



THE PRICE GROUP

SELL • BUY • BUILD • INVEST • CAREER

# 3151 E Highway 146

FOR MORE INFO IMMEDIATELY, TEXT 1090 TO (502) 265-3108

2.5 Acres in Oldham County  
Cleared and Flat with Driveway



Visual Tour Online:  
[www.3151EastHighway146.com](http://www.3151EastHighway146.com)

Don't miss your opportunity to own your very own slice of Kentucky! Nearly 2.5 acres with driveway in place. Great, quiet spot just minutes from La Grange. If you are looking to build on your dream lot, the list agent can help connect you with several local builders to help your dream become a reality!

**kw** LOUISVILLE  
EAST  
KELLERWILLIAMS.

(502) 554-9749 • (502) 554-9429 (fax)

[www.ChooseThePriceGroup.com](http://www.ChooseThePriceGroup.com)

[info@kwPriceGroup.com](mailto:info@kwPriceGroup.com)  
9911 Shelbyville Road #100  
Louisville, KY 40223

Download your Free MLS Search App Now!  
[www.LouisvilleRealEstateApp.com](http://www.LouisvilleRealEstateApp.com)

## Land/Lots - Residential Land

For Current Pricing  
Call 502.554.9749



**List Number:** 1527508  
**Address:** 3151 E Hwy 146, La Grange, KY 40031  
**Area:** 20-Oldham County N171  
**Sub Area:** A  
**Subdivision/Condo:** NONE  
**Disclosure:** Yes  
**Deed Bk:** 1202  
**Block:** 0000  
**Open House Info:**

**Status:** Active  
**County:** Oldham  
**Pg #:** 392  
**Lot:** 3J

**Acres:** 2.5  
**Lot Dimensions:** 150ftx620ft  
**Zoning:** Residential  
**Frontage:** 150  
**Flood Plain:** No  
**Sub-Lot:** 0000



**Directions:** I-71 to Exit 22 toward LaGrange. Head north and turn right on Hwy 146. Follow to property - on left.

Don't miss this opportunity to own your very own slice of Kentucky! Nearly 2.5 acres with driveway in place. Great, quiet spot just minutes from La Grange. Contact the list agent for more info and enjoy!

**HOA Y/N:** No

**Dedicated Road?:** Y

**Restrictions:** No

**Lot Description:** Cleared; Flat; See Remarks

**Lot Access:** Paved Road; State Highway

**HOA Fee:** No

**Utilities:** Septic System



3151 E Hwy 146



Oldham County School District



Private Lot



Perfect for your dream home!



Wide Lot in natural surrounding



Conveniently located



**Ample space for custom home****Wooded area at rear of property****Aerial View****Picturesque space available****Private Lot****Aerial view**



554-9597

OLDHAM COUNTY  
D812 PG 17

CERTIFICATION

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 27455 and was adjusted. The survey as shown hereon is a Class A survey and the accuracy and precision of said survey meets all the specifications of this class.

