



Dufont  
330 McCracken Pike  
248± acres | Woodford County  
\$6,200,000

*Offered Exclusively By:*

KIRKPATRICK & Co.

Zach Davis | Principal Broker  
+1 .859.576.8195  
[www.kirkfarms.com](http://www.kirkfarms.com)  
[zach@kirkfarms.com](mailto:zach@kirkfarms.com)







### **Heritage**

Dufont dates from 1784 when original owner William Stuart Hunter acquired 7,000+ acres through a Virginia land grant. Nestled close to town, the estate has been a much-admired social hub & productive farm since its earliest days.

Imbued with the spirit of its generations, Dufont's continued vitality has been fostered by an engaged family. These descendants included educators, bankers, veterans, entrepreneurs, farmers, and adventurers, each making a mark on their ancestral land.

Like its inhabitants, Dufont contains multitudes. Some Woodford Countians remember Dufont as the site of a candy business and its rare pool as the location where many local children first learned to swim. Today, as in yesteryear, Dufont remains a productive working farm.

### **Location & Soils**

In addition to its remarkable history, Dufont distinguishes itself with its location and fine soils. The farm abuts storied Thoroughbred nurseries Brookdale and Stonestreet, and neighbors Coolmore at Ashford Stud and Godolphin at Gainsborough Farm. Its 248± acres include extensive road frontage on both McCracken Pike and US-60.

Long used for crops and livestock, the farm is enhanced by natural springs and dozens of mature, Kentucky native trees. The majority of the farm's soil is Maury Silt Loam, prized for its rich composition and considered perfect for grazing. More than 98% of the farm is rated as "prime farmland" or "farmland of statewide importance" by the USDA.



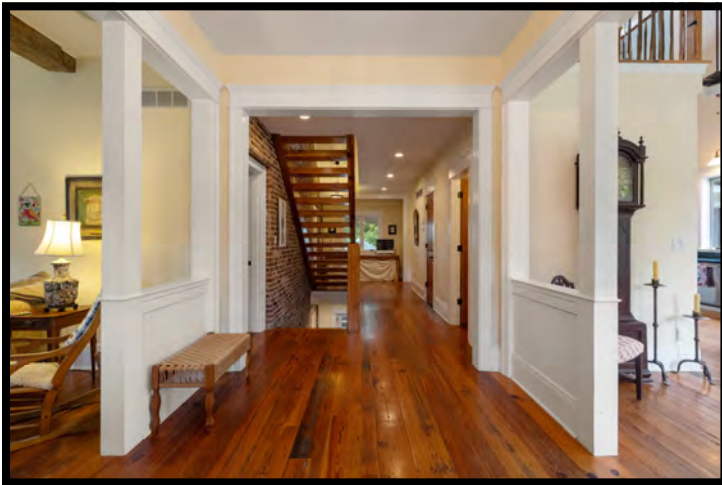


### *A Fine Residence & Amenities*

Down a winding drive, a ca. 2010 custom Kentucky farmhouse stands. The residence was thoughtfully constructed with heritage in mind. Utilizing materials from a prior home on the farm, it includes Kentucky limestone and reclaimed brick. Warm and inviting, its quiet simplicity provides an ideal backdrop for family gatherings. Wood reclaimed from a tobacco barn and warehouse perfectly frame the living spaces, while conveniences like geothermal HVAC and a Generac generator add modern comfort. Welcoming outdoor porches, including a screened-in porch off the kitchen, connect the home with its surroundings.

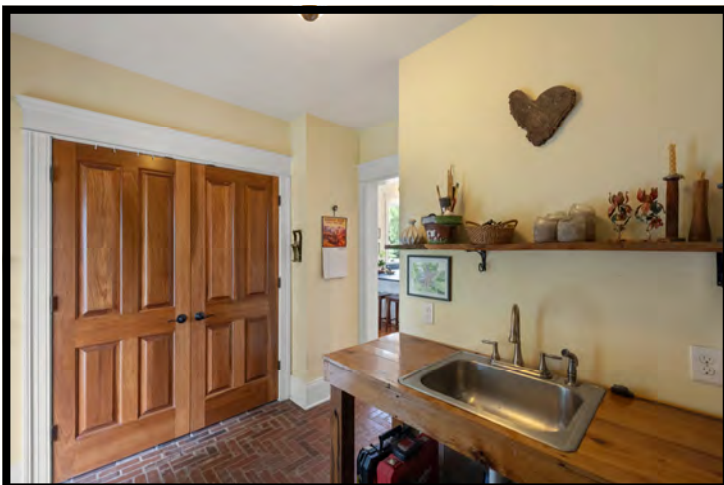
Directly adjoining the main residence are a historic train car and in-ground pool.

Further living space is found in the main residence's historic guesthouse, separate farm manager's home, and two residences located at 131 & 133 Camden Avenue – all included in this offering.

