



3. **VACANT LAND DISCLOSURE STATEMENT**

4. Date: 12/30/2025

5. Property Address: 228 E. Hwy 60

6. City: Hardinsburg State: KY Zip Code: 40143

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

10. PURPOSE OF DISCLOSURE FORM: This disclosure form shall not be a warranty by the Seller or real estate agent and
 11. shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a
 12. statement of the conditions and other information about the property known by the Seller.

13. INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the
 14. property, regardless of how you know about them or when you learned about them. (3) Attach additional pages, if
 15. necessary, with your signature and the date and time of signing. (4) If an item does not apply to your property, mark "not
 16. applicable." (5) If you truthfully do not know the answer to a question, mark "unknown." (6) If you learn any fact prior to
 17. closing that changes one or more of your answers to this form after you have completed and submitted it, immediately
 18. notify your agent or any potential buyer of the change in writing.

19. SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information
 20. is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent
 21. to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or
 22. as otherwise provided by law. The following information is not the representation of the real estate agent.

23. NOTICE TO BUYER: This is a disclosure is not a substitute for any inspections, tests, or other investigation or warranties
 24. that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by any real estate
 25. agent or broker. The Buyer is encouraged to obtain his or her own professional inspections of this property.

26. List the date you acquired the Property: 1/1/2008
 Month Year

27. **A. SURVEY, EASEMENT, FLOODING**

28.	1. Has the seller ever had the land surveyed?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
29.	a. If yes, do you have a copy?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
30.	b. Who performed the survey?	
31.	2. Are there any boundary line disputes currently?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
32.	3. Are there any easements, encroachments, or licenses affecting this property?	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
33.	4. Is any of the property in a designated flood plain?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
34.	5. Have there ever been any soil stability, drainage, flooding, grading, or erosion problems affecting this property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
35.	6. Are there any shared fences, driveways, or accesses?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
36.	Explain any of the above: <u>There is a shared easement</u>	

37. [Signature] 1/30/2026 11:16
 38. Seller Initials Date/Time Buyer Initials Date/Time
 39. _____
 40. Seller Initials Date/Time Buyer Initials Date/Time

79.	f. Connection to natural gas services	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
80.	3. Are any of the following presently existing adjoining the property?	
81.	a. Public water system access	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
82.	b. Private water system access	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
83.	c. Electric service access	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
84.	d. Natural gas access	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
85.	e. Internet access	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
86.	4. Have any utility access charges been paid?	
87.	If yes, which charges have been paid? <i>HAVE ELECTRIC FEE</i>	

88. **E. OTHER MATTERS**

89.	1. Is any part of the property subject to a lease agreement currently?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
90.	If yes, explain:	
91.	2. Is there a Homeowners Association?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
92.	a. If yes, contact info:	
93.	b. Dues: <input type="checkbox"/> monthly <input type="checkbox"/> annually	
94.	c. Assessments:	
95.	3. Is there road maintenance? <input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Unknown	
96.	4. Are there any recorded or unrecorded maintenance agreements?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
97.	5. Is the property subject to CRP (Conservation Reserve Program) wetlands designation, or other state or federal program?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
98.	6. Are there any pending claims, litigation, or notice from any governmental authority currently affecting this property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
99.	7. Do you own any mineral rights to the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
100.	a. If yes, are they to be sold with the property?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
101.	8. Are there any material or adverse defects affecting the value or desirability of the property such as zoning changes, street changes, threat of condemnation or neighborhood noise or nuisances?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
102.	If yes, explain:	

103. **F. Other Information the Buyer Should Know:**

104	<u><i>Pen</i></u>	<u>1/20/2024</u>		
105	Seller Initials	Date/Time	<u>11/15</u>	Buyer Initials Date/Time
106				
107	Seller Initials	Date/Time		Buyer Initials Date/Time

110. **G. SELLER'S STATEMENT**

111. The undersigned represents that the information provided herein is true and accurate to the best of the Seller's
112. knowledge.

113. Seller Paul Neff Date 1/26/26 Seller _____ Date _____
Paul Neff

114. **H. BUYER'S RECEIPT AND ACKNOWLEDGMENT**

115. I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present
116. condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent.

117. Buyer _____ Date _____ Buyer _____ Date _____