

1040 Hick Hardy Road

102.55± Acres | Nicholas County

$1,175,000

Offered Exclusively By:

KIRKPATRICK & CO.



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

Betsy Lankford | Agent
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Just 10 minutes from US68 and 12 minutes to Cynthiana, this gently rolling 102.55-acre farm features appealing livestock facilities, exceptional road frontage, a charming farmhouse, & an idyllic setting.

Well-tended facilities include:

- An enclosed equipment building (70' x 36.5') with woodshop,
- Neighboring 10-bent tobacco barn on a concrete foundation,
- Covered cattle chute with scales & lighting,
- Hoop building w/appx. 200 round bales,
- City water services the property, with additional water sources throughout the farm.

Anchored by an inviting front porch, the 3BR/3BA farmhouse includes a lovely great room with a brick fireplace and wood stove. Large, updated windows allow for an abundance of natural light and bucolic views. A recently-updated kitchen and first floor primary suite add to the appeal. The attached two-car garage includes room for vehicles or storage.

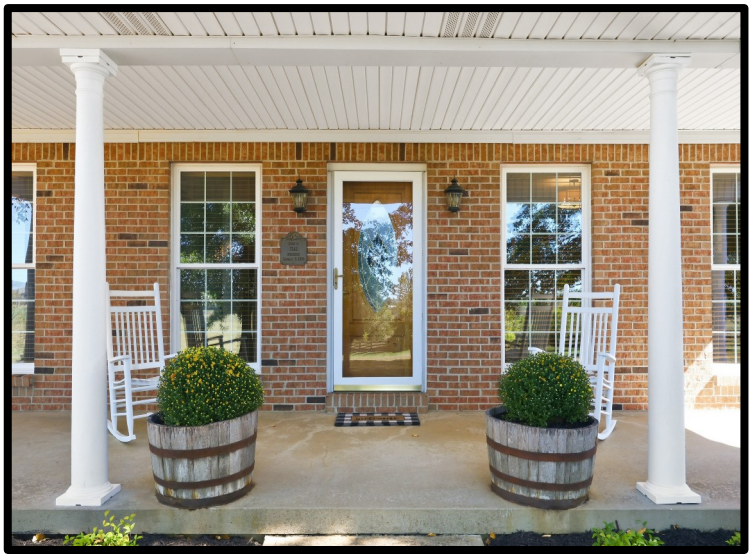
Further contributing to the natural landscape are numerous mature Kentucky Native trees and a large natural-fed pond.

Well-located, well-equipped, and well-maintained, this farm is ready for livestock, recreation, or as a peaceful rural retreat.













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.