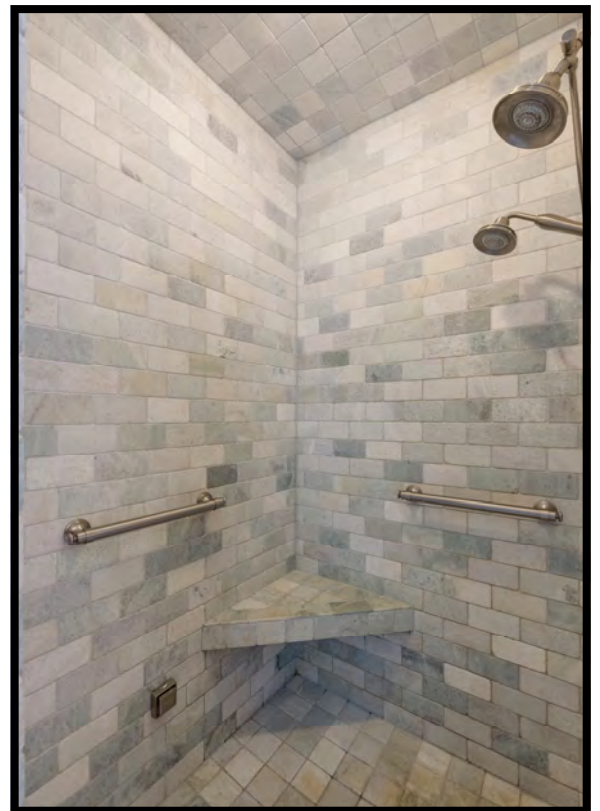
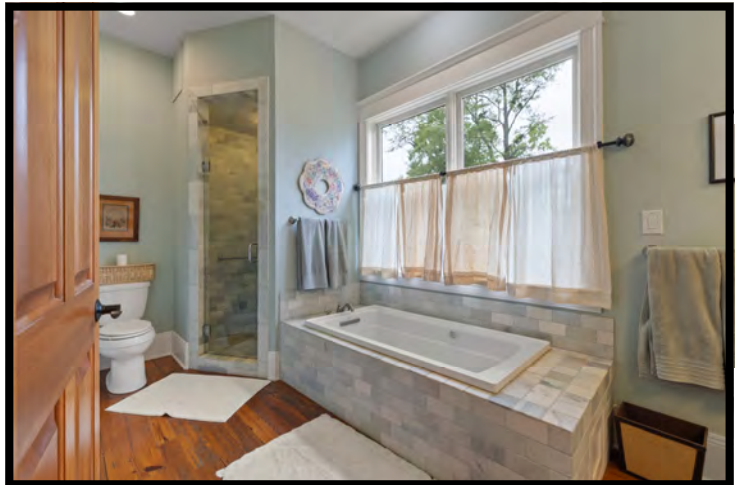




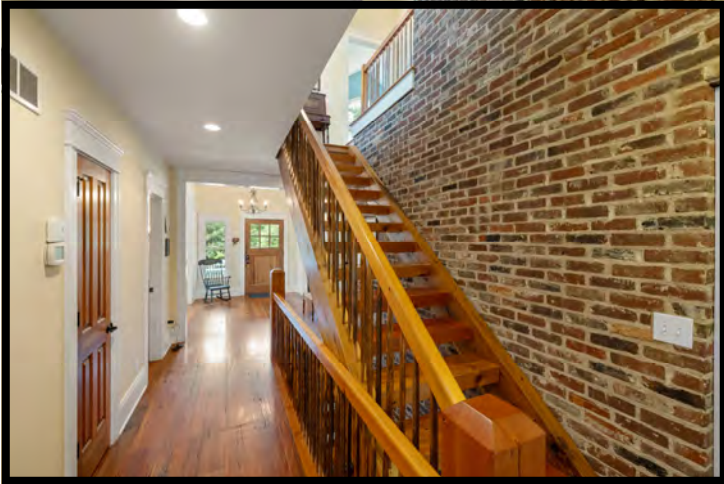


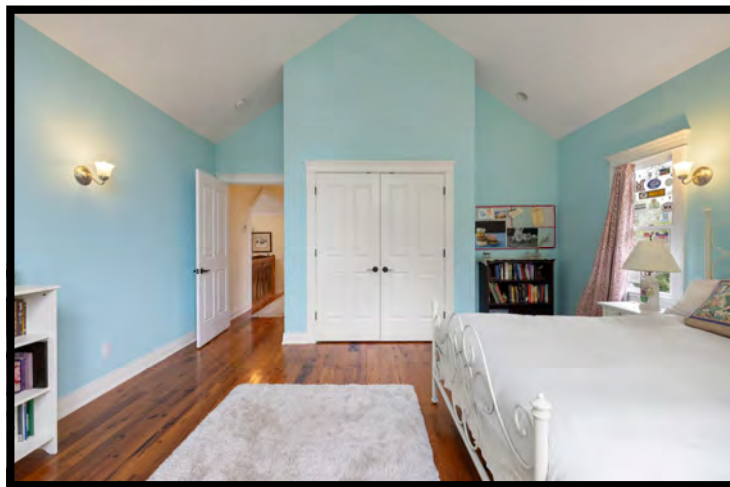
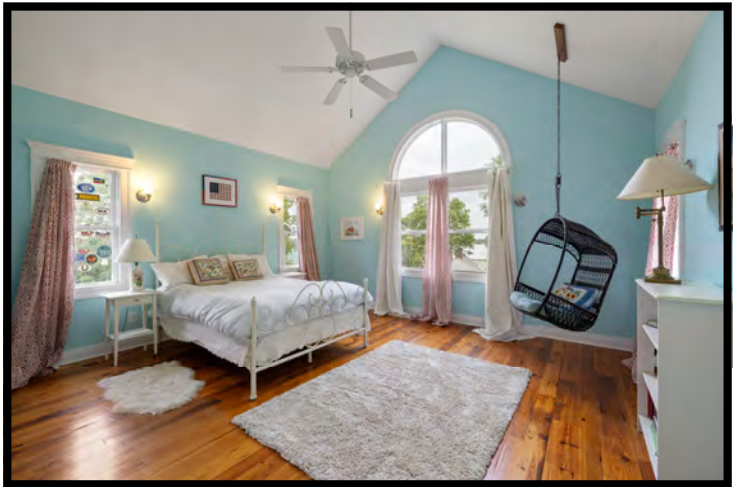
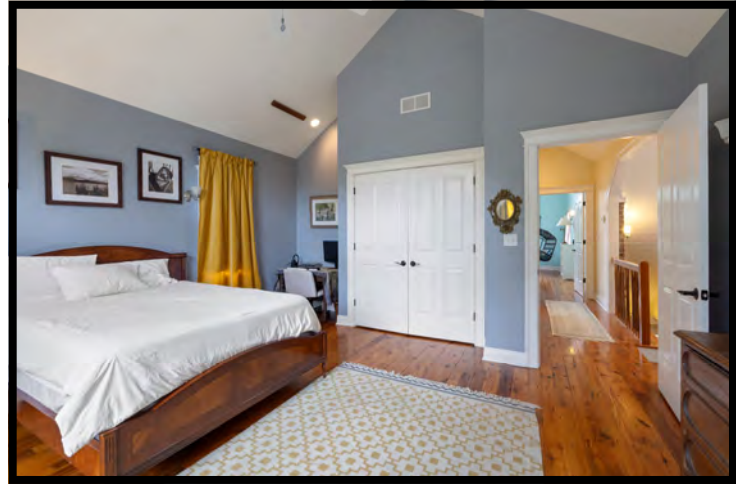
















