



512-612 Quisenberry Lane
145.6± Acres | Clark County
\$3,450,000

Offered Exclusively By:

KIRKPATRICK & CO.

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





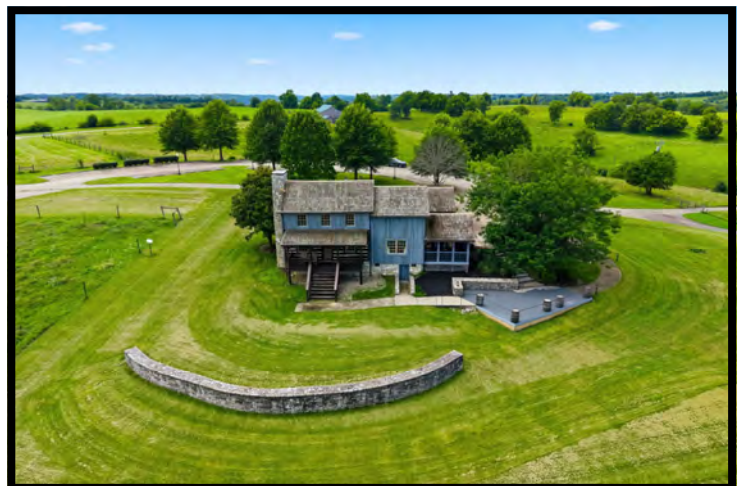
Adjoining the banks of the Lower Howard's Creek in Clark County lies a very special 145.6± acre farm. With some of the oldest settlements in the county, this region near the Old Stone Church (or Old Providence Church) is immensely historic. Daniel Boone's first eleven surveys in Kentucky were conducted for the Bush family, early inhabitants of the area and farm.

With gated stone entrances and rock walls, the farm was carefully developed for beauty and functionality. Atop a knoll at the heart of the farm is an 18th century cabin constructed from logs of the now functionally-extinct American Chestnut. Relocated and rebuilt here with modern systems, it serves as a warm and welcoming 2,275 sq. ft. main residence. Two stone fireplaces and tasteful décor contribute to the cabin's polished rustic charm. With an inviting front porch and screened side porch, as well as expansive stone patios and deck, the cabin offers many opportunities to enjoy bucolic views.

An approximately 4,000 sq. ft. party barn or recreation building with restroom and custom moveable bar allows ample open space for gatherings. Two large garage doors open to the building while large windows allow abundant natural light.

Nearby, a bent barn makes for an excellent workshop or storage facility. A third stock barn is perfect for equipment. The small cottage adds space for a guest or employee.

The land is gently rolling, with large open fields and three ponds. Mature trees add to the landscape's verdancy. Over 440 acres adjoining the farm have been acquired by the Lower Howard's Creek Nature and Heritage Preserve, conserving the local ecosystem's many native plants and animals for perpetuity. The immense heritage and natural beauty of this farm will make it an enduring legacy for its next stewards.





