

MLS# 104437
1275 Larmon Mill
Alvaton, Kentucky
42122

FOR SALE



Beautiful 21.5+/- Acre Horse Estate.

A short drive from , I-65, Bowling Green, Kentucky Or Nashville ,Tennessee. 3 bedroom 2 bath home, full walk out basement with office, additional living and bath, garage, new 8 Stall horse barn, electric fencing, and pasture land. Call me today.

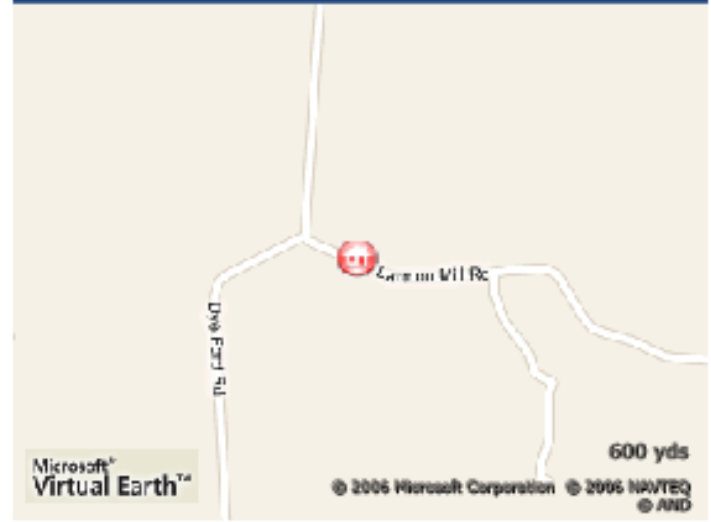
Marketed By:

Walter Carnes (270-792-7155)
Coldwell Banker Legacy Real Estate Group
753 Bakerfields Way,
Bowling Green, KY 42104
270-782-2250

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LEGACY
REAL ESTATE GROUP



		Room Dimensions		Level
Status	ACT	Yr Remodel	2007	
Type	SINGLE FAMILY	CompDate		
Area	WARREN COUNTY SOUTH	Builder	UNKNOWN	
# Beds	3	Subd	None	
# FB	2	Elem	See Remarks	
# HB	0	Middle	Drakes Creek Middle	
#Stories	1.0	High	Greenwood High School	
Age	16-20			
			Mst Br Dim 19X17	
			Bed 2 Dim 17X12	
			Bed 3 Dim 17X12	
			Bed 4 Dim 16X9	
			Bon Rm Dim	
			Liv Rm Dim	
			Din Rm Dim 17X10	
			Fam Rm Dim	
			Grt Rm Dim 23X16	
			Kit Dim 17X11	
			Oth 1 Dim 20X19	

PROPERTY HAS BEEN UPDATED AND HIGHLY IMPROVED. BASEMENT HAS NEW RADON MITIGATION SYSTEM. BEAUTIFUL REMODELED HOME ON 21.64+/- ACRES. NEW BLACK TOP DRIVE, NEW METAL ROOF & FRESH PAINT AND CARPET. GROUNDS HAVE NEW 8 STALL HORSE BARN. HOME HAS FULL BASEMENT WITH ADDITIONAL LIVING & BATH.

Dirs SCOTTSVILLE RD TO DYE FORD RD TO LEFT ON LARMON MILL TO 1275 LARMON MILL ON RIGHT.

AIR CONDITIONING	Central Elect.	FOUNDATION	Poured Concrete
EXTERIOR	Vinyl Siding	GARAGE	Attached
EXTERIOR FEATURES	Garden Space, Wood Deck, Landscaped, Barn	INTERIOR FEATURES	Intercom, Smoke Alarm, Garage Door Opener, Walk in Closets, Ceiling Fan, Bookshelves, Pantry
FIREPLACE/WOOD STOVE	Yes-Fireplace, Family Room, Basement	KITCHEN FEATURES	Disposal, Range-Elect., Range-Hood, Dishwasher, Eat In
FLOOR COVERINGS	Partial Carpet, Inlay/Vinyl, Hardwood, Tile	POSSESSION	Negotiable
WASHER/DRYER LOCATION	Utility Room	ROOF	Metal
WINDOW TREATMENT	Partial	SEWER	Septic
		STYLE	Ranch
		WATER	City/County
		APPEARANCE	Excellent
		BASEMENT	Full
		BATH	Whirlpool, Separate Shower