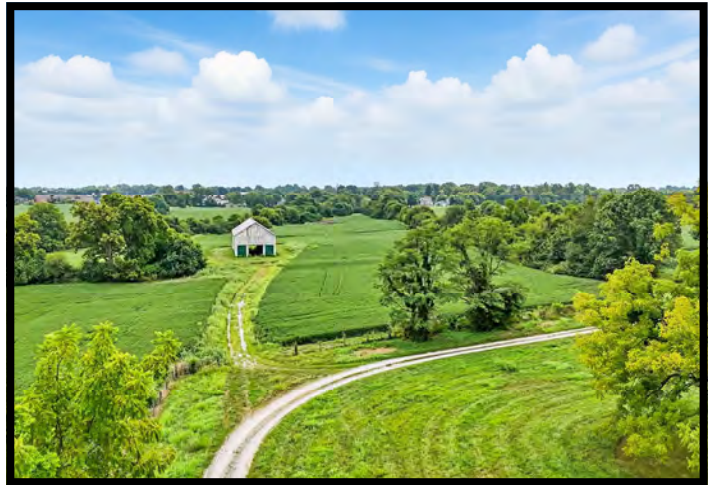
















All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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.



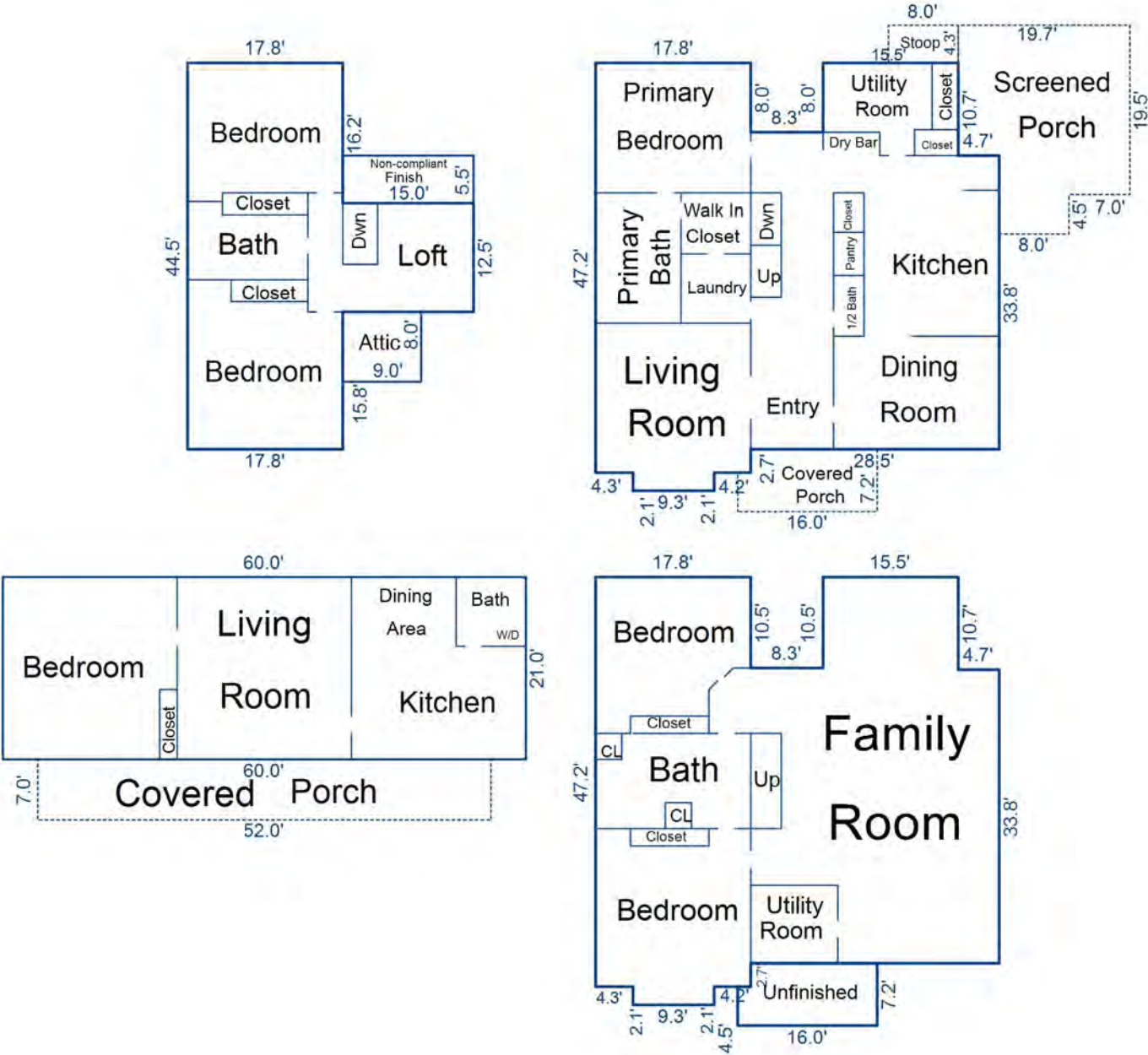
SKETCH ADDENDUM

Intended User

Property Address330 McCracken Pike

CityVersaillesCountyWoodfordStateKYZip Code40383

ClientZach Davis c/o Kirkpatrick & Co



Sketch by Apex Sketch

| AREA CALCULATIONS SUMMARY |                    |        |          |           |            | AREA CALCULATIONS BREAKDOWN |        |          |           |       |
|---------------------------|--------------------|--------|----------|-----------|------------|-----------------------------|--------|----------|-----------|-------|
| Code                      | Description        | Factor | Net Size | Perimeter | Net Totals | Name                        | Base x | Height x | Width =   | Area  |
| GLA1                      | First Floor        | 1.0    | 2011.3   | 207.2     | 2011.3     | First Floor                 |        | 44.5 x   | 15.5 =    | 689.8 |
| GLA2                      | Second Floor       | 1.0    | 979.6    | 154.6     | 979.6      |                             |        | 33.8 x   | 4.7 =     | 158.9 |
| BSMT                      | Partially Finished | 1.0    | 1990.5   | 212.2     |            |                             |        | 36.5 x   | 8.3 =     | 302.9 |
|                           | Unfinished BSMT    | 1.0    | 111.2    | 46.4      | 2101.7     |                             |        | 9.3 x    | 2.1 =     | 19.5  |