HOME IS WHERE YOUR HERD IS


































































KUBOTA













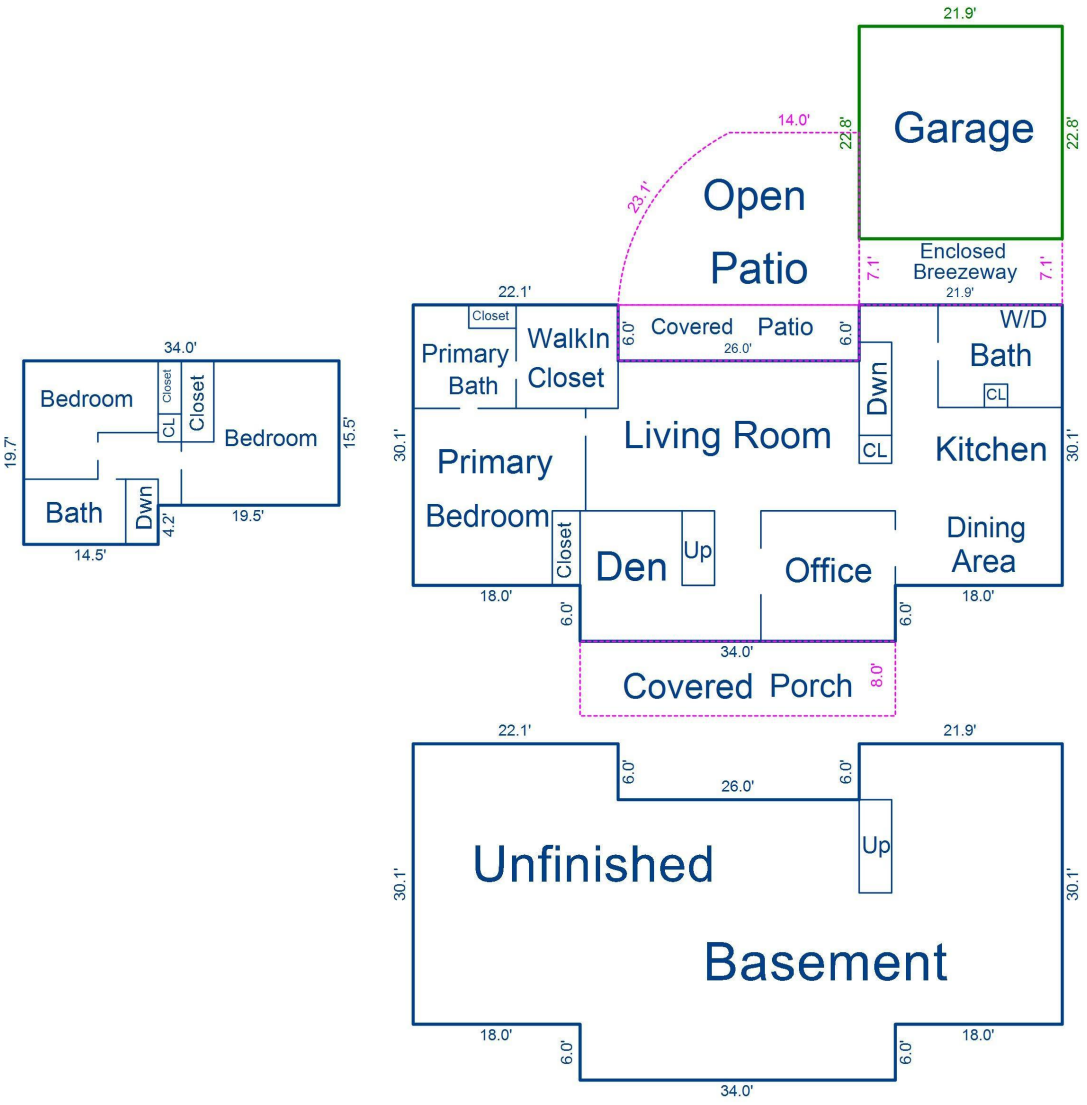




File No. 2026133

SKETCH ADDENDUM

Intended User: Zach Davis, Realtor
Property Address: 1040 Hick Hardy Road
City: Cynthiana County: Nicholas State: KY Zip Code: 41031
Client: Zach Davis c/o Kirkpatrick & Co



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	2155.0	224.2	2155.0
GLA2	Second Floor	1.0	587.9	107.4	587.9
BSMT	Unfinished BSMT	1.0	2155.0	224.2	2155.0
GAR	Garage	1.0	499.3	89.4	499.3
P/P	Porch	1.0	272.0	84.0	
	Patio	1.0	156.0	64.0	
	Enclosed Breeze	1.0	155.5	58.0	
	Patio	1.0	414.0	81.6	997.5
	Net LIVABLE	cnt	2	(rounded)	2,743

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			34.0	x	6.0	=	204.0
			70.0	x	24.1	=	1687.0
			22.1	x	6.0	=	132.6
			21.9	x	6.0	=	131.4
Second Floor			19.7	x	14.5	=	285.7
			19.5	x	15.5	=	302.3
6 total items					(rounded)		2,743