WALTER R CARNES - (270) 792-7155
 wrc1310@aol.com
 COLDWELL BANKER LEGACY - MAIN (270)
 782-2250



BOWLING GREEN, KY 42104

1275 LARMON MILL RD



SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

6-14-2007 ending on 3-17-2008
(date of purchase) (date of this form)

PROPERTY ADDRESS: 1275 Lanman Mill RD

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

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction, or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 924.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (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 licensee to complete this form on your behalf in accordance with KRS 924.360(9). (5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE. As seller, 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 authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

		YES	NO	UNKNOWN
1. HOUSE SYSTEMS				
	Any past or current problems affecting:			
(a)	Plumbing <u>sinks / faucets - repaired</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Electrical system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Appliances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d)	Floors and walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Doors and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	Ceiling and attic fans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(g)	Security system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(h)	Sump pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(i)	Chimneys, fireplaces, inserts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(j)	Pool, hot tub, sauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k)	Sprinkler system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(l)	Heating <u>Heating turns off age 3 economy-trip breaker</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(m)	Cooling/air conditioning age _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain: _____			
2. FOUNDATION/STRUCTURE/BASEMENT				
(a)	Any defects or problems, current or past, to the foundation or slab?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b)	Any defects or problems, current or past, to the structure or exterior veneer?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Explain: <u>Small Dent in Back of House</u>			
(c)	Has the basement leaked at anytime since you have owned or lived in the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d)	When was the last time the basement leaked? <u>Feb. 2008</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Have you ever had any repairs done to the basement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f)	If you have had repairs done to the basement relative to leaking, when was the repair performed? <u>March 2008</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain: <u>plumbing leaking into garage part of basement - repaired by Walden Plumbing</u>			
(g)	If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) <u>arbitrary</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Initials (Buyer) [Signature] Date/Time _____

Initials (Seller) [Signature] Date/Time _____

- | | YES | NO | UNKNOWN |
|---|-------------------------------------|-------------------------------------|--------------------------|
| (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc?.....
Explain: <u>Fence's</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

10. MISCELLANEOUS

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| (a) Was this house built before 1978? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) 1. Are you aware of any testing for radon gas?.....
2. Results, if tested <u>9.3 - Installed Mitigator Nov 3.3</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... <u>Termites found in flower beds</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) Are you aware of any damage due to wood infestation?..... <u>Flower bed wood rot</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (g) 1. Have the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties? <u>Welden - paid till June 2008</u> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (h) Are you aware of any existing or threatened legal action affecting this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (k) Are you aware of any other conditions which are defective with regard to this property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (l) Are there any environmental hazards known to seller?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Are there any warranties to be passed on?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Has this house ever been damaged by fire or other disaster (i.e. tornado, hail, etc.)? If yes, please explain:..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (o) Are you aware of the existence of mold or other fungi in the property?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (p) Has this house ever had pets living in it?.....
If yes, Explain:..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (q) Is the property in a historic district?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SPACE FOR ADDITIONAL INFORMATION

Property sold "As is"

The seller has owned this property since June 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: [Signature] Date: 3/1/08 Seller: [Signature] Date: 3/1/08

THE LICENSEE NAMED HERE () HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. THEREBY AGREE TO HOLD HARMLESS THE NAMED LICENSEE FOR ANY REPRESENTATION THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE AGENT SHALL SO INFORM THE BUYER.