| OTH                       | Unfinished squar   | 1.0    | 72.0     | 34.0      |            | Second Floor                |        | 47.2 x   | 17.8 =    | 840.2 |
|                           | Unfinished squar   | 1.0    | 82.5     | 41.0      |            |                             |        | 15.0 x   | 12.5 =    | 187.5 |
|                           | Guest House        | 1.0    | 1260.0   | 162.0     | 1414.5     |                             |        | 44.5 x   | 17.8 =    | 792.1 |
| P/P                       | Porch              | 1.0    | 111.2    | 46.4      |            |                             |        |          |           |       |
|                           | Porch              | 1.0    | 399.0    | 87.4      |            |                             |        |          |           |       |
|                           | Porch              | 1.0    | 34.4     | 24.6      |            |                             |        |          |           |       |
|                           | Porch              | 1.0    | 364.0    | 118.0     | 908.5      |                             |        |          |           |       |
|                           | Net LIVABLE        |        |          | (rounded) | 2,991      | 7 total items               |        |          | (rounded) | 2,991 |



330 McCracken Pike, Versailles, Woodford County, KY-248 Acres±

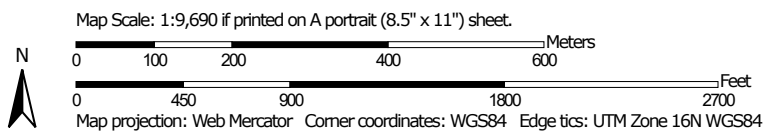
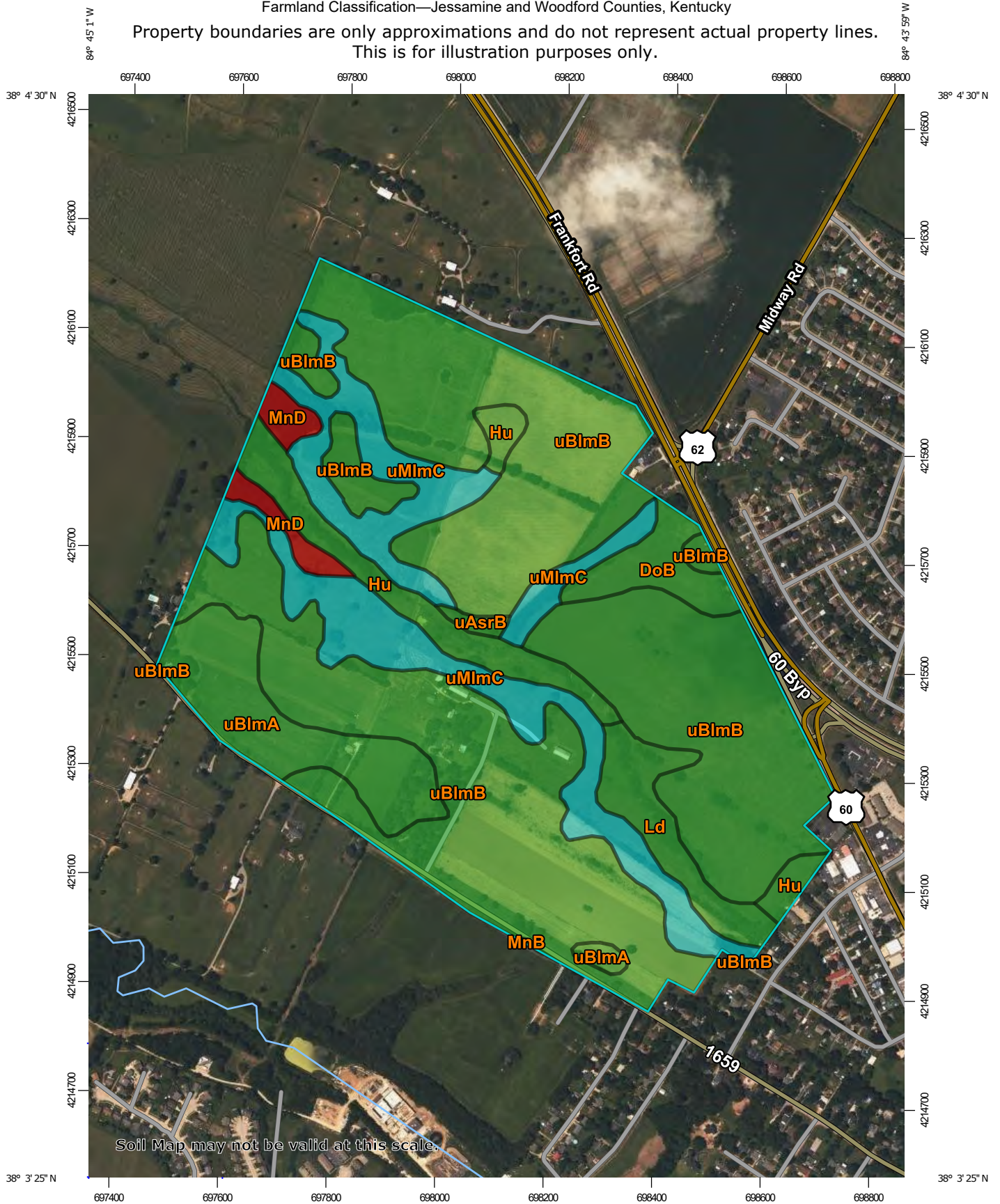


Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.



