

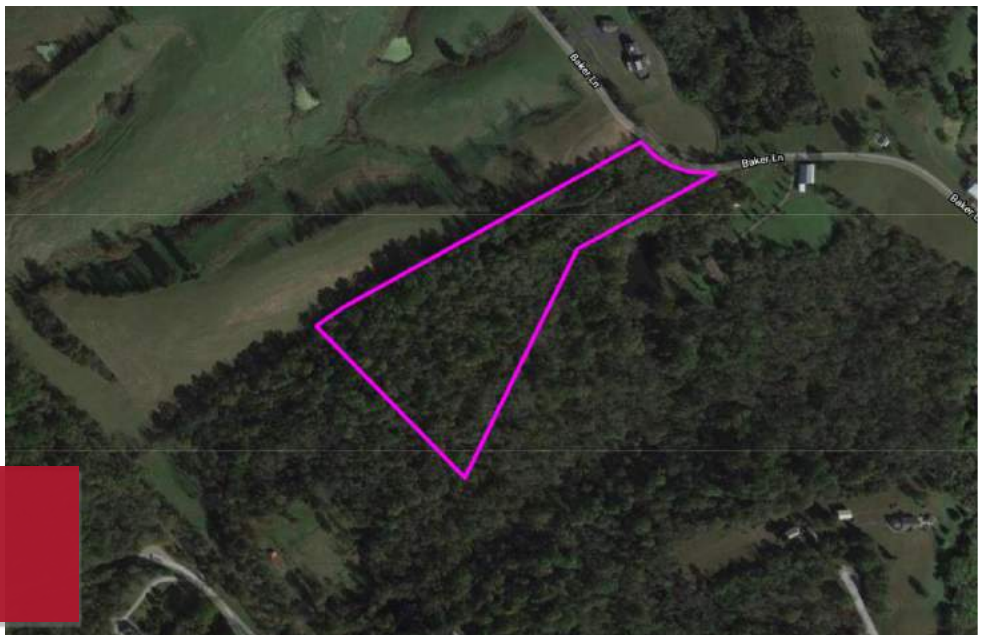


THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

# 4200 Baker Lane

Unique Opportunity for Private Lot in  
Oldham County off of HWY 42



Visual Tour Online:  
[www.4200BakerLn.com](http://www.4200BakerLn.com)

This is a very unique opportunity! Baker Ln is a private, one-lane road off of Hwy 42 in Oldham Co. Located in an awarding-winning Oldham Co school district, this peaceful, wooded retreat offers the new owner a sense of security and tons of opportunity. Perhaps you're interested in a privately owned nature preserve to hike and enjoy the natural beauty of Kentucky on the weekend...or simply build a secluded Kentucky getaway near downtown Louisville, with great neighbors, a rolling Kentucky landscape and serene sunsets - the possibilities are endless and property like this in Oldham Co are rare! For anyone looking for more information or if you're interested in taking a look at the property in person, contact the list agent today!

**kw** LOUISVILLE  
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## Land/Lots - Residential Land

For current price  
call 502.554.9749



**List Number:** 1569069

**Address:** 4200 Baker Ln, Pendleton, KY  
40055

**Area:** 20-Oldham County N171

**Sub Area:** A

**Subdivision/Condo:** NONE

**Disclosure:** Yes

**Deed Bk:** 876

**Block:** 0000

**Open House Info:**

**Status:** Active

**County:** Oldham

**Pg #:** 287

**Lot:** 13 - 10 Acre  
Tract

**Acres:** 10

**Lot Dimensions:** TBD

**Zoning:** Other - See  
Remarks

**Frontage:** 300

**Flood Plain:** No

**Sub-Lot:** 0000



**Directions:** Highway 42 North/Northeast to Baker Ln. Turn left onto Baker Ln and Parcel is on Left.

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**HOA Y/N:** No

**Dedicated Road?:** Y

**Restrictions:** No

**Lot Description:** DeadEnd; Rolling; Wooded

**Lot Access:** County Road; Paved Road

**HOA Fee:** No

**Utilities:** None



**Baker Ln Aerial**



**Gorgeous Countryside**



**Oldham Co**



**Wooded Lot**



**One Lane Road**



**10 Acres**





**Kentucky Retreat**



**Enjoy the Countryside**



**Kentucky Paradise**



**Baker Ln**



**Amazing Sunsets**



**Protective Canopy**



**Serene Setting**



**Quiet Secluded Lane**



**10 Acres in Oldham Co**



## VACANT LAND DISCLOSURE STATEMENT

Date: 8/6, 20 20

Page \_\_\_\_ of \_\_\_\_

This seller's disclosure statement concerns the real property located in the City of Pendleton, County of Oldham, State of KY, described as \_\_\_\_\_

10 acres of 4200 Baker Lane Pendleton, KY 40055

**NOTICE TO SELLER:** Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate broker, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Seller's property to prospective buyers.

**NOTICE TO BUYER:** This is a disclosure of Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections, tests or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by listing broker, the selling broker, or their agents.