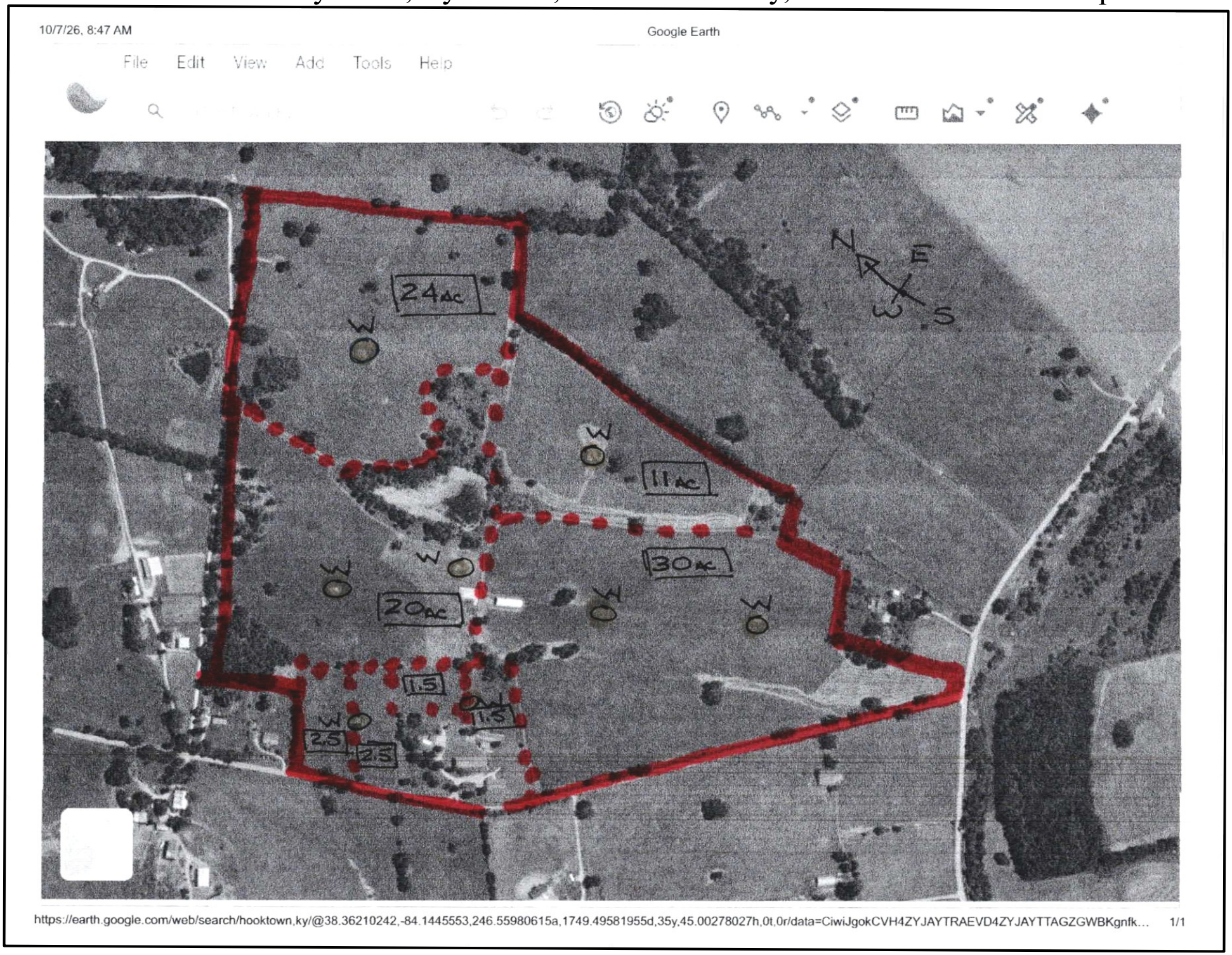
© iLOOKABOUT (US) Inc. dba Apex Software

1040 Hick Hardy Road, Cynthiana, Nicholas County, KY— 102.55 Acres±



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

1040 Hick Hardy Road, Cynthiana, Nicholas County, KY – Water Source Map



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

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This is for illustration purposes only.



