

970 HIFNER ROAD

30.2 Acres

Versailles, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657

RESIDENCE



FIRST FLOOR:

Living Room with hardwood floor, chair rail, crown moulding, and chandelier.



Dining Room with hardwood floor, crown moulding, chandelier, and blinds.



Kitchen with vinyl floor, oak cabinets, crown moulding, chandelier, Whirlpool microwave, Frigidaire self-cleaning oven/range, stainless steel double sink, disposal, Whirlpool dishwasher, side-by-side refrigerator with ice and water dispenser, door to partial basement.



Family Room with carpet, chair rail, crown moulding, ceiling fan with light.

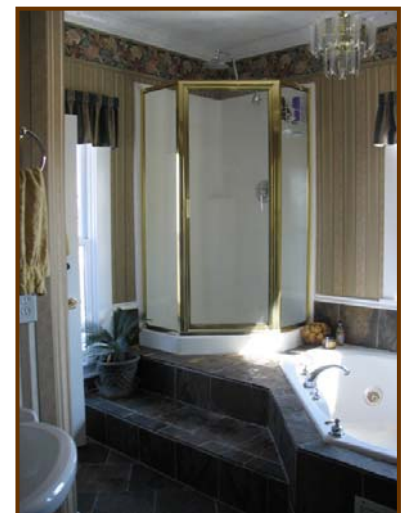


Master Bedroom with hardwood floor, crown moulding, ceiling fan/light, window treatments.



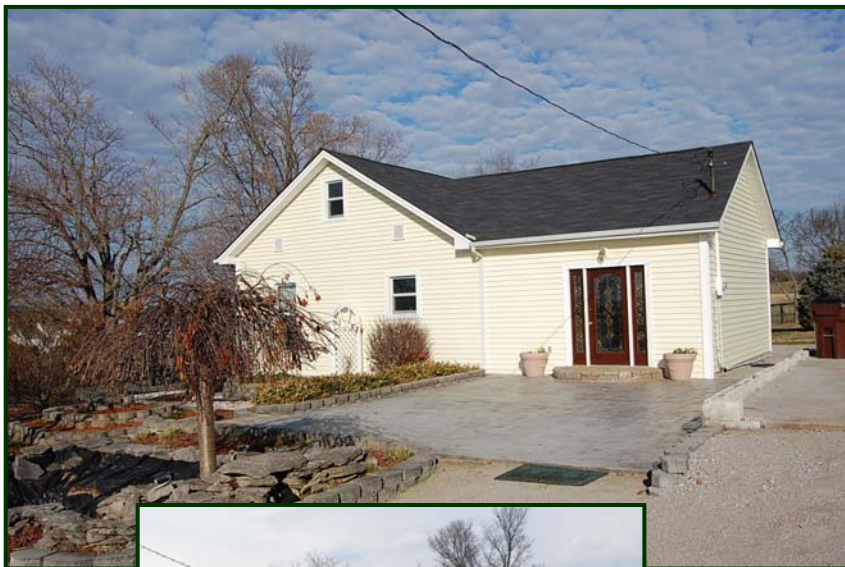
Master Bath with slate floor, two pedestal sinks, two walk-in closets, whirlpool tub, toilet stall, separate shower, and chandelier.

Back Hall with vinyl floor, washer/dryer closet, stairs to second floor bedroom, **full bath** with vinyl floor.



SECOND FLOOR:

Bedroom (27' x 10.5') with wall-to-wall carpet and storage closet (7' x 13'7") with wall-to-wall carpet.



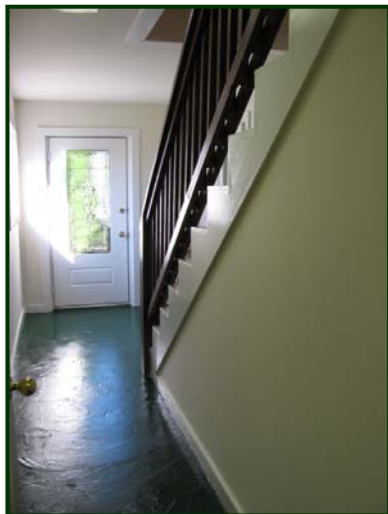
Additional Information:

- 20' x 20.5' Patio
- Forced Air Electric Heat
- Central Air
- City Water—2 Meters
- 2 Electric Meters
- Recently updated with new windows, doors, fixtures, appliances, and master bath.
- New roof on house in 2008
- City water and cistern



HORSE IMPROVEMENTS

- 10 Stall concrete block barn:
 - * Metal façade
 - * Each stall has an infrared heater, drain, timer for lights, and is plumbed for automatic waterers
 - * Interior and exterior stall doors
 - * Heated tack room with full bath
 - * Medicine room
 - * Grooming/wash bays
 - * Two bedroom apartment



OTHER FARM IMPROVEMENTS

- Tobacco barn
- Equipment shed
- Six fields—all with catch pens and two with run-in sheds
- Two paddocks
- Large area graded with a lime dust base for a future indoor and/or outdoor arena.
- Water hydrants
- V-mesh fencing
- City water