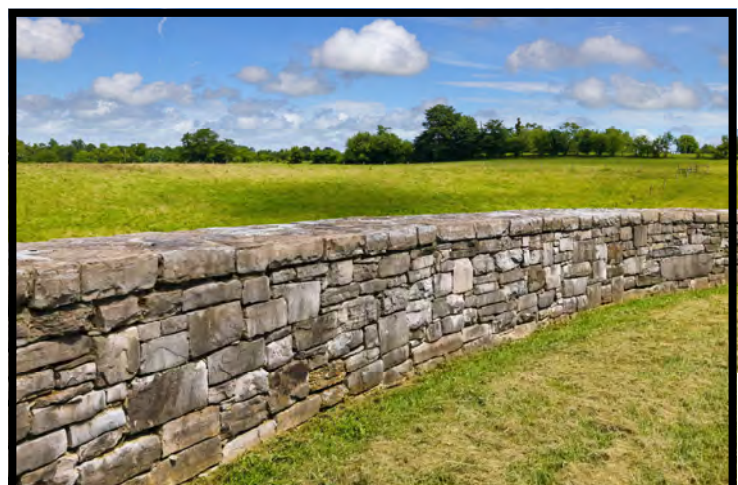


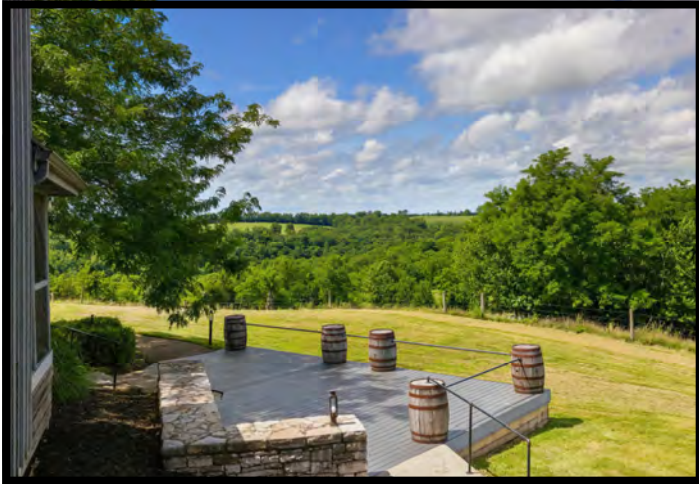






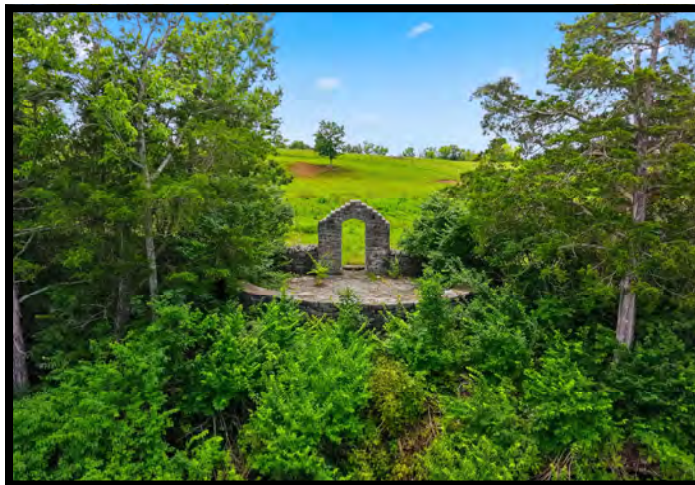












All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification 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 Address 510-612 Quisenberry Lane

