1300 Troy Road

46.59± Acres | Jessamine County

$2,175,000

Offered Exclusively By:

KIRKPATRICK & CO.

Zach Davis | Principal Broker
+1 .859.576.8195
www.KirkFarms.com
Zach@KirkFarms.com

This turnkey Kentucky horse farm blends the timeless beauty of the Bluegrass with exceptionally-maintained equine facilities. Set on 47± acres across Jessamine & Woodford Counties, it is located approximately 20 minutes from Lexington's Man o' War Boulevard. Equine veterinary services, Keeneland, & Blue Grass Airport are also convenient.

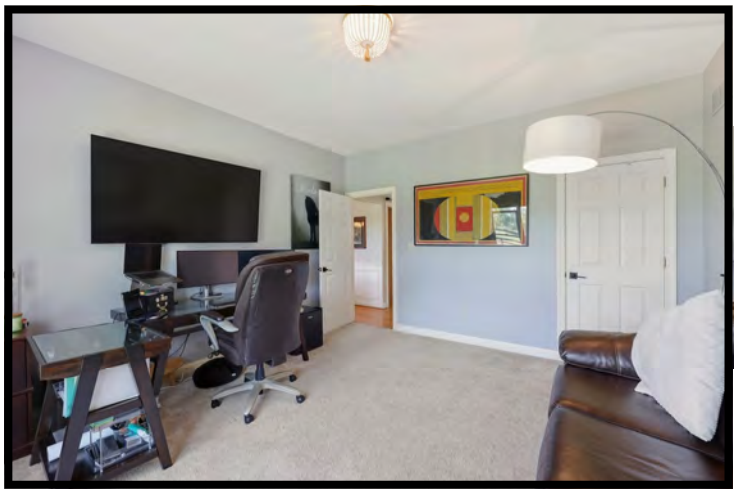
A gated, stone entrance greets visitors while mature trees and established perimeter landscaping provide exceptional privacy. Designed for efficiency and versatility, the farm is well-suited for a variety of equestrian pursuits.

Amenities include:

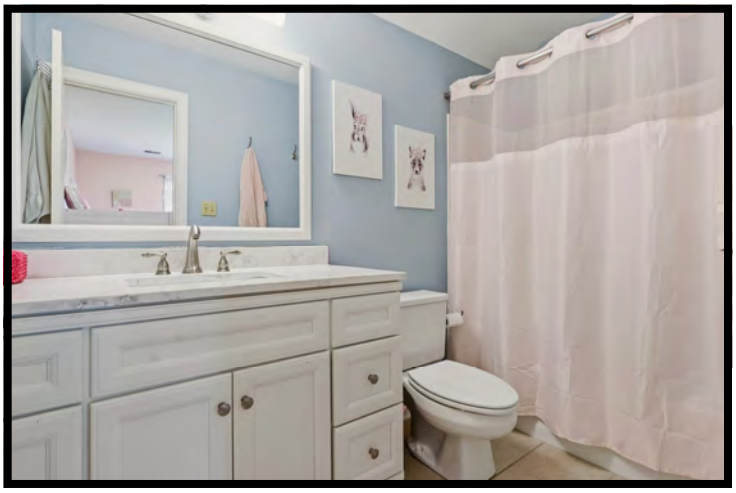
11 paddocks and 4 larger fields
Concrete-block barn with 8 stalls and tack room
6 stalls incorporated into run-in sheds, ideal for foaling or flexible turnout
185' x 100' outdoor arena with TravelBright dust-free footing
120' x 60' indoor arena with Fibretech footing
Two washrack/tack-up areas
Automatic waterers
Extensive water and electric infrastructure across the property
Fencing in excellent condition
Separate camper living space with dedicated septic and utilities, ideal for guests or staff.