### A. SURVEY, EASEMENT, FLOODING

1. When did you purchase this land? inherited 10/2020
2. Has the land been surveyed?  Yes or  No If yes, year surveyed not recently
3. What company or person performed the survey? Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Phone: \_\_\_\_\_
4. Is there a survey available?  Yes  No or  Unknown there should be a survey on file with the county
5. If this is platted land, has a certificate of survey been completed?  Yes or  No  
If yes, by whom? \_\_\_\_\_ When? \_\_\_\_\_
6. Are there any encroachments or boundary line disputes?  Yes  No or  Unknown
7. Are there any easements other than utility or drainage easements?  Yes  No or  Unknown
8. Is the property in a designated 100 year flood plain or wetland area?  Yes  No or  Unknown
9. Has there ever been a flood or other disaster at the property?  Yes  No or  Unknown
10. Have there every been any drainage problems affecting this property or adjacent properties?  
 Yes  No or  Unknown
11. Is the property in an earthquake zone?  Yes  No or  Unknown
12. Give details if any of questions 5 through 10 were answered "YES" \_\_\_\_\_
13. Are there any navigation easements?  Yes  No or  Unknown

### B. USE RESTRICTIONS

1. Do any of the following types of covenants, conditions, or restrictions affect the land:
- a. Subdivision or other recorded covenants, conditions, or restrictions?  Yes  No or  Unknown
- b. A right of first refusal to purchase?  Yes  No or  Unknown
- c. Local municipality?  Yes  No or  Unknown
2. If any of the above questions (B1) are answered "YES" do you have written copies of these covenants, conditions, or restrictions?  Yes  No or  Unknown  
List which documents you have: \_\_\_\_\_
2. Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions or restrictions?  Yes  No or  Unknown  
If "YES", describe: \_\_\_\_\_

### C. CONDITION OF THE PROPERTY

1. Are there any structure improvements, or personal property located in the sale?  Yes or  No  
If "YES" list all items: \_\_\_\_\_
2. Are there any defects or problems with any of these items?  Yes  No or  Unknown  
If "YES" describe all problems and defects: \_\_\_\_\_
3. Are there any abandoned wells, buried storage tanks, or buried debris or waste on the property?  
 Yes  No or  Unknown If "YES" give details: \_\_\_\_\_
4. Is there any hazardous or toxic substance (including radon) in or on this property or any adjacent property?  
 Yes  No or  Unknown  
If "YES" give details: \_\_\_\_\_

Initials: \_\_\_\_\_ Date: 8/6/2020 Time: 4:00PM

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, PLEASE CONSULT AN ATTORNEY



- 5. Have any soil tests been performed?  Yes  No or  Unknown  
When? \_\_\_\_\_ By Whom? \_\_\_\_\_  
Results: \_\_\_\_\_
- 6. Does the property have any fill or uncompacted soils?  Yes  No or  Unknown  
If "YES" describe location and depth \_\_\_\_\_
- 7. Are there any settling or soil movement problems on this property or any adjacent property?  
a.  Yes  No or  Unknown  
If "YES" give details: \_\_\_\_\_
- 8. Are there any dead or diseased trees on the property?  Yes  No or  Unknown  
If "YES" give details: \_\_\_\_\_

**D. UTILITIES**

- 1. Have any percolation tests been performed?  Yes  No or  Unknown  
When? \_\_\_\_\_ By Whom? \_\_\_\_\_  
Results: **\*\*this piece we are selling doesn't have any utilities but there is a house**
- 2. Are any of the following presently existing within the property?  
a. Connection to public water  Yes  No or  Unknown **on the piece we will keep**  
b. Connection to public sewer  Yes  No or  Unknown  
c. Connection to private water system off property  Yes  No or  Unknown  
d. A water well  Yes  No or  Unknown  
e. Septic tank  Yes  No or  Unknown  
f. Connection to electricity  Yes  No or  Unknown  
g. Connection to natural gas services  Yes  No or  Unknown
- 3. Are any of the following presently existing at the boundary of the property?  
a. Public water system access  Yes  No or  Unknown  
b. Private water system access  Yes  No or  Unknown  
c. Electric service access  Yes  No or  Unknown  
d. Natural gas access  Yes  No or  Unknown  
e. Telephone system access  Yes  No or  Unknown
- 4. Have any utility access charges been paid?  Yes  No or  Unknown  
If "YES" which charges have been paid? none

**E. OTHER MATTERS**

- 1. Is there a Homeowners Association?  Yes  No or  Unknown
  - 2. If yes, what are the dues or assessments? \_\_\_\_\_ paid \_\_\_\_\_ monthly/yearly
  - 3. Is there road maintenance?  Public  Private or  Unknown **county takes care of the lane**
  - 4. Are there any recorded maintenance agreements?  Yes  No or  Unknown
  - 5. Is there a bus or other public transportation system?  Yes  No or  Unknown  
Where is the pick up? \_\_\_\_\_
- Is there anything else that may materially and adversely affect the value or desirability of the property, e.g., pending claims or litigation, notice from any governmental authority for violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance:?  
 Yes  No or  Unknown  
If "YES" give details: \_\_\_\_\_

**F. SELLER'S STATEMENT (To be signed at time of listing)**

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Sellers do not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes that this information be provided to prospective buyers of this property and to the real estate brokers and sales people. Seller understands and agrees that Seller will notify in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Selle \_\_\_\_\_ Date 8/6/2020 Time: 4:21PM Seller \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_

**G. BUYER'S RECEIPT AND ACKNOWLEDGMENT (To be signed at time of purchase agreement)**

I carefully inspected the property. I have been advised to have the property examined by professional inspectors and to investigate every aspect of the property which could be important to me. I acknowledge that neither any Broker or Agent involved in this transaction is an expert at detecting the condition of the property or its suitability for my intended use.

I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed or stated within the sales contract.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_ Time: \_\_\_\_\_