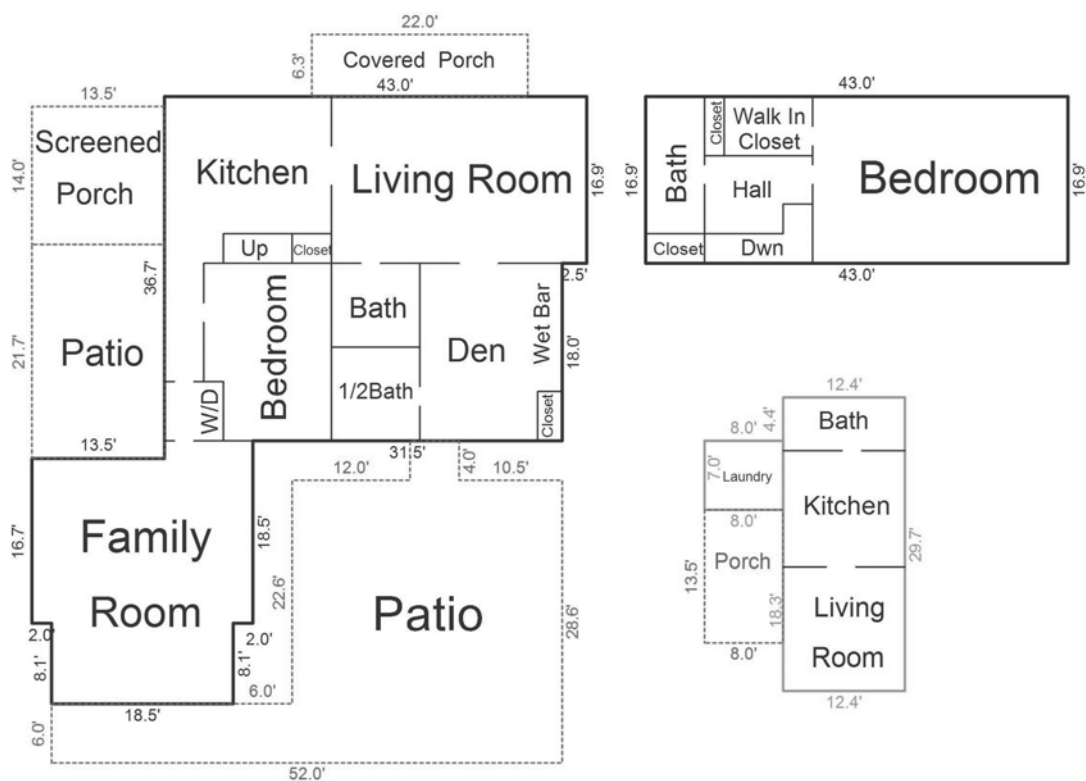
City Winchester

County Clark

State KY

Zip Code 40391

Client Zach Davis c/o Kirkpatrick & Co



Sketch by ApexSketch

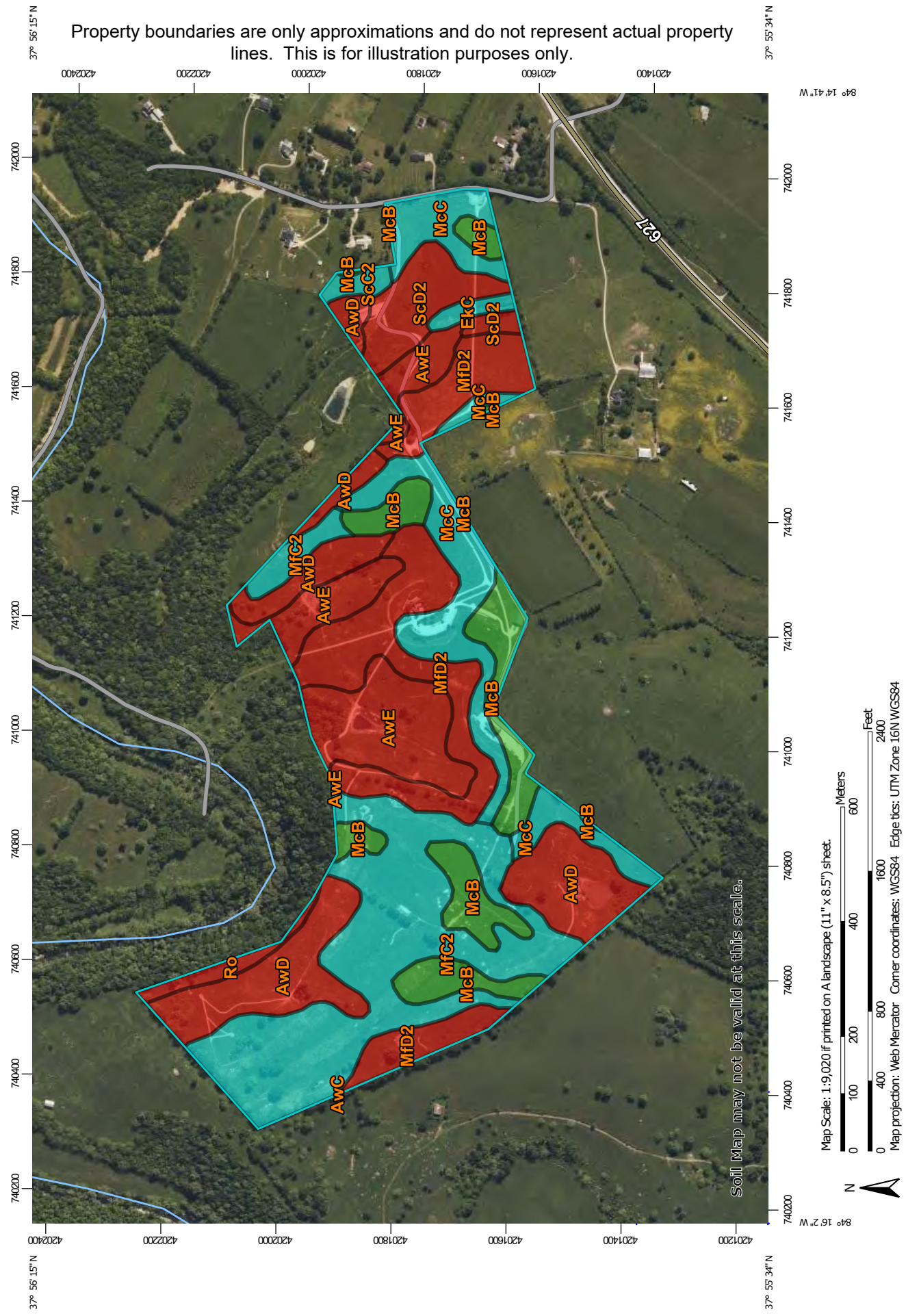
AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1997.5	236.0	1997.5	First Floor	18.5 x	8.1 =		149.9
GLA2	Second Floor	1.0	726.7	119.8	726.7		40.5 x	34.9 =		1413.5
OTH	Guest apartment	1.0	368.3	84.2			16.9 x	2.5 =		42.3
	Unf laundry roo	1.0	56.0	30.0	424.3		22.5 x	16.7 =		375.8
P/P	Porch	1.0	189.0	55.0			9.0 x	1.8 =		16.2
	Patio	1.0	293.0	70.4		Second Floor	43.0 x	16.9 =		726.7
	Porch	1.0	138.6	56.6						
	Patio	1.0	953.5	169.2						
	Porch	1.0	108.0	43.0	1682.1					
	Net LIVABLE	cnt	2 (rounded)		2,724	6 total items			(rounded)	2,724