Farmland Classification—Jessamine and Woodford Counties, Kentucky

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

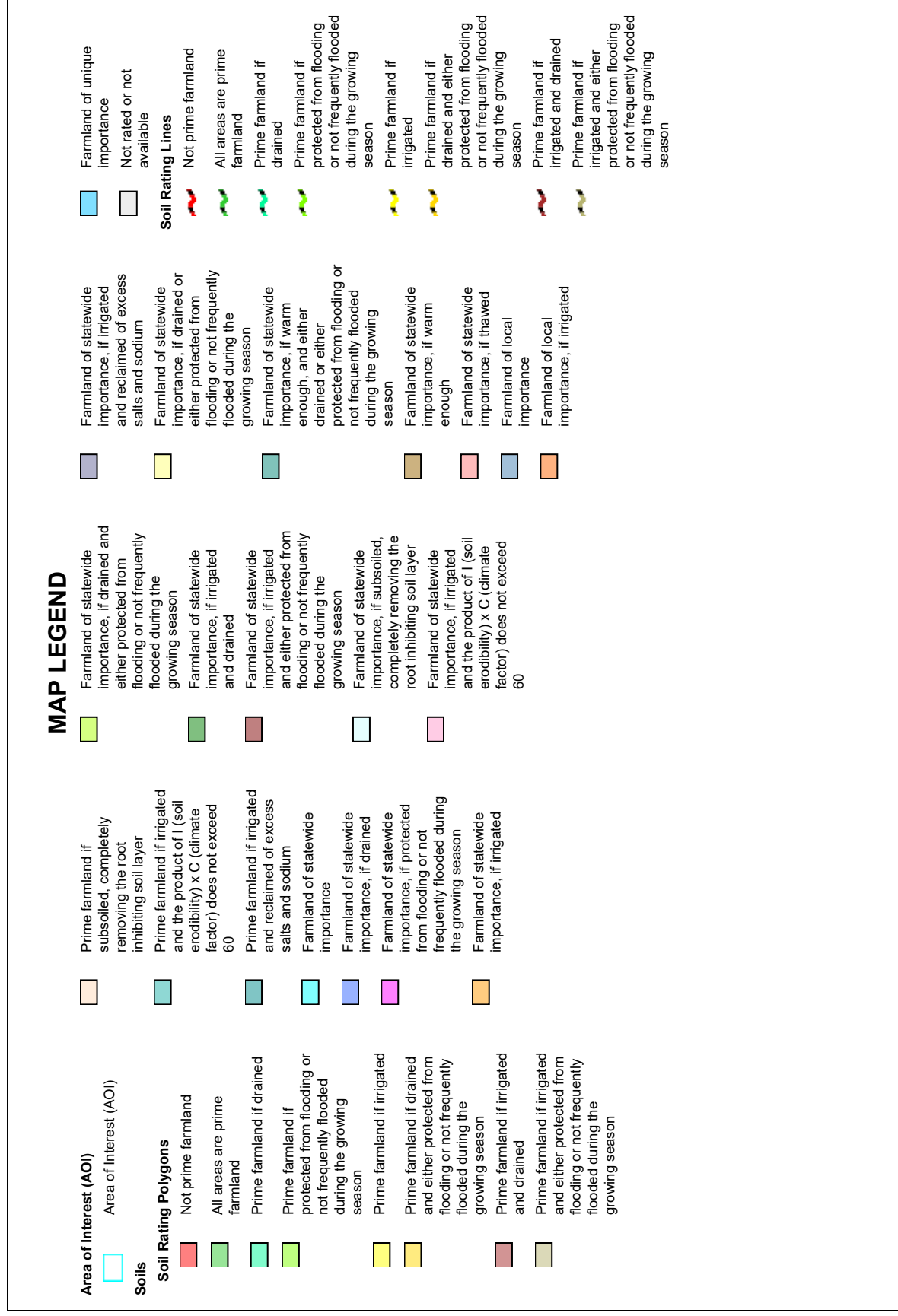


Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

7/7/2025  
Page 1 of 5











# Farmland Classification—Jessamine and Woodford Counties, Kentucky

|  |  |  |  |  |   |  |  |  |  |
|--|--|--|--|--|---|--|--|--|--|
|  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer                                  |  | Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season              |  | Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium   |  | Farmland of unique importance  |  | Prime farmland if subsoiled, completely removing the root inhibiting soil layer                                  |
|  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60      |  | Farmland of statewide importance, if irrigated and drained or either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Not prime farmland   |  | Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60      |
|  | Prime farmland if irrigated and reclaimed of excess salts and sodium   |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season            |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | All areas are prime farmland   |  | Prime farmland if irrigated and reclaimed of excess salts and sodium   |
|  | Farmland of statewide importance   |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season            |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Prime farmland if drained  |  | Farmland of statewide importance   |
|  | Farmland of statewide importance, if drained   |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season            |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Prime farmland if protected from flooding or not frequently flooded during the growing season                      |  | 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 and either protected from flooding or not frequently flooded during the growing season            |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Prime farmland if irrigated  |  | Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season |
|  | Farmland of statewide importance, if frequently flooded during the growing season                                |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season            |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Prime farmland if and either protected from flooding or not frequently flooded during the growing season           |  | Farmland of statewide importance, if frequently flooded during the growing season                                |
|  | Farmland of statewide importance, if irrigated   |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season            |  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Prime farmland if irrigated and drained  |  | Farmland of statewide importance, if irrigated   |
|  | Farmland of statewide importance, if irrigated   |  | Farmland of local importance   |  | Farmland of local importance, if irrigated  |  | Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if irrigated   |



|   |   |   |  |   |                               |   |
|---|---|---|--|---|-------------------------------|---|
|  | Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season   |  | Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium  |  | Farmland of unique importance | <div>The soil surveys that comprise your AOI were mapped at 1:20,000.</div> <div>Warning: Soil Map may not be valid at this scale.</div> <div>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</div> <div>Please rely on the bar scale on each map sheet for map measurements.</div> <div>Source of Map: Natural Resources Conservation Service<br/>Web Soil Survey URL:<br/>Coordinate System: Web Mercator (EPSG:3857)</div> <div>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</div> <div>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</div> <div>Soil Survey Area: Jessamine and Woodford Counties, Kentucky<br/>Survey Area Data: Version 20, Aug 30, 2024</div> <div>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</div> <div>Date(s) aerial images were photographed: Jun 27, 2019—Sep 22, 2019</div> <div>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.</div> |
|  | Farmland of statewide importance, if irrigated and drained  |  | Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season                         |  | Streams and Canals            |   |
|  | Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season |  | Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season |  | Interstate Highways           |   |
|  | Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer                                    |  | Farmland of statewide importance, if warm enough   |  | US Routes                     |   |
|  | Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60        |  | Farmland of statewide importance, if thawed  |  | Major Roads                   |   |
|   |   |  | Farmland of local importance   |  | Local Roads                   |   |
|   |   |  | Farmland of local importance, if irrigated   |  |                               |   |
|   |   |   |  |  | Aerial Photography            |   |
|   |   |   |  |   | <b>Background</b>             |   |