Seller: _____ Date: _____ Seller: _____ Date: _____

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker Agent: _____ Date: _____

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer: _____ Date: _____ Buyer: _____ Date: _____

THE SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Buyer) _____ Date/Time _____

Initials (Seller) [Signature] Date/Time 3/1/08

Property Address: 1275 Lennon Mill Rd. 42122

		YES	NO	UNKNOWN	
3.	ROOF				
	(i) Have you experienced, or are you aware of, any water or drainage problems with the roof? <u>plumbing leak repaired porch faucet Dec 2007</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	(a) Age of the roof? <u>2 months</u>				
	(b) 1. Has the roof leaked at any time since you have owned or lived in the property? 2. When was the last time the roof leaked? <u>Dec 2007</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	(c) 1. Have you ever had any repairs done to the roof? 2. If you have ever had the roof repaired, when was the repair performed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	(d) 1. Have you ever had the roof replaced? <u>Jan 2008</u> 2. If you have had the roof replaced, when was the replacement performed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)				
	(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof? 2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. LAND/DRAINAGE				
	(a) Any soil stability problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(b) Has the property ever had a drainage, flooding, or grading problem?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
(c) Is the property in a flood plain zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. BOUNDARIES					
(a) Have you ever had a staked or pinned survey of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
(b) Do you know the boundaries? <u>See plot map</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
(c) Are the boundaries marked in any way? <u>Fences - stakes</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
(d) Are there any encroachments or unrecorded easements relating to the property of which you are aware? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. WATER					
(a) 1. Source of water supply <u>County Water</u> 2. Are you aware of below normal water supply or water pressure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
(b) Is there a water purification system or softener remaining with the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
(c) Has your water ever been tested? If yes, give results Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. SEWER SYSTEM					
(a) Property is serviced by:					
1. Category I. Public Municipal Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
2. Category II. Private Treatment Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
3. Category III. Subdivisor Package Plant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
5. Category V. Septic Tank with drain field, lagoon, welland, or other onsite dispersal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
6. Category VI. Septic Tank with dispersal in or offsite, multi property cluster treatment system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
7. Category VII. No Treatment/Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
(b) For properties with Category IV, V, or VI systems: Date of last inspection (sewer): <u>Aug 2007</u> Date last cleaned (septic): <u>5/07</u>					
(c) Are you aware of any problems with the sewer system? Explain: <u>From previous owners</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. CONSTRUCTION/REMODELING					
(a) Have there been any additions, structural modifications, or other alterations made?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
(b) Were all necessary permits and government approvals obtained? Explain: <u>perm - permits obtained / LR wall moved</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
9. HOMEOWNER'S ASSOCIATION					
(a) 1. Is the property subject to rules or regulations of a homeowner's association? 2. If yes, what is the yearly assessment? \$ <u>8</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Initials (Buyer) D Date/Time _____

Initials (Seller) DCA Date/Time _____

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINT AND / OR LEAD-BASED PAINT HAZARDS**

Before 1978

Today's Date: 3-17-08 Contract Date: _____

Property Address: 1275 Lammun Mill Rd. Alanta

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)

- (a) Presence of lead-based paint and /or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

- (b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. Records and Reports available to seller (check one below):
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list Documents below):

- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (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):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
- 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 Acknowledgement (Initial)