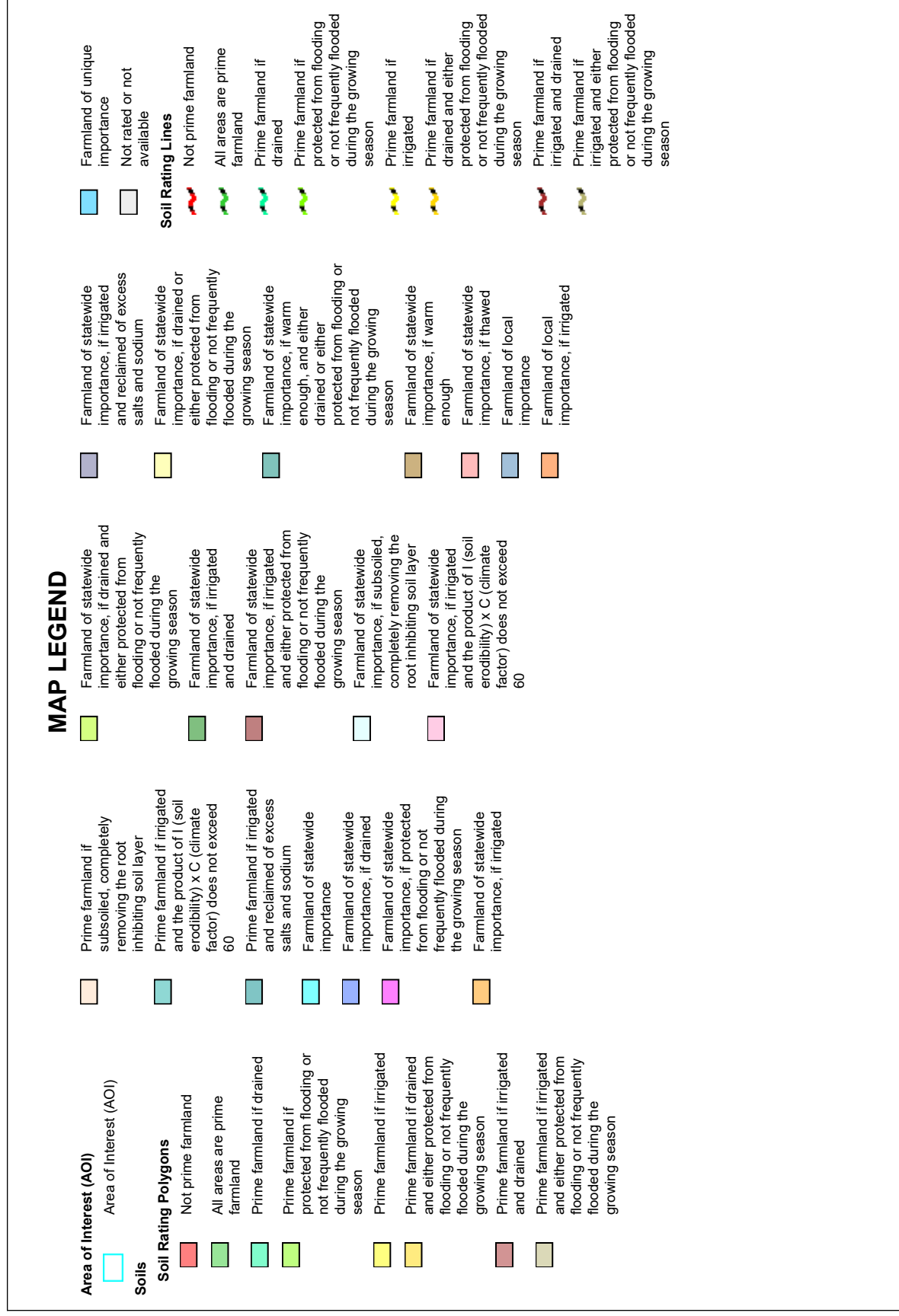
510-612 Quisenberry Lane, Winchester, Clark County, KY— 145.6 Acres±