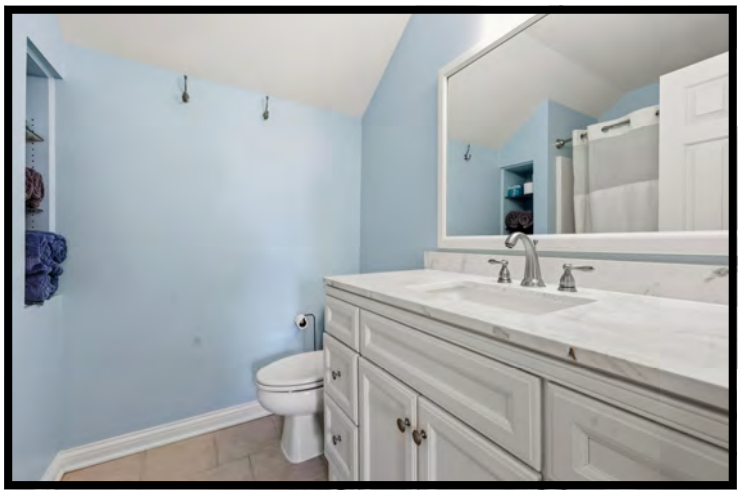
An updated brick residence offers 4 bedrooms and 4 bathrooms with welcoming, sunny living spaces, including a first-floor primary suite. Recent improvements include new appliances, upgraded geothermal components, a new water heater, and new roof. Additional features include an attached garage with new garage doors, screened-in back porch with cathedral ceiling, and high speed fiber optic internet.

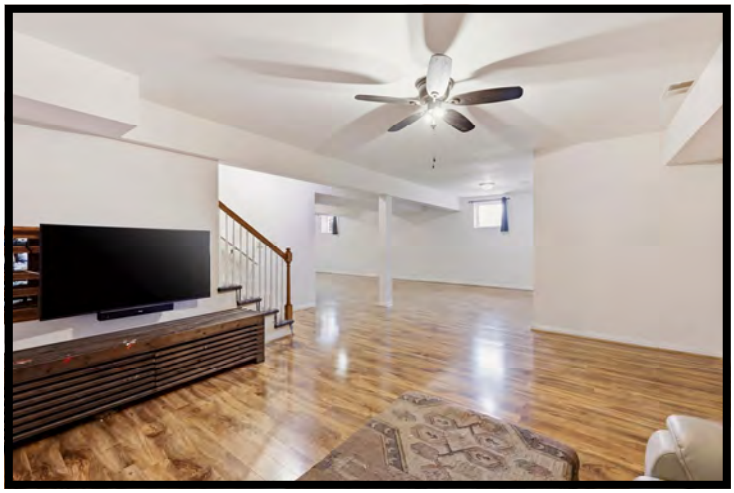
This polished and highly functional Central Kentucky horse farm blends Bluegrass charm with thoughtfully updated infrastructure in a highly desirable location.