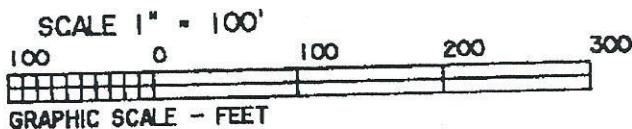
*R.B. Batts*

8-31-04

DATE

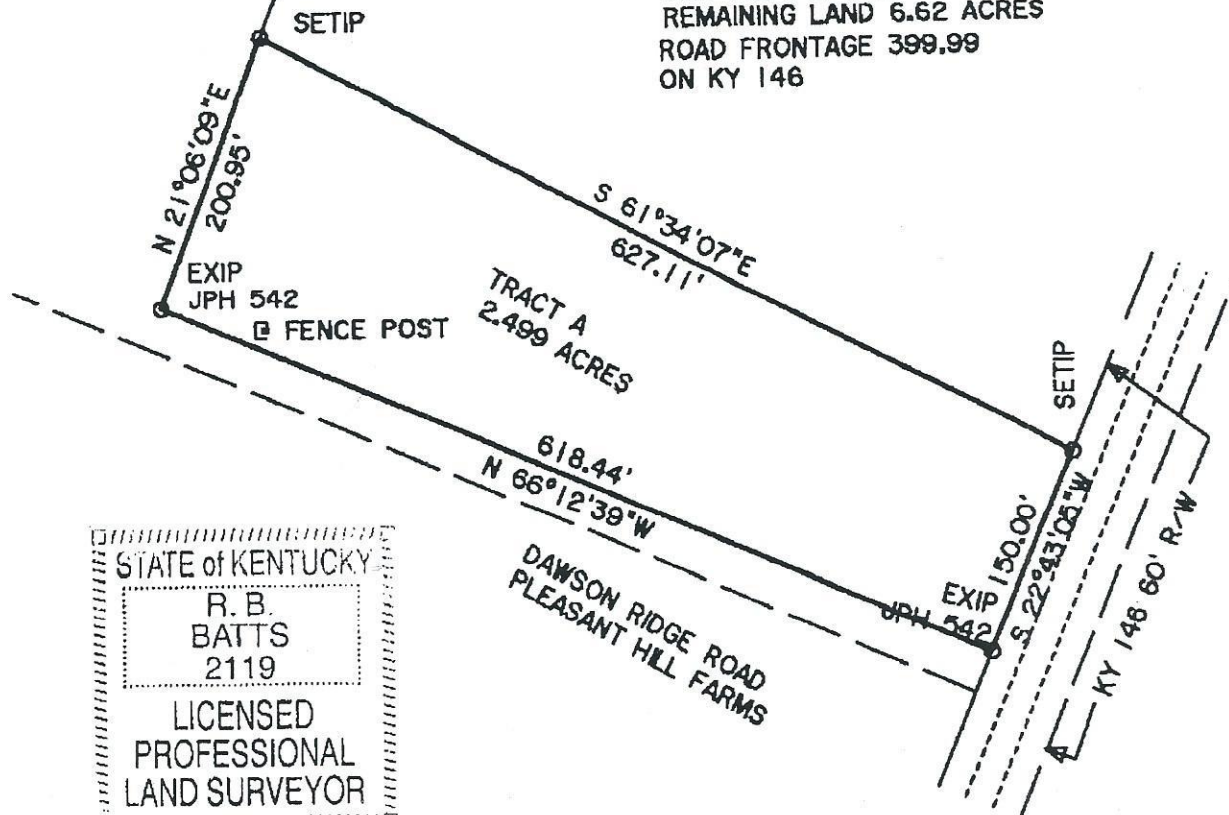
R.B. BATTS PLS # 2119  
6588 TURNERS STATION RD  
TURNERS STATION  
KY 40075  
PH. 502-947-5376

FIELD WORK DONE 11-26-03 & 8-27-04  
SETIP = SET 1/2" X 18" REBAR  
WITH PLASTIC CAP "BATTS PLS 2119"



KAREN RAHM SMITH  
WILLIAM KENNETH SMITH  
D.B. 440 PG. 435

RESIDUAL TRACT  
GENE K. POWELL  
LETHA S. POWELL  
D.B. 738 PG. 302  
REMAINING LAND 6.62 ACRES  
ROAD FRONTAGE 399.99  
ON KY 146



STATE of KENTUCKY  
R. B. BATTS  
2119  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

EAST LINE D.B. 738 PG. 302

Vacant Land Disclosure Statement  
VIEW ONLY

FILE MORE SHARE

Original: Listing Broker Copies to Seller, Buyer, Selling Broker

## VACANT LAND DISCLOSURE STATEMENT

Date: 20 19

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This seller's disclosure statement concerns the real property located in the City of LaGrange, County of Ol dham