

FOR SALE

2705 E Scotts Ferry, Versailles
257.4+/-Acres

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



Bohannon-Meyer Farm

257.4 +/- Acres • Beautiful Agricultural Farm Property • 5 Large Tobacco and Stock Barns • Great Cattle Fencing • Large Lake/Pond and several other natural water sources • Employee Residence • Gently Rolling Topography suitable for crops or cattle. • Excellent Location

Listing Price \$1,800,000



TOM BIEDERMAN, BROKER
859.312.0606



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1076 WELLINGTON WAY
LEXINGTON, KY 40513

BIEDERMANREALESTATE.COM



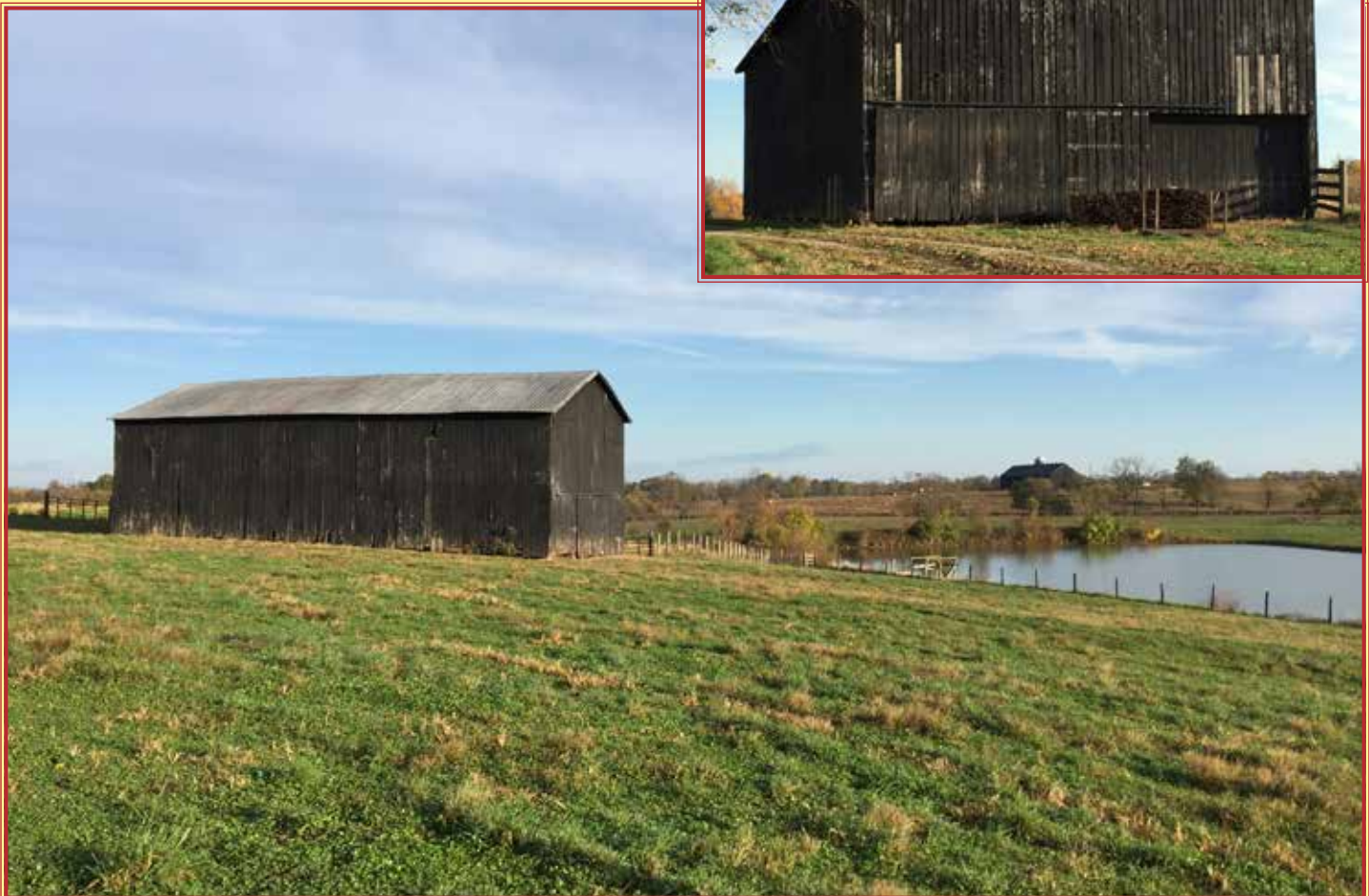
•Tobacco/Stock Barn with Silos



•Ten Bent Tobacco Barn



•5 Large Tobacco and Stock Barns





•Large Lake/Pond





SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

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

PROPERTY ADDRESS: 2705 East Scotts Ferry Road Versailles, KY

DATE: 07/02/2018

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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Air Conditioning | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Plumbing/Septic | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Heating | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Pool/Hot tubs/Sauna..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Appliances | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Doors and windows | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. MAIN RESIDENCE – FOUNDATION | | | |
| (a) Are you aware of any problems concerning the basement?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are you aware of any defects or problems relating to the foundation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. MAIN RESIDENCE – ROOF | | | |
| (a) Has the roof ever leaked?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Has the roof ever been repaired?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Do you know of any problems with the roof..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT | | | |
| (a) Was residence built before 1978? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Has the property ever had a drainage, flooding or grading problem?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. BOUNDARIES | | | |
| (a) Have you ever had a survey of your property?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Do you know the boundaries of your property?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) Are the boundaries of your property marked in any way? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Is there any common fencing? If yes, explain any agreement and common maintenance..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) Any improvements shared in common with adjoining or adjacent properties?.... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. WATER | | | |
| (a) Are all the improvements connected to a public water system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) IF NOT, please state your water sources and explain. | | | |
| (c) Has your water system ever gone dry? If yes, explain..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any problems with your water lines and/or waterers?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Is your water supply shared with anyone else? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Were any auxiliary houses built before 1978?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Yes | No | Unknown |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 11. UTILITIES | | | |