WAC (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance

Certification of Accuracy

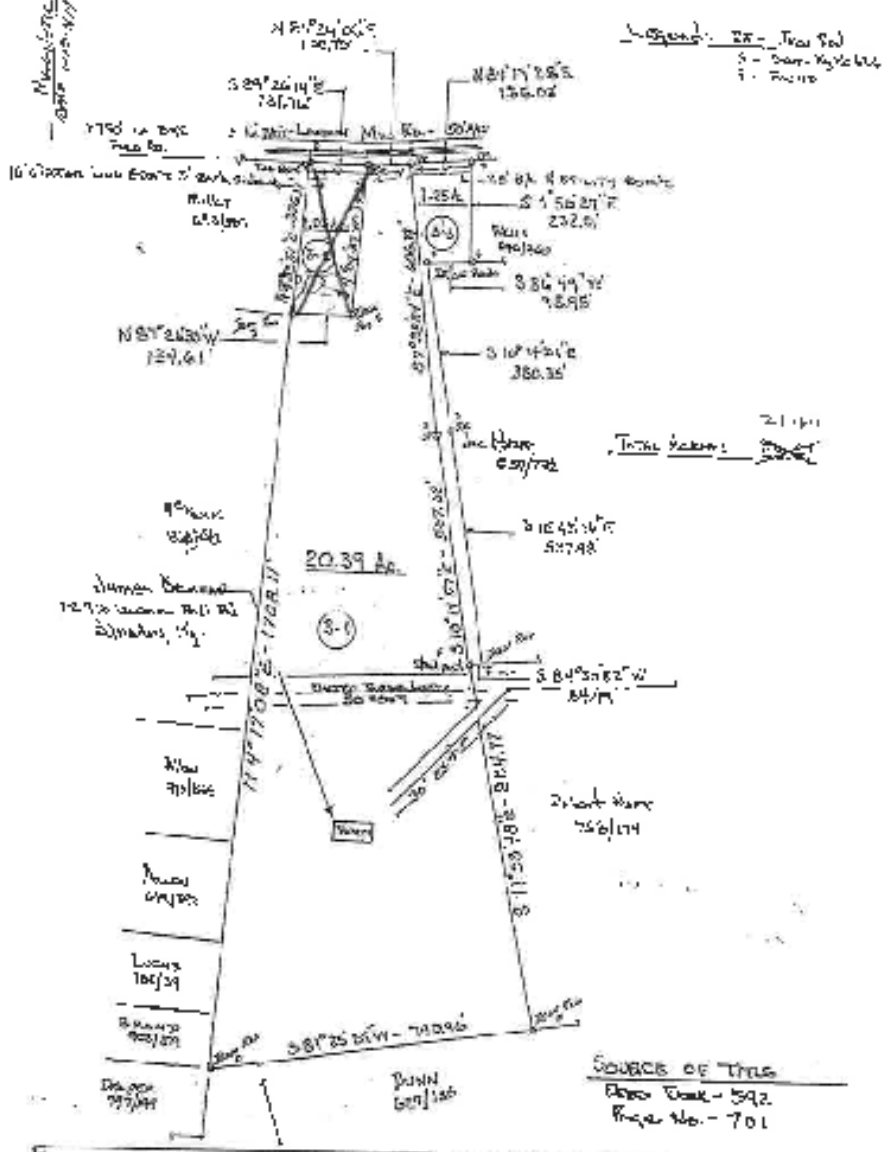
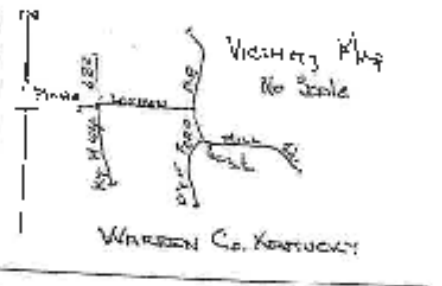
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	<u>3/17/08</u> Date/Time	<u>[Signature]</u> Seller	<u>3/17/08</u> Date/Time
_____ Purchaser	_____ Date/Time	_____ Purchaser	_____ Date/Time
_____ Agent	_____ Date/Time	_____ Agent	_____ Date/Time

$1700 = 100 \times 17$
 $1000 = 100 \times 10$
 $2500 = 100 \times 25$
 $3000 = 100 \times 30$

RATION TRADING SOURCE WHICH
 BEARS & DE EXHIBIT KY. MIN. S.S.
 OF PROVISION 1/2000, ARKON BEARING
 1/24, 1938, EASTMAN & DEANON BEARER
 FOR SURVEY.

TR. 12. N. 1/2 S. 1/2 S. 1/2 S. 1/2 S. 1/2 S.
 AT N. 1/2 & 1/2 S.



James P. ...
 1235 ...
 Surveyor ...
 575 ...
 MAY 11, 2006 ...
 6002

STATE OF KENTUCKY
 ALEXANDER
 BARBER
 6006
 LAND SURVEYOR