Map Scale: 1:6,160 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

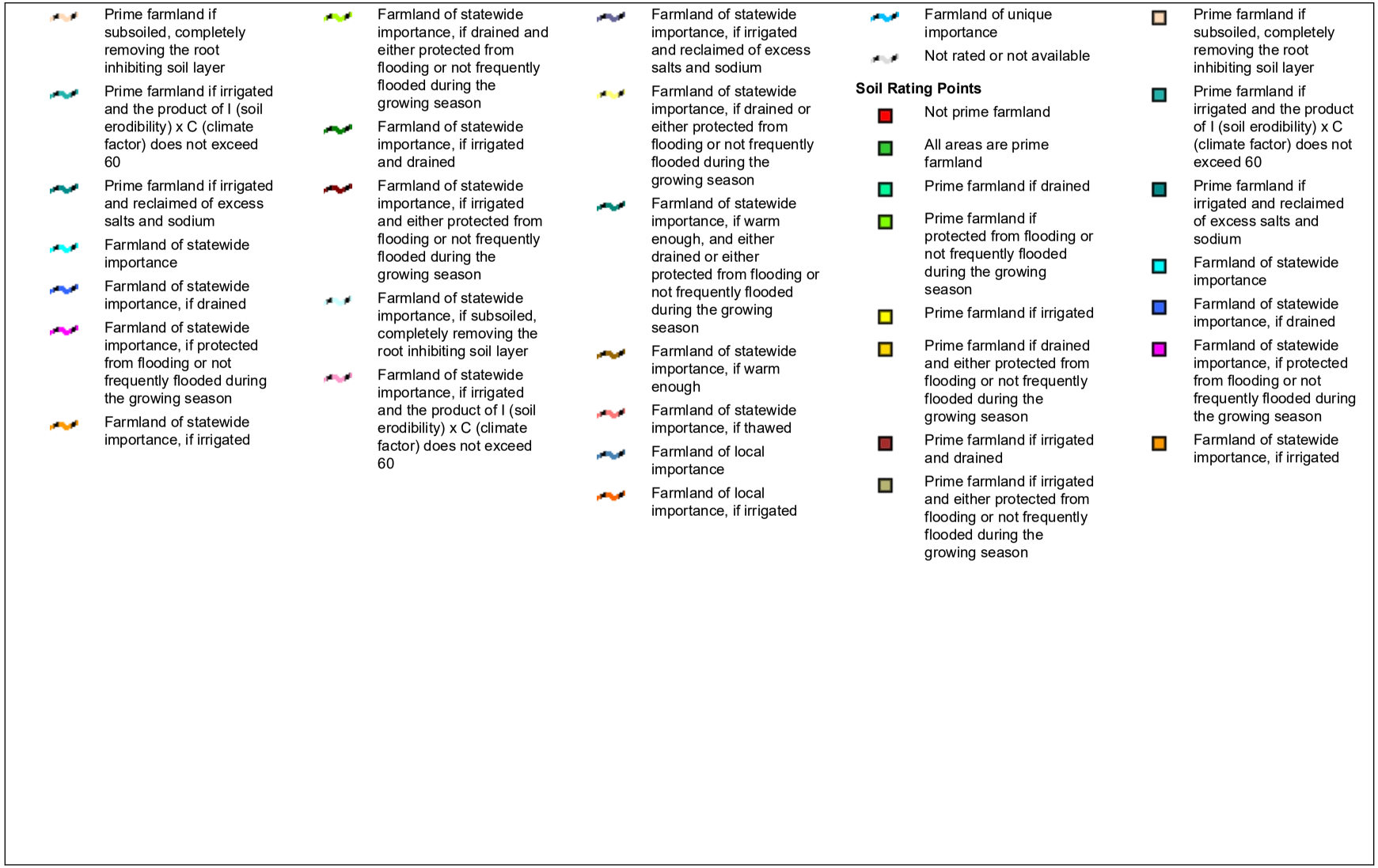
Soils

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
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- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
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- 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: Bourbon and Nicholas Counties, Kentucky
Survey Area Data: Version 22, 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: Jun 27, 2019—Sep 22, 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
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	3.8	3.7%
FwB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	5.9	5.7%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	69.8	68.0%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	0.2	0.2%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.9	0.8%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	19.7	19.2%
W	Water	Not prime farmland	2.4	2.3%
Totals for Area of Interest			**102.7**	**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		
1040 Hick Hardy Road		
City	State	Zip
Cynthiana	KY	41031

