



SELLER DISCLOSURE
Vacant Land/Farm/Building Lot
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The information in this form is only for the period the undersigned owned the property, beginning

06/2007 to _____
 (date of purchase) (date of this form)

Date: _____, 20____ Time: _____

Property Address/Zip Code/Description: 1370 Hwy 22 East, 51.1 acres, Owenton, KY 40359

_____(Initials) Seller agrees to provide a Seller Disclosure of Property Condition as set forth in 201 KAR11:350 for any dwellings located on the property.

Disclosure Information

	Yes	No	Unknown
1. Are you aware of any problems affecting any of the mechanical systems, structures, or roof of any auxiliary houses, outbuildings, barns or sheds?	___	___	___ ✓
2. Are you aware of any past or present chemical contamination to the soil and/or water on this Real Estate?	___	___ ✓	___
3. Are you aware of any dump or garbage site(s) located on the Real Estate, whether past or present?	___	___	___ ✓
4. Are any sinkholes being used as a dump or garbage site?	___	___	___ ✓
5. Are there any leases on the Real Estate? (Example: tobacco, mineral, timber, etc.)	___	___ ✓	___
6. Is there a tobacco base on the property? If yes, how many pounds of tobacco? <u>None</u>	___	___	___
7. Have you ever had a soil analysis, percolation (PERC) test or similar type of testing conducted?	___	___ ✓	___
8. Has the land been surveyed?	___	___ ✓	___
9. Is a survey required to transfer the deed?	___	___ ✓	___

Seller Initials: _____ Buyer Initials: _____ Time: _____
 Seller Initials: _____ Buyer Initials: _____ Time: _____

10. Are you aware of the location of the following underground utilities:

- 1) Water lines.....
- 2) Cistern.....
- 3) Electric lines.....
- 4) Natural Gas/Propane.....
- 5) Telephone lines.....
- 6) Sewer/Septic/Leach lines/Sewage Disposal System.....
- 7) Cable lines.....

Buyer or Buyer agent to check with local utilities

11. Are you aware of any easements on the property?

If yes, where Water Line, Utility Easement & Rd easement to Kx American Water Tower

12. Are there any graveyards, burial mounds, cemeteries or headstones located on the Real Estate?

13. Are there any cellular towers or rights of third parties to locate a cellular tower on the Real Estate?

14. Are there any encroachments, boundary lines or fence line disputes?

15. Do you know of any flooding, drainage, settling, or grading problems affecting the Real Estate?

16. What is the zoning on the Real Estate? unzoned

Have there been any divisions or other zoning changes to the property since title to the property was conveyed to seller?

If the answer to any of the foregoing is yes, please explain such answer in further detail.

Buyer to conduct their own due diligence regarding property.

NOTICE- Issues related to property development. If Buyer contemplates developing the Real Estate or a use of the Real Estate other than the current use, there are a variety of issues which should be addressed to insure the development or new use is feasible. Such issues include but are not limited to municipal and zoning ordinances, recorded building and use restrictions, covenants and easements that may prohibit certain improvements or uses of the Real Estate, building permits, zoning variances, architectural control approvals, utility availability, special assessments, access roads and frontage, historical sites, flood zones, environmental audits, sub-soil tests and other related issues that must be investigated or inspected in order to determine the feasibility of the development of or a particular use of the Real Estate. This disclosure is not intended as a substitute for any inspections or investigations, and any potential purchaser is encouraged to obtain their own professional inspections and investigations of the Real Estate.

The seller has owned this property since 2007 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes, which may become known to Seller prior to closing.

Seller Michael Cobb
Blue Moon Investors: Managing Member, Michael Cobb

Date 2/26/25

Time 5:00 pm

Seller _____

Date _____

Time _____

Buyer _____

Date _____

Time _____

Buyer _____

Date _____

Time _____

REV. 8/05

If you have specific questions please consult an attorney. The Northern Kentucky Association of REALTORS® disclaims any and all liability that may result from your use of this form

Northern Kentucky Association of REALTORS®
7660 Turfway Rd. Suite 100
Florence, KY 41042