



**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 _____ (Date of purchase) until _____ (Date of this form).

Property Address/Zip code/Description: 4132 KY HIGHWAY 36 W Cynthiana KY 41031

PIDN# 074-0000-011-00-000

Disclosure Information

	N/A	YES	NO	Unknown
1. Are you aware of any problems affecting any of the mechanical systems, structures or roof on any auxiliary outbuildings, barns or sheds?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are you aware of any Past or present chemical contamination to the soil and/or water on this Real Estate?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are you aware of any dump, buried tires, or garbage site(s) located on the Real Estate, whether past or present?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Are any sinkholes on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Are there any leases on the Real Estate? (Example: crops, mineral, timber, hunting, residential etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Have you ever had a soil analysis, Health department sewage site evaluation, geological test, or similar type of test conducted? a. If Yes, are you in possession of a copy of any such test or analysis?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Has the land been surveyed? <i>Not Recently</i> a. If yes, Please include drawing and legal description.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Is a survey required to transfer the deed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are you aware of the location of the following underground utilities? a. Water Lines: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cistern: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Electric Lines: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Natural Gas/Propane: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Telephone Lines: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Sewer/Septic/Leach lines/Sewage disposal system: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Cable Lines: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Are you aware of any easements on the property? (Including ingress/egress) If yes, Where? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Are there any ingress/egress easement required to access the property? If yes, Where? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Are there any graveyards, burial mounds, cemeteries or headstones located on the Real Estate? If yes, Where? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Seller Initials: RF Date/Time: 4/9/26 8:00 AM Buyer Initials: _____ Date/Time: _____
 Seller Initials: Cef Date/Time: 4-9-26 9:00 AM Buyer Initials: _____ Date/Time: _____

	N/A	YES	NO	Unknown
13. Are you aware of the location of or right of third parties to locate any of the following on the Real Estate?				
a. Cellular towers: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Billboards: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Solar: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Windmills: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Are there any encroachments, boundary lines or fence line disputes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Do you know of any flooding, drainage, settling or grading problems affecting the Real Estate?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. What is the Zoning on the Real Estate? _____	<u>Agricultural</u>			
17. Whether or not they have been corrected, state whether there have been problems affecting:				
a. Soil Stability	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Drainage, flooding, or grading	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Outbuildings or unattached structures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is the Property located within a Special Flood Hazard Area (SFHA) If so what is the flood zone? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Is there a retention//detention basin, pond, lake, creek, spring or water shed on or adjoining this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Have there been any zoning changes to the property since title to the property was conveyed to seller?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the answer to any of the forgoing is Yes, Please explain such answer in further detail.				

NOTICE- 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, subsoil 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 due diligence. Any potential purchaser is encouraged to obtain their own professional inspections and investigations of the Real Estate.

The Seller has owned this property since June 2005 (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: Rod Fussinger Date/Time 4-9-26 ^{8:00 AM} Buyer: _____ Date/Time _____
Rod Fussinger

Seller: Claire Fussinger Date/Time 4-9-26 ^{8:00 AM} Buyer: _____ Date/Time _____
Claire Fussinger

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.