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: 26 years	☐	☑	☐	☐
b.	List the date (month / year) you purchased the house. 7/2000				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: Individual				
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: 1040 Hick Hardy Road, Cynthiana, KY 41031

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: See below	☑	☐	☐	☐
k. Cooling/air conditioning system	age of system: See below	☑	☐	☐	☐
l. Water heater	age of system: See below	☑	☐	☐	☐

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

Water line fixed in basement.
Second floor water line fixed.
HVAC main floor replaced 2022. HVAC 2nd floor 2002. Water heater main floor 2018. Water heater 2nd floor 2002.

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? One time, 2021.				
	3) Have you ever had any repairs done to the basement?	☐	☐	☑	☐
	4) If you have had basement leaks repaired, when was the repair done? 2021				
	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: One time, 2021 (500 year storm). Regraded to correct problem				
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: 15 years	☐	☐	☐	☐
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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f.	Have you ever had the roof replaced?	☐	☑	☐	☐
	If so, when? 2011				
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: Regraded area on south side of house.					

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: Pins				
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: City water				
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): 2023 Date last cleaned (septic): 2023				
c.	Are you aware of any problems with the sewer system?	☐	☐	☑	☐

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PROPERTY ADDRESS: 1040 Hick Hardy Road, Cynthiana, KY 41031

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: 2nd floor added				

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?				
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)?	☐	☐	☑	☐

dotloop signature verification: dtlp.us/JbeP-CYiS-Uwp3

PROPERTY ADDRESS: 1040 Hick Hardy Road, Cynthiana, KY 41031

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.

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
Peter Szak dotloop verified 09/30/26 7:25 AM PDT JLHF-IU2T-KYCG-65KY		Gayla Szak dotloop verified 09/30/26 10:36 AM EDT ODZT-YHEB-QH8E-FH6R	

☐ **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

PS 09/30/26 7:25 AM PDT dotloop verified
Seller Initials Date/Time

GS 09/30/26 10:36 AM EDT dotloop verified
Seller Initials Date/Time

Buyer Initials Date/Time

Buyer Initials Date/Time

dotloop signature verification: dtlp.us/yMLH-ohgg-srEk

SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of Bluegrass REALTORS®

PROPERTY ADDRESS: 1040 Hick Hardy Road, Cynthiana, KY 41031 DATE: 09/30/2026

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 "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/yMLH-ohgg-srEk

	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. UK, every year.			
(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.

See other disclosure for details.

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.

Peter Szak — dotloop verified 09/30/26 7:25 AM PDT T6IX-K331-MHNO-KLOD

SELLER DATE TIME

Gayla Szak — dotloop verified 09/30/26 10:36 AM EDT EL1G-4R76-CP6E-AFDL

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.

dotloop signature verification: dtlp.us/o4wM-YpW5-eEkg

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: 09/29/2026 CONTRACT DATE: _____ CONTRACT #: _____

PROPERTY ADDRESS: 1040 Hick Hardy Road, Cynthiana, KY 41031

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)

PS 09/30/26 7:25 AM PDT dotloop verified | GS 09/30/26 10:36 AM 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.

PS 09/30/26 7:25 AM PDT dotloop verified | GS 09/30/26 10:36 AM 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)

ZD 09/29/26 12:19 PM 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	Peter Szak dotloop verified 09/30/26 7:25 AM PDT UAMZ-PPZZ-BUYU-Q3KZ	Buyer	
Seller	Gayla Szak dotloop verified 09/30/26 10:36 AM EDT E5LW-J6EW-IVAB-35UA	Buyer	
Agent	Zach Davis dotloop verified 09/29/26 12:19 PM EDT TOU1-A20M-LOIK-BKRO	Agent	