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

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Farmland Classification—Clark County, 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		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season		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  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if irrigated		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 warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season				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 warm enough				Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough				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 the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if thawed				Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated				Farmland of local importance				Farmland of statewide importance, if irrigated
					Farmland of local importance, if irrigated				

Farmland Classification—Clark County, Kentucky

The soil surveys that comprise your AOI were mapped at 1:15,800.		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.	
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 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	
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	
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if warm enough	
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	
		Farmland of local importance	
		Farmland of local importance, if irrigated	
		Water Features Streams and Canals	
		Transportation Rails Interstate Highways US Routes Major Roads Local Roads	
		Background Aerial Photography	
		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: Clark County, Kentucky Survey Area Data: Version 23, 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
AwC	Ashwood very rocky silty clay loam, 6 to 12 percent slopes (fairmount)	Not prime farmland	0.0	0.0%
AwD	Ashwood very rocky silty clay loam, 12 to 20 percent slopes (fairmount)	Not prime farmland	22.8	15.7%
AwE	Ashwood very rocky silty clay loam, 20 to 30 percent slopes (fairmount)	Not prime farmland	17.4	12.0%
EkC	Elk silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.2	0.8%
McB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	16.1	11.1%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	18.3	12.6%
MfC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	34.8	24.0%
MfD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	24.5	16.9%
Ro	Rock land (rock outcrop)	Not prime farmland	1.8	1.2%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.2	0.8%
ScD2	Salvisa silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	7.1	4.9%
Totals for Area of Interest			145.3	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



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 **510 - 612 Quisenberry Lane**

City **Winchester**

State **Ky**

Zip **40391**

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	UNKNOWN
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. 5-13-2010				
c. Do you own the property as (an) individual(s) or as representative(s) of a company? Company				
Explain: Marksmen LLC Two Members - Nelson T. Rice - Angela Rice				
d. Has the house been used as a rental? If yes, length of time rented? 4 years	☐	☒	☐	☐
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? Pro Shop Golf	☐	☒	☐	☐
Explain: Farm manager residence - for four years				
Rental for weddings				

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7-4-2026 3:08 p.m.
Date/Time
7-4-2026 3:09 p.m.
Date/Time

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KREC Form 402 12/2022

Buyer Initials

Buyer Initials

Date/Time

Date/Time

PROPERTY ADDRESS: 510-612 Quisenberry Lane

2. HOUSE SYSTEMS

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UNKNOWN
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 2018 age of system: 8 years	☐	☐	☐	☐
k. Cooling/air conditioning system 2023 age of system: 3 years	☐	☐	☐	☐
l. Water heater 2024 age of system: 2 years	☐	☐	☐	☐

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

The chimney requires logs to be properly placed to draw correctly. New HVAC 2026 in recreation barn.

