2. MAIN RESIDENCE - FOUNDATION**

 - (a) Are you aware of any problems concerning the basement?
 - (b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?
 - (c) Are you aware of any defects or problems relating to the foundation?
- 3. MAIN RESIDENCE - ROOF**

 - (a) Has the roof ever leaked?
 - (b) Has the roof ever been repaired?
 - (c) Do you know of any problems with the roof? N/A
- 4. MAIN RESIDENCE - LEAD/LEAD-BASED PAINT**

 - (a) Was residence built before 1978?
 - (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 Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect 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**

 - (a) Have you ever had a survey of your property?
 - (b) Do you know the boundaries of your property?
 - (c) Are the boundaries of your property marked in any way?
 - (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?
 - (e) Is there any common fencing? If yes, explain any agreement and common maintenance. See #13
 - (f) Any improvements shared in common with adjoining or adjacent properties?
- 7. HOMEOWNER'S ASSOCIATION**

 - (a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.
- 8. WATER**

 - (a) Are all the improvements connected to a public water system?
 - (b) If NOT, please state your water sources and explain.
 - (c) Has your water system ever gone dry? If yes, explain.
 - (d) Are you aware of any problems with your water lines and/or well(s)?
 - (e) Is your water supply shared with anyone else?
- 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?
 - (b) Were any auxiliary houses built before 1978?
 - (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 Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect 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?

11. UTILITIES

- (a) Are you aware of the location of the following underground utilities?
 - 1) Water lines
 - 2) Electric lines
 - 3) Natural Gas/Propane
 - 4) Telephone lines
 - 5) Septic/Field lines N/A
 - (b) If you answered yes to any of the above, can you furnish a diagram of same?
- 12. MISCELLANEOUS**
- (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in constructions?
 - (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?
 - (c) Are you aware of any Radon test being performed on this property?
 - (d) Are you aware of any existing or threatened legal action affecting this property?
 - (f) Are there any assessments other than property assessments that apply to this 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 infestations? 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?
 - (k) Are you aware of any dumps on the property, present or past?
 - (l) Are any sink holes being used as a dump?
 - (m) To your knowledge, has the property been used for anything besides agricultural purposes?
 - (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?
 - (o) Have you ever had a soil analysis done? 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?
 - (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 ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

SELLER: Lora Mayne DATE: 10-5-23 TIME: 1:00pm
 SELLER: [Signature] DATE: 10-5-23 TIME: 1:00pm

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: _____ DATE: _____ TIME: _____
 I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER: _____ DATE: _____ TIME: _____ BUYER: _____ DATE: _____ TIME: _____
 If you have specific questions please consult an attorney.
 Abagross Realtors disclaims any and all liability that may result from your use of this form.



92± Acres

OFFERED AT \$2,950,000



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