FARMHOUSE





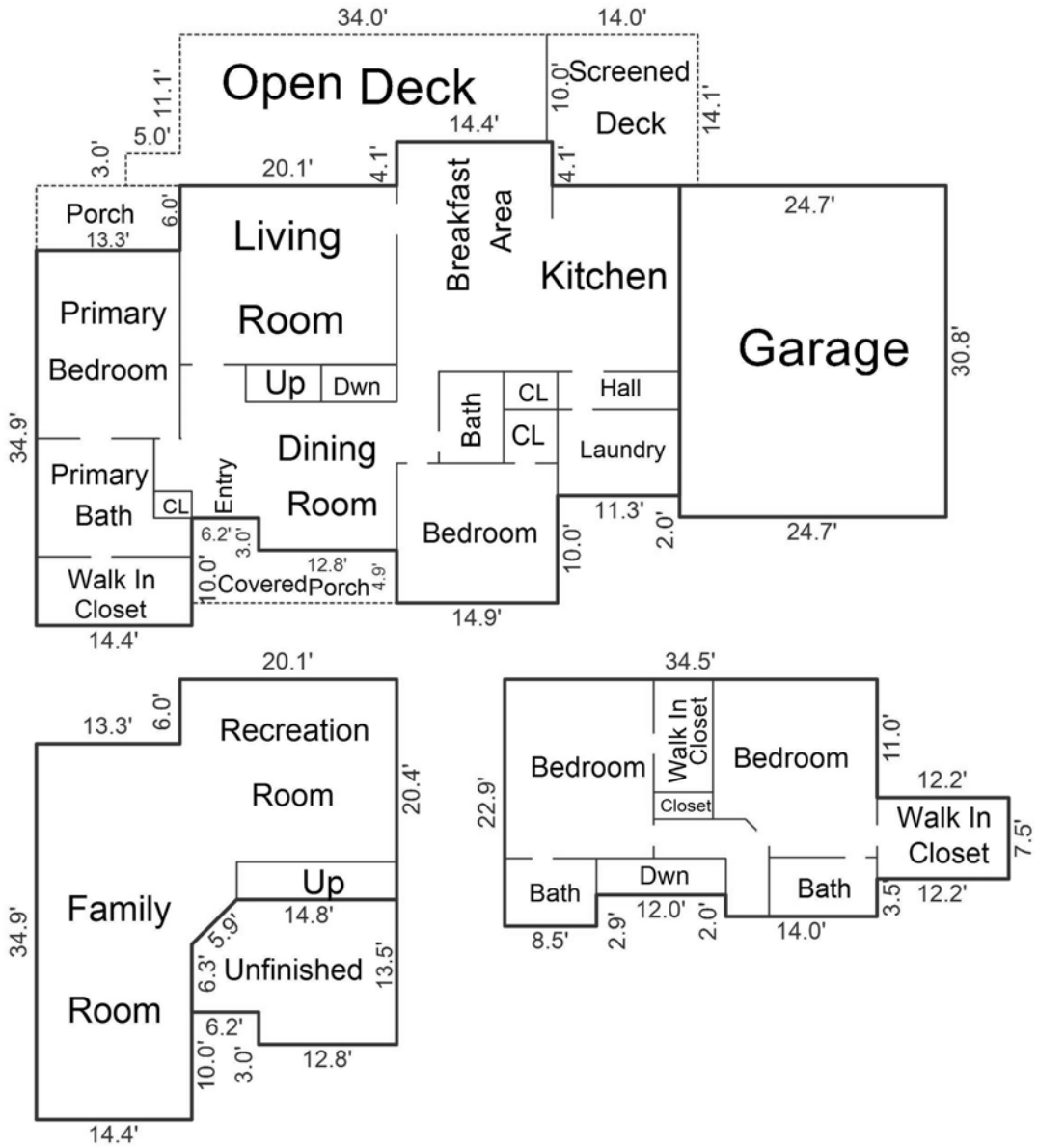


All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification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

File No. 2026054

SKETCH ADDENDUM

Intended User	Zach Davis, Realtor
Property Address	1300 Troy Road
City	Wilmore
County	Jessamine
State	KY
Zip Code	40390
Client	Zach Davis c/o Kirkpatrick & Co