**Truly a turn-key, well-maintained farm
with a charming house in beautiful Woodford County!**

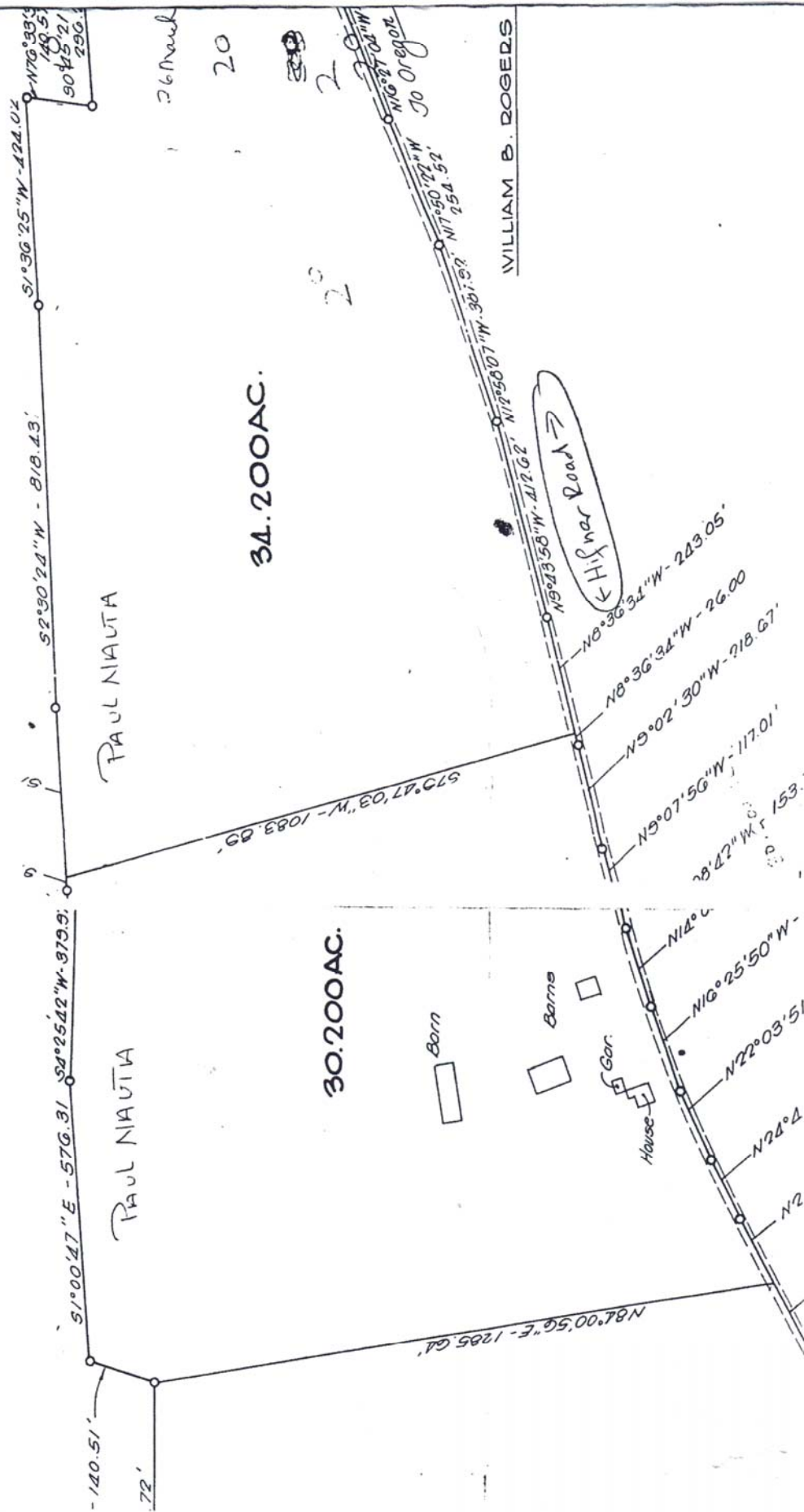
PRICE: \$595,000.



**Agent: Bill Bell
(859) 621-0607**

www.kyhorsefarms.com

518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

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

PROPERTY ADDRESS: 970 Hi-Power Rd, Versailles, Ky 40383

DATE: 11/20/12

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) Pool/Hot tubs/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? Main before new roof '06 ☒ ☒ ☐
- (b) Has the roof ever been repaired? New Roof 2008 ☒ ☒ ☐
- (c) Do you know of any problems with the roof? ☐ ☒ ☐

4. MAIN RESIDENCE - ALE/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 ☐ ☒ ☐
- (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 waterers? ☐ ☒ ☐
- (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. BARN/OUTBUILDINGS

- (a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings? ☐ ☒ ☐

970 HIFNER Rd, Versailles, KY 40383

Yes No Unknown

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

(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 construction?

(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 infestation? If yes, when and by whom?

(i) Are you aware of any underground storage tanks? *C. S. Farm*

(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.

[Signature] 11/20/12 9:00 AM *[Signature]* 11/20/12 9:00 AM
SELLER DATE TIME SELLER 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 TIME BUYER DATE 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.