## Farmland Classification

| Map unit symbol                    | Map unit name   | Rating                           | Acres in AOI | Percent of AOI |
|------------------------------------|---|----------------------------------|--------------|----------------|
| DoB                                | Donerail silt loam, 2 to 6 percent slopes                         | All areas are prime farmland     | 7.0          | 2.8%           |
| Hu                                 | Huntington silt loam, 0 to 4 percent slopes, occasionally flooded | All areas are prime farmland     | 14.8         | 6.0%           |
| Ld                                 | Lindside silt loam, 0 to 2 percent slopes, occasionally flooded   | All areas are prime farmland     | 9.5          | 3.8%           |
| MnB                                | McAfee silt loam, 2 to 6 percent slopes                           | All areas are prime farmland     | 0.0          | 0.0%           |
| MnD                                | McAfee silt loam, 12 to 20 percent slopes                         | Not prime farmland               | 4.4          | 1.8%           |
| uAsrB                              | Ashton silt loam, 2 to 6 percent slopes, rarely flooded           | All areas are prime farmland     | 0.9          | 0.4%           |
| uBlmA                              | Bluegrass-Maury silt loams, 0 to 2 percent slopes                 | All areas are prime farmland     | 19.6         | 7.9%           |
| uBlmB                              | Bluegrass-Maury silt loams, 2 to 6 percent slopes                 | All areas are prime farmland     | 151.8        | 61.1%          |
| uMlmC                              | Maury-Bluegrass silt loams, 6 to 12 percent slopes                | Farmland of statewide importance | 40.2         | 16.2%          |
| <b>Totals for Area of Interest</b> |   |                                  | <b>248.3</b> | <b>100.0%</b>  |

## 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



Public Protection Cabinet  
Mayo-Underwood Building  
500 Mero Street 2NE09  
Frankfort, Kentucky 40601  
(502) 564-7760  
<http://krec.ky.gov>



1. Residential purchases of new construction homes if a warranty is provided; or
2. Sales of real estate at auction; or
3. A court supervised foreclosure

Property Address  
330 McCracken Pike, 131-133 Camden Avenue

|      |            |
|------|------------|
| City | Versailles |
|------|------------|

|       |          |
|-------|----------|
| State | Kentucky |
|-------|----------|

|       |
|-------|
| Zip   |
| 40383 |

**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 | NO | UN-<br>KNOWN |
|-----|-----|----|--------------|
|-----|-----|----|--------------|

a. Have you ever lived in the house? If yes, please indicate the length of time: ☐ ☒ ☐ ☐

b. List the date (month / year) you purchased the house. January 2010

c. Do you own the property as (an) individual(s) or as representative(s) of a company?


**Explain:** Dufont Corporation owns

d. Has the house been used as a rental? If yes, length of time rented? ☐ ☐ ☒ ☐

e. Has this house ever been vacant (not lived-in) for more than three (3) consecutive months? ☐ ☐ ☒ ☐

f. Has this house ever been used for anything other than a residence? ☐ ☐ ☒ ☐

**Explain:**

 8/30/25  
1:59 PM EDT  
dotloop verified

Seller Initials Date/Time

Seller Initials Date/Time

|                |           |
|----------------|-----------|
| Buyer Initials | Date/Time |
| Buyer Initials | Date/Time |




PROPERTY ADDRESS: 330 McCracken Pike and 131-133 Camden Avenue, Versailles

| 2. HOUSE SYSTEMS   |                                 | N/A                                 | YES                      | NO                                  | UN-KNOWN                            |
|--|---------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Whether or not they have been corrected, state whether there have been problems affecting:                     |                                 |                                     |                          |                                     |                                     |
| a.   | Plumbing                        | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b.   | Electrical system               | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c.   | Appliances                      | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d.   | Ceiling and attic fans          | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e.   | Security system                 | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f.   | Sump pump                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| g.   | Chimneys, fireplaces, inserts   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h.   | Pool, hot tub, sauna            | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| i.   | Sprinkler system                | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| j.   | Heating system                  | age of system: 15 years             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| k.   | Cooling/air conditioning system | age of system: 15 years             | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| l.   | Water heater                    | age of system: 15 years             | <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: |                                 |                                     |                          |                                     |                                     |
|  |                                 |                                     |                          |                                     |                                     |

| 3. BUILDING STRUCTURE  |   | N/A                      | YES                                 | NO                                  | UN-KNOWN                 |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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"/> | <input type="checkbox"/> |
| 2)   | The structure or exterior veneer  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3)   | The floors and walls  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4)   | The doors and windows   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b.   | 1) Has the basement ever leaked?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|  | 2) If so, when did the basement last leak?  |                          |                                     |                                     |                          |
|  | 3) Have you ever had any repairs done to the basement?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|  | 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 extremely heavy rain, etc.) |                          |                                     |                                     |                          |
| <b>Explain:</b>  |   |                          |                                     |                                     |                          |
| c.   | Have you experienced, or are you aware of, any water or drainage problems in the crawl space?                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d.   | Are you aware of any damage to wood due to moisture or rot?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e.   | 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"/> | <input type="checkbox"/> |
| f.   | Are you aware of any damage due to wood infestation?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|  | 1) Has the house or any other improvement been treated for wood infestation?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|  | 2) If yes, by whom?   |                          |                                     |                                     |                          |
|  | 3) Is there a warranty?   |                          |                                     |                                     |                          |
| Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: |   |                          |                                     |                                     |                          |
|  |   |                          |                                     |                                     |                          |

| 4. ROOF |  | N/A                                 | YES                                 | NO                                  | UN-KNOWN                 |
|---------|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a.      | How old is the roof covering? Age of the roof if known: 15 years, metal roof   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| b.      | Has the roof leaked at any time since you have owned or lived at the property? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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"/> |
| d.      | When was the last time the roof leaked?  |                                     |                                     |                                     |                          |
| e.      | Have you ever had any repairs done to the roof?                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

|   |           |
|---|-----------|
| <br><small>08/08/25<br/>1:50 PM EDT<br/>dotloop verified</small> |           |
| Seller Initials   | Date/Time |
| <div style="border: 1px solid black; height: 20px; width: 100%;"></div>   |           |
| Seller Initials   | Date/Time |

|   |           |
|---|-----------|
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| Buyer Initials  | Date/Time |