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

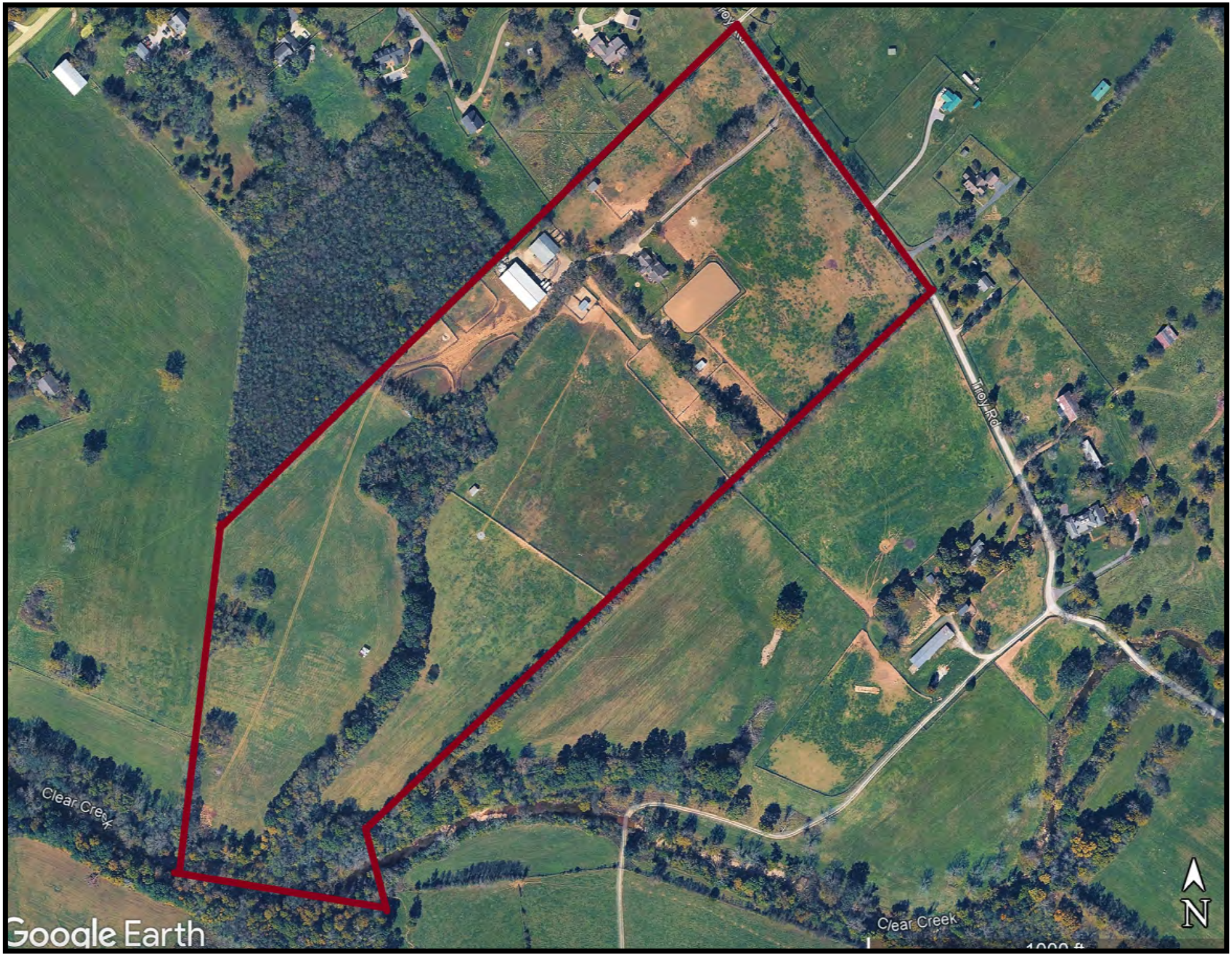
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	2097.3	225.0	2097.3
GLA2	Second Floor	1.0	834.2	143.2	834.2
BSMT	Unfinished BSMT	1.0	228.7	62.5	
	Finished BSMT	1.0	906.0	146.2	1134.7
GAR	Garage	1.0	760.8	111.0	760.8
P/P	Porch	1.0	79.8	38.6	
	Porch	1.0	111.7	53.8	
	Deck	1.0	437.4	106.2	
	Deck	1.0	195.3	56.2	824.3
	Net LIVABLE			(rounded)	2,931

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			14.4	x	4.1	=	59.0
			27.9	x	27.7	=	772.8
			24.9	x	20.6	=	512.9
			14.9	x	4.9	=	73.0
			14.4	x	10.0	=	144.0
			22.8	x	11.3	=	257.6
			46.3	x	6.0	=	277.8
Second Floor			12.2	x	7.5	=	91.5
			34.5	x	20.0	=	690.0
			8.5	x	2.9	=	24.7
			14.0	x	2.0	=	28.0
11 total items					(rounded)		2,931