3. BUILDING STRUCTURE

Whether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UNKNOWN
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 Board and batten replaced as needed	☐	☒	☐	☐
3) The floors and walls	☐	☐	☒	☐
4) The doors and windows Air gaps in some windows	☐	☒	☐	☐
b. 1) Has the basement ever leaked?	☐	☒	☐	☐
2) If so, when did the basement last leak? June 2026				
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: Only heavy rain - one location at upstairs front door				
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? board and batten with age	☐	☒	☐	☐
e. Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)? seasonal carpenter bee activity - routine preventative treatment	☐	☒	☐	☐
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? Fox Prest Control - monthly				
3) Is there a warranty? unknown				

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

See notes pest maintenance section 3

No known structural wood infestation or damage

4. ROOF

	N/A	YES	NO	UNKNOWN
a. How old is the roof covering? Age of the roof if known:				
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?	☐	☐	☒	☐

Am R
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7-4-2026 3:10 p.m.
Date/Time

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Buyer Initials
Buyer Initials

Date/Time
Date/Time

PROPERTY ADDRESS: 510-612 Quisenberry Lane

- f. Have you ever had the roof replaced? ☐ ☐ ☒ ☐
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.)
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:

See notes recreation barn roof maintenance section 4

- | 5. LAND / DRAINAGE | N/A | YES | NO | UNKNOWN |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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? three spring fed ponds | ☐ | ☒ | ☐ | ☐ |

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

- | 6. BOUNDARIES | N/A | YES | NO | UNKNOWN |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 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: Robert Baldwin Engineering Survey and Pins | | | | |
| d. Do you know the boundaries? | ☐ | ☒ | ☐ | ☐ |
| Explain: From survey and use of property | | | | |
| e. Are there any encroachments or unrecorded easements relating to the property? | ☐ | ☐ | ☒ | ☐ |
| Explain: | | | | |

- | 7. WATER | N/A | YES | NO | UNKNOWN |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Source of water supply: Cistern | | | | |
| 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 | UNKNOWN |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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): | | | | |
| Date last cleaned (septic): | | | | |
| c. Are you aware of any problems with the sewer system? | ☐ | ☐ | ☒ | ☐ |

Qm2
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hjl
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7-4-2026 3:30 p.m.
Date/Time
7-4-2026 3:31 p.m.
Date/Time

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Buyer Initials
Buyer Initials

Date/Time
Date/Time

PROPERTY ADDRESS: 510 - 612 Quisenberry Lane

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: See property improvements section 9

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.? | ☐ | ☒ | ☐ | ☐ |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

One fence line wire - One stone wall fence

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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)? | ☐ | ☐ | ☒ | ☐ |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Dmk

Seller Initials

Seller Initials

7-4-2026 3:45 p.m

Date/Time

7-4-2026 3:45 p.m

Date/Time

Page 4 of 5

KREC Form 402 12/2022

Buyer Initials

Buyer Initials

Date/Time

Date/Time

PROPERTY ADDRESS: 510 - 612 Quisenberry Lane

- 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: See section 12 in notes - legal action 12a

- 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: 4 years, two dogs

- h. Is this house in a historic district or listed on any registry of historic places? ☐ ☐ ☒ ☐

13. ADDITIONAL INFORMATION N/A YES NO UN-
DISCLOSED

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.

Historic cemetery from original settlers in Clark County. The cemetery is surrounded by a short stone wall and gate. It is a small area.

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 <i>Angela Rice</i>	Date 7-4-2026	Seller Signature <i>Robert L. Rice</i>	Date 7-4-2026
--	------------------	---	------------------

☐ 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
-----------------	------	-----------------	------

DRM
Seller Initials

7-4-2026
3:49 p.m.
Date/Time

Buyer Initials

Date/Time

Seller Initials

Date/Time

Buyer Initials

Date/Time

Seller's Disclosure Attachments

Supporting Explanations for KREC Seller's Disclosure Form

Section 2 — Fireplace Disclosure

The historic log cabin has a traditional wood-burning fireplace. Like many older fireplaces, it requires proper fire-building techniques to establish the chimney draft. When the fire is built correctly, the fireplace and chimney function as intended. Routine chimney inspection and cleaning are part of normal maintenance.