PROPERTY ADDRESS: 330 McCracken Pike and 131-133 Camden Avenue, Versailles

|    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f. | Have you ever had the roof replaced?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|    | If so, when?  |                          |                          |                                     |                          |
| g. | If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)            |                          |                          |                                     |                          |
|    | <b>Explain:</b> had some leaks but have had issues addressed, only during heavy rain, under eaves on front and back edges             |                          |                          |                                     |                          |
| h. | Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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


| 5. LAND / DRAINAGE |  | N/A                      | YES                                 | NO                                  | UN-KNOWN                 |
|--------------------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a.                 | Whether or not they have been corrected, state whether there have been problems affecting:   |                          |                                     |                                     |                          |
|                    | 1) Soil stability  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                    | 2) Drainage, flooding, or grading  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                    | 3) Erosion   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                    | 4) Outbuildings or unattached structures   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b.                 | Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                    | If so, what is the flood zone?   |                          |                                     |                                     |                          |
| c.                 | Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

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

| 6. BOUNDARIES |   | N/A                      | YES                                 | NO                                  | UN-KNOWN                 |
|---------------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a.            | Have you ever had a staked or pinned survey of the property performed?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b.            | Are you in possession of a copy of any survey of the property?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c.            | Are the boundaries marked in any way?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|               | <b>Explain:</b>   |                          |                                     |                                     |                          |
| d.            | Do you know the boundaries?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|               | <b>Explain:</b>   |                          |                                     |                                     |                          |
| e.            | Are there any encroachments or unrecorded easements relating to the property?                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|               | <b>Explain:</b> Marathon oil pipeline traverses the farm near farm driveway and then heading north by northeast |                          |                                     |                                     |                          |

| 7. WATER |  | N/A                      | YES                                 | NO                                  | UN-KNOWN                 |
|----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a.       | Source of water supply: city water, but 3 homes on farm supplied by a pipe that goes across farm, not straight from road |                          |                                     |                                     |                          |
| b.       | Are you aware of below normal water supply or water pressure?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c.       | Has your water ever been tested? If so, attach the results or explain.   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|          | <b>Explain:</b>  |                          |                                     |                                     |                          |

| 8. SEWER SYSTEM |   | N/A                                    | YES                                 | NO                                  | UN-KNOWN                 |
|-----------------|---|--|-------------------------------------|-------------------------------------|--------------------------|
| a.              | Property is serviced by:  |  |                                     |                                     |                          |
|                 | 1. Category I: Public Municipal Treatment Facility  | <input type="checkbox"/>               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                 | 2. Category II: Private Treatment Facility  | <input type="checkbox"/>               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                 | 3. Category III: Subdivision Package Plant  | <input type="checkbox"/>               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                 | 4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)                         | <input type="checkbox"/>               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                 | 5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal           | <input type="checkbox"/>               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|                 | 6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system | <input type="checkbox"/>               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                 | 7. Category VII: No Treatment/Unknown   | <input type="checkbox"/>               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                 | Name of Servicer: Hogue Septic (pumped out August 8, 2025)  |  |                                     |                                     |                          |
| b.              | For properties with Category IV, V, or VI systems   |  |                                     |                                     |                          |
|                 | Date of last inspection (sewer):  |  |                                     |                                     |                          |
|                 | Date of last inspection (septic): 08/08/2025  | Date last cleaned (septic): 08/08/2025 |                                     |                                     |                          |
| c.              | Are you aware of any problems with the sewer system?  | <input type="checkbox"/>               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |


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
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PROPERTY ADDRESS: 330 McCracken Pike and 131-133 Camden Avenue, Versailles

|  |   |  |  |  |
|--|---|--|--|--|
| Please explain any deficiencies noted in this Section:   |   |  |  |  |
|  |   |  |  |  |
| <b>9. CONSTRUCTION / REMODELING</b>  |   |  |  | N/A   YES   NO   UN-<br>KNOWN  |
| a.   | Have there been any additions, structural modifications, or other alterations made?   |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| b.   | If so, were all necessary permits and government approvals obtained?  |  |  | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| Explain:   |   |  |  |  |
| <b>10. HOMEOWNERS ASSOCIATION (HOA)</b>  |   |  |  | N/A   YES   NO   UN-<br>KNOWN  |
| a.   | 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?  |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2) If yes, what is the annual or monthly assessment?   |   |  |  |  |
| 3) HOA Name:   |   |  |  |  |
| HOA Primary Contact Name:  |   |  |  |  |
| HOA Primary Contact Phone No. and email address:   |   |  |  |  |
| b.   | Is the property a condominium?  |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate   |   |  |  |  |
| c.   | Are you aware of any condition or legal action that may result in an increase in dues, taxes or assessments?  |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| d.   | Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?  |  |  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| e.   | Are there any pet or rental restrictions?   |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Explain:   |   |  |  |  |
|  |   |  |  |  |
| <b>11. HAZARDOUS CONDITIONS</b>  |   |  |  | N/A   YES   NO   UN-<br>KNOWN  |
| a.   | Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?                                  |  |  | <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> |
| b.   | Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.) |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <b>LEAD BASED PAINT DISCLOSURE REQUIREMENT</b>   |   |  |  |  |
| 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?   |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| d.   | Are you aware of the existence of lead-based paint in or on this house?   |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <b>RADON DISCLOSURE REQUIREMENT</b>  |   |  |  |  |
| 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 <a href="http://chfs.ky.gov">chfs.ky.gov</a> and search "radon." |   |  |  |  |
| e.   | 1) Are you aware of any testing for radon gas?  |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2) If yes, what were the results?  |   |  |  |  |
| f.   | 1) Is there a radon mitigation system installed?  |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2) If yes, is it functioning properly?   |   |  |  |  |
| <b>METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT</b>  |   |  |  |  |
| 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(10) 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?   |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| 2) If no, has the property been professionally decontaminated from methamphetamine contamination?  |   |  |  |  |
| Explain:   |   |  |  |  |
| <b>12. MISCELLANEOUS</b>   |   |  |  | N/A   YES   NO   UN-<br>KNOWN  |
| a.   | Are you aware of any existing or threatened legal action affecting this property?   |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |
| b.   | Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?   |  |  | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |

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PROPERTY ADDRESS: 330 McCracken Pike and 131-133 Camden Avenue, Versailles

|    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c. | Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | Are there any transferable warranties?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Explain:**

|    |  |                                     |                                     |                                     |                          |
|----|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| e. | Has this house ever been damaged by fire or other disaster?                        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|    | <b>Explain:</b>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. | Are you aware of the existence of mold or other fungi on the property?             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. | Has this house ever had pets living in it?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
|    | <b>Explain:</b>  |                                     |                                     |                                     |                          |
| h. | Is this house in a historic district or listed on any registry of historic places? | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**13. ADDITIONAL INFORMATION**

N/A YES NO UN-KNOWN

Do you know anything else about the property that that should be disclosed to the Buyer?

☐ ☐ ☒ ☐

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

**14. SELLER(S) CERTIFICATION (CHOOSE ONE)**

☐ 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 | Date | Seller Signature | Date |
|                  |      |                  |      |

☒ As Seller(s) I / we hereby certify that my / our Real Estate Agent, Zach Davis (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(9).

|  |  |                  |      |
|--|--|------------------|------|
| Seller Signature                                   | Date   | Seller Signature | Date |
| <i>Defont Corporation by John Platt, President</i> | <small>dotloop verified<br/>08/08/25 1:53 PM EDT<br/>JGHG-TX9R-SQDQ-OMDG</small> |                  |      |

☐ 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 |
|                 |      |                 |      |

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|  |           |
| Seller Initials   | Date/Time |
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## SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of Bluegrass REALTORS®

PROPERTY ADDRESS: 330 McCracken Pike, 131-133 Camden Avenue, Versailles, Kentucky 40383

DATE: 08/08/2025

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

|   | Yes                                 | No                                  | Unknown                  |
|---|-------------------------------------|-------------------------------------|--------------------------|
| <b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>  |                                     |                                     |                          |
| 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"/> |
| <b>2. MAIN RESIDENCE – FOUNDATION</b>   |                                     |                                     |                          |
| (a) Are you aware of any problems concerning the basement? .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any problems concerning sliding, settling, movement<br>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"/> |
| <b>3. MAIN RESIDENCE – ROOF</b>   |                                     |                                     |                          |
| (a) Has the roof ever leaked?.....  | <input checked="" type="checkbox"/> | <input 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"/> |
| <b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>   |                                     |                                     |                          |
| (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<br>contract that does not include a "Disclosure of Information and Acknowledgement<br>of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the<br>EPA pamphlet "Protect Your Family From Lead in Your Home".) |                                     |                                     |                          |
| <b>5. DRAINAGE</b>  |                                     |                                     |                          |
| (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"/> |
| <b>6. BOUNDARIES</b>  |                                     |                                     |                          |
| (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 type="checkbox"/>            | <input type="checkbox"/> |
| (d) Are you aware of any encroachments, recorded or unrecorded easements<br>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<br>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"/> |
| <b>7. HOMEOWNER'S ASSOCIATION</b>   |                                     |                                     |                          |
| (a) Is the property subject to rules or regulations of any homeowner's association?<br>If yes, please supply copy of rules and regulations.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>8. WATER</b>   |                                     |                                     |                          |
| (a) Are all the improvements connected to a public water system? .....  | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>9. AUXILIARY HOUSES</b>  |                                     |                                     |                          |
| (a) Are you aware of any problems affecting any of the mechanical systems, structure<br>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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (If yes seller may not accept and buyer should not present an offer to purchase<br>contract that does not include a "Disclosure of Information and Acknowledgement<br>of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the<br>EPA pamphlet "Protect Your Family From Lead in Your Home".)  |                                     |                                     |                          |
| <b>10. BARNS/OUTBUILDINGS</b>   |                                     |                                     |                          |
| (a) Are you aware of any problems affecting any of the mechanical systems,<br>Structure, or roof on any of the barns or outbuildings?.....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



|  | Yes                                 | No                                  | Unknown                  |
|--|-------------------------------------|-------------------------------------|--------------------------|
| <b>11. UTILITIES</b>   |                                     |                                     |                          |
| (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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4) Telephone lines .....   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>12. MISCELLANEOUS</b>   |                                     |                                     |                          |
| (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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Are you aware of any underground storage tanks? .....  | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Have you ever had a soil analysis done?.....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? .....     | <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"/> |
| <b>13. If the answer was "yes" to any of the above questions, please explain.</b>  |                                     |                                     |                          |

There MAY be a Native American site near the spring near NW corner of farm, but I'm unsure of how to find out for sure.

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.

|  |      |   |  |
|--|------|---|--|
| <i>Dufont Corporation by John Platt, President</i> |      | dotloop verified<br>08/08/25 1:59 PM EDT<br>GQKU-PWHZ-HICZ-50F3 |  |
| 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: 08/08/2025 TIME: 1:45PM

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.  
Bluegrass Realtors disclaims any and all liability that my result from your use of this form.

BLUEGRASS REALTORS  
2250 Regency Road 276-3503

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

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

TODAY’S DATE: 08/01/2025 CONTRACT DATE: CONTRACT #

PROPERTY ADDRESS: 330 McCracken Pike and 131-133 Camden Avenue, Versailles

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)

DC

08/08/25  
1:59 PM EDT  
dotloop verified

(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.

DC

08/08/25  
1:59 PM EDT  
dotloop verified

(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)

JD

08/01/25  
9:13 AM EDT  
dotloop verified

(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 | <div><div>Defont Corporation by John Platt, President</div><div>dotloop verified<br/>08/08/25 1:59 PM EDT<br/>OKMO-MBLD-4FAA-YN96</div></div> | Buyer |  |
| Seller |   | Buyer |  |
| Agent  | <div><div>Zach Davis</div><div>dotloop verified<br/>08/01/25 9:13 AM EDT<br/>SI9X-CNWI-QQJS-8JUL</div></div>                                  | Agent |  |