© Starcap Marketing, LLC. dba Apex Software

1300 Troy Road, Wilmore, Jessamine County, KY— 46.59 Acres±



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

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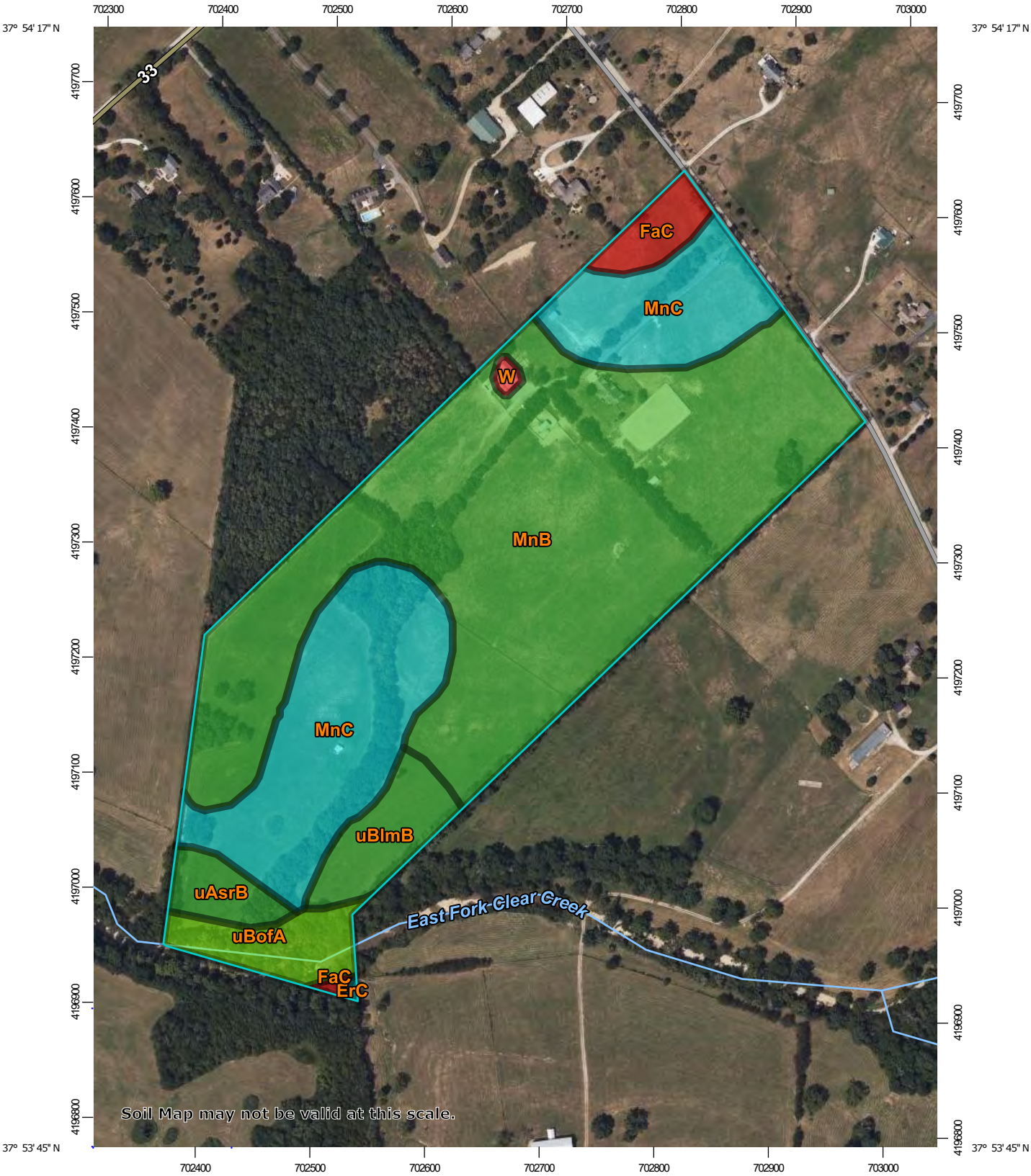

Map Scale: 1:4,750 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- 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
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- 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
- 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 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 subsoiled, completely removing the root inhibiting soil layer
- 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 irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or 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
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

- 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
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- 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
- 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 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 subsoiled, completely removing the root inhibiting soil layer
- 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 irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or 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
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Points

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- 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
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- 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

- 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 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 subsoiled, completely removing the root inhibiting soil layer
- 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 irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or 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
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

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.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jessamine and Woodford Counties, Kentucky
Survey Area Data: Version 21, Sep 8, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 8, 2019—Aug 11, 2019

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.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded	Farmland of statewide importance	0.0	0.1%
FaC	Fairmount flaggy silty clay, 6 to 12 percent slopes	Not prime farmland	1.2	2.6%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	27.7	59.6%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	12.2	26.3%
uAsrB	Ashton silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	1.2	2.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	2.1	4.5%
uBofA	Boonesboro silt loam, 0 to 4 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	1.9	4.1%
W	Water	Not prime farmland	0.1	0.3%
Totals for Area of Interest			**46.5**	**100.0%**

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

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KENTUCKY REAL ESTATE COMMISSION

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

SELLER'S DISCLOSURE OF PROPERTY CONDITION

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

1. 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

As a Seller, you are asked to disclose what you know about the property you are selling. **Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge.** Please take your time to answer these questions accurately and completely.

Property Address		
1300 Troy Road		
City	State	Zip
Wilmore	KY	40390

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-KNOWN
a. Have you ever lived in the house? If yes, please indicate the length of time: 4 yrs	☐	☑	☐	☐
b. List the date (month / year) you purchased the house. July 2022				
c. Do you own the property as (an) individual(s) or as representative(s) of a company?				
Explain: Jointly individuals				
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:				

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PROPERTY ADDRESS: 1300 Troy Road, Wilmore, KY 40390

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

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

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	☐	☐	☑	☐
2) The structure or exterior veneer	☐	☐	☑	☐
3) The floors and walls	☐	☐	☑	☐
4) The doors and windows	☐	☐	☑	☐
b. 1) Has the basement ever leaked?	☐	☐	☑	☐
2) If so, when did the basement last leak?				
3) Have you ever had any repairs done to the basement?	☐	☐	☑	☐
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.)				
Explain:				
c. Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	☐	☐	☑	☐
d. Are you aware of any damage to wood due to moisture or rot?	☐	☐	☑	☐
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?	☐	☐	☑	☐
f. Are you aware of any damage due to wood infestation?	☐	☐	☑	☐
1) Has the house or any other improvement been treated for wood infestation?	☐	☐	☐	☐
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: New (April 2026)	☐	☐	☐	☐
b. Has the roof leaked at any time since you have owned or lived at the property?	☑	☐	☐	☐
c. Has the roof leaked at any time before you owned or lived at the property?	☐	☐	☑	☐
d. When was the last time the roof leaked?				
e. Have you ever had any repairs done to the roof?	☐	☐	☑	☐

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PROPERTY ADDRESS: 1300 Troy Road, Wilmore, KY 40390

f.	Have you ever had the roof replaced?	☐	☑	☐	☐
	If so, when? April 2026				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
	Explain:				
h.	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?	☑	☐	☐	☐

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	☐	☐	☑	☐
	2) Drainage, flooding, or grading	☐	☑	☐	☐
	3) Erosion	☐	☑	☐	☐
	4) Outbuildings or unattached structures	☐	☐	☑	☐
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?	☐	☐	☑	☐
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?	☐	☑	☐	☐

Please explain any deficiencies noted in this Section and/or corrections or repairs to resolve those problems: Pasture behind and of the indoor arena was fully excavated for proper drainage in 2025

6. BOUNDARIES		**N/A**	**YES**	**NO**	**UN-KNOWN**
a.	Have you ever had a staked or pinned survey of the property performed?	☐	☐	☐	☑
b.	Are you in possession of a copy of any survey of the property?	☐	☑	☐	☐
c.	Are the boundaries marked in any way?	☐	☑	☐	☐
	Explain:				
d.	Do you know the boundaries?	☐	☑	☐	☐
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?	☐	☐	☑	☐
	Explain:				

7. WATER		**N/A**	**YES**	**NO**	**UN-KNOWN**
a.	Source of water supply: South Woodford				
b.	Are you aware of below normal water supply or water pressure?	☐	☑	☐	☐
c.	Has your water ever been tested? If so, attach the results or explain.	☐	☐	☑	☐
	Explain:				

8. SEWER SYSTEM		**N/A**	**YES**	**NO**	**UN-KNOWN**
a.	Property is serviced by:				
	1. Category I: Public Municipal Treatment Facility	☐	☐	☐	☐
	2. Category II: Private Treatment Facility	☐	☐	☐	☐
	3. Category III: Subdivision Package Plant	☐	☐	☐	☐
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)	☐	☐	☐	☐
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	☐	☑	☐	☐
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system	☐	☐	☐	☐
	7. Category VII: No Treatment/Unknown	☐	☐	☐	☐
	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):				
	Date of last inspection (septic): 2022 Date last cleaned (septic): 2022				
c.	Are you aware of any problems with the sewer system?	☐	☐	☐	☐

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PROPERTY ADDRESS: 1300 Troy Road, Wilmore, KY 40390

Please explain any deficiencies noted in this Section:

9. CONSTRUCTION / REMODELING	N/A	YES	NO	UN-KNOWN
a. Have there been any additions, structural modifications, or other alterations made?	☐	☐	☑	☐
b. If so, were all necessary permits and government approvals obtained?	☐	☐	☐	☐
Explain:				

10. HOMEOWNERS ASSOCIATION (HOA)	N/A	YES	NO	UN-KNOWN
a. 1) Is the property subject to any restrictions, rules, or regulations of a Homeowners Association?	☐	☐	☑	☐
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?	☐	☐	☑	☐
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?	☐	☐	☑	☐
d. Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?	☐	☐	☑	☐
e. Are there any pet or rental restrictions?	☐	☐	☑	☐
Explain:				