Section 3 — Seller's Additional Explanatory Statement

Routine Pest Maintenance. Routine seasonal pest prevention is part of normal maintenance. Fox Pest Control provides preventive treatments for carpenter bees and monitors common rural pests. To the best of the Seller's knowledge, there has been no termite infestation or structural insect damage.

Occasional Water Intrusion – Basement/Crawl Space. During unusually heavy or prolonged rainfall, a small amount of water may seep through one CMU block if drainage is temporarily overwhelmed. The condition has remained limited to one location and has not resulted in known structural damage.

Section 4 — Recreation Barn Roof Maintenance

The Recreation Barn has a metal roof requiring periodic maintenance. Minor leaks were corrected by resealing roof fasteners. To the best of the Seller's knowledge, this has been a routine maintenance matter rather than evidence of a broader roof failure.

Section 9 — Property Improvements Summary

Former golf-course restroom/washroom expanded into guest quarters with a full bathroom, kitchen, laundry room, covered porch, and flexible living/sleeping space.

- Open-air log shelter built from historic logs found on the property and used for weather protection, weddings, and gatherings.
- Former golf-cart storage barn converted into the Recreation Barn with decorative interior finishes, a full bathroom, and bar area.

Section 12 — Pending Boundary Fence Litigation Disclosure

The property is involved in pending litigation concerning responsibility for repair and replacement of portions of a shared boundary fence. Settlement discussions occurred; however, the Seller requested additional information, an itemized repair estimate, and consideration of an independent evaluation before allocation of repair costs. No repair work has been completed, and the litigation remains pending.

Section 13 — Historic Log Home Information

This historic two-story log home was carefully dismantled in Winchester, Virginia, transported to Kentucky, and reassembled on this property. It features hand-hewn American chestnut ceiling logs. During the addition, exposed wood was milled from coffee trees harvested on the property. Portions of the exterior logs remain protected behind board-and-batten siding to preserve the home's historic character.

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of Bluegrass REALTORS®

PROPERTY ADDRESS: 510 - 612 Quisenberry Lane, Winchester, Kentucky

DATE: 6-29-2026

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 "Protect Your Family From Lead in Your Home".)			
5. DRAINAGE			
(a) Is this property located in a flood plain zone?	☐	☒	☐
(b) Has the property ever had a drainage, flooding or grading problem?	☐	☒	☐
6. BOUNDARIES			
(a) Have you ever had a survey of your property?	☒	☐	☐
(b) Do you know the boundaries of your property?	☒	☐	☐
(c) Are the boundaries of your property marked in any way?	☐	☐	☒
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property?	☐	☒	☐
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. <i>One shared wire fence - One stone fence</i>	☒	☐	☐
(f) Any improvements shared in common with adjoining or adjacent properties?	☐	☒	☐
7. HOMEOWNER'S ASSOCIATION			
(a) Is the property subject to rules or regulations of any homeowner's association?	☐	☒	☐
If yes, please supply copy of rules and regulations.			
8. WATER			
(a) Are all the improvements connected to a public water system?	☐	☒	☐
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain	☐	☒	☐
(d) Are you aware of any problems with your water lines and/or waterers?	☐	☒	☐
(e) Is your water supply shared with anyone else?	☐	☒	☐
9. AUXILIARY HOUSES			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses?	☐	☒	☐
(b) Were any auxiliary houses built before 1978?	☐	☒	☐
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
10. BARN/OUTBUILDINGS			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings?	☐	☒	☐

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? OCCASIONAL CARPENTER BEES

(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? GOLF COURSE WEDDINGS

(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?

(o) Have you ever had a soil analysis done?

(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.

Historic Cemetery from original settlers in Clark County. The Cemetery is surrounded by a short stone wall and gate. It is a small area.

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.

Angela Rice
6-18-2026
4:48 p.m.

[Signature]
7-4-2026
3:12

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".

DATE
TIME

DATE
TIME

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

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: 06/16/2026 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 510 - 612 Quisenberry Lane, Winchester, Kentucky

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)

Amr

(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.

Amr

(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)

Amr

(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)

Amr

(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	<u>Amr</u>	Buyer	
Seller		Buyer	
Agent	<u>Zach Davis</u> dotloop verified 06/16/26 9:40 AM EDT ZR4D-CYFV-6AKD-WMVZ	Agent	