| (a) Are you aware of the location of the following underground utilities? | | | |
| 1) Water lines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2) Electric lines..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3) Natural Gas/Propane | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4) Telephone lines | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Septic/Field lines..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) If you answered yes to any of the above, can you furnish a diagram of same? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. MISCELLANEOUS | | | |
| (a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Do you know of any violations of local, state or federal government laws or regulations relating to this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are you aware of any Radon test being performed on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any existing or threatened legal action affecting this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Are there any assessments other than property assessments that apply to this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Are you aware of any damage due to wood infestation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (i) Are you aware of any underground storage tanks?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any dumps on the property, present or past?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Are any sink holes being used as a dump? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) To your knowledge, has the property been used for anything besides agricultural purposes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (o) Have you ever had a soil analysis done?..... If yes, by whom and when..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. If the answer was "yes" to any of the above questions, please explain. | | | |

1b & 1d-new central heat/ac system 2017. 2a-basement walls leak in wet weather. 3b-house roof replaced 2000, minor storm repairs since. 6d-there are easements through adjacent property to gain access to the farm. 6e-common farm boundary fencing. Fence on north side with Gaines Farm not on property line as half moved into each farm to avoid tree removal. 8a-house and front field on municipal water all the time. Rest of farm waterlines, including 11 troughs, may be pond fed or municipal water if needed. Two gravity fed troughs from pond. 3 spring only troughs. 8c- spring fed water troughs have gone dry in bad drought. 12h-infrequent spot spraying in barns for termites by barn repair crew. 12n-entire farm leased out on annual lease. 12o-soil testing done as needed. Last ones done 2016 or 2017.

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.

| | |
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| SELLER | SELLER |
| DATE | DATE |
| TIME | 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:

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

| | |
|-------|-------|
| | |
| BUYER | BUYER |
| DATE | DATE |
| TIME | TIME |

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



BIEDERMAN REAL ESTATE WILL STRIVE TO REPRESENT OUR CLIENTS, BOTH BUYERS AND SELLERS, WITH THE UTMOST RESPONSIBILITY. OUR REPRESENTATIVES WILL ALWAYS WORK TO OUR HIGHEST ABILITIES TO PROVIDE SUCCESSFUL TRANSACTIONS FOR ALL PARTIES.

WE GET IT DONE!

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