11. HAZARDOUS CONDITIONS	N/A	YES	NO	UN-KNOWN
a. Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or abandoned wells on the property?	☐	☐	☑	☐
b. Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)	☐	☐	☑	☐
LEAD BASED PAINT DISCLOSURE REQUIREMENT				
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint, which may cause certain health risks.				
c. Was this house built before 1978?	☐	☐	☐	☑
d. Are you aware of the existence of lead-based paint in or on this house?	☐	☐	☑	☐
RADON DISCLOSURE REQUIREMENT				
Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks, including lung cancer. The Kentucky Department for Public Health recommends radon testing. For more information, visit chfs.ky.gov and search "radon."				
e. 1) Are you aware of any testing for radon gas?	☐	☑	☐	☐
2) If yes, what were the results? Negative				
f. 1) Is there a radon mitigation system installed?	☐	☐	☑	☐
2) If yes, is it functioning properly?	☐	☐	☐	☑
METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT				
A property owner who chooses NOT to decontaminate a property used in the production of methamphetamine MUST make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(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?	☐	☐	☑	☐
2) If no, has the property been professionally decontaminated from methamphetamine contamination?	☐	☐	☐	☑
Explain:				

12. MISCELLANEOUS	N/A	YES	NO	UN-KNOWN
a. Are you aware of any existing or threatened legal action affecting this property?	☐	☐	☑	☐
b. Are there any assessments other than property assessments that apply to this property (e.g. sewer assessments)?	☐	☐	☑	☐

Seller Initials 04/16/26 10:39 AM EDT dotloop verified Date/Time

Seller Initials 04/16/26 10:44 AM EDT dotloop verified Date/Time

Buyer Initials Date/Time

Buyer Initials Date/Time

dotloop signature verification: dtlp.us/QuAH-A8bb-sqMA

PROPERTY ADDRESS: 1300 Troy Road, Wilmore, KY 40390

c.	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?	☐	☐	☑	☐
d.	Are there any transferable warranties?	☐	☐	☐	☑
	Explain:				
e.	Has this house ever been damaged by fire or other disaster?	☐	☐	☑	☐
	Explain:	☐	☐	☐	☐
f.	Are you aware of the existence of mold or other fungi on the property?	☐	☐	☑	☐
g.	Has this house ever had pets living in it?	☐	☑	☐	☐
	Explain:				
h.	Is this house in a historic district or listed on any registry of historic places?	☐	☐	☑	☐

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.

Appliances, roof , water heater, and half the geothermal heating/cooling system are new. House regularly inspected by professional HVAC, plumbing and electrical company. Fencing constantly maintained, repaired and painted. Decking maintained, repaired and painted. Landscaping maintained regularly. Barn maintained constantly. Arenas have high end footing (Travel Bright - outdoor [dust free] and Fibretech - Indoor). High Speed fibre optic internet (1,000 mbs) installed with separate accounts for barn and house. House repainted internally in March 2026 and master bath updated with new fixtures and tiled floor.

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
Adam Brass	dotloop verified 04/16/26 10:39 AM EDT 1YD1-QWDL-MST3-ZNZL	Stacy Brass	dotloop verified 04/16/26 10:44 AM EDT VTPS-FATV-FGIF-AQUN

☑ **As Seller(s) I / we hereby certify that my / our Real Estate Agent, _____ (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

☐ **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

dotloop signature verification: dtlp.us/5Hpp-JSM7-Mm6q

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of Bluegrass REALTORS®

PROPERTY ADDRESS: 1300 Troy Road, Wilmore, KY 40390 DATE: _____

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?	☐	☑	☐
(b) Has the roof ever been repaired?	☐	☑	☐
(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 "Protest 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 "Protest 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?	☐	☑	☐

dotloop signature verification: dtlp.us/5Hpp-JSM7-Mm6q

	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?	☐	☑	☐
(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.

Stacy Brass — dotloop verified 04/16/26 10:44 AM EDT ZQW1-FQZG-WZUE-2FAJ

SELLER DATE TIME

Adam Brass — dotloop verified 04/16/26 10:39 AM EDT CVZW-JCMF-06UM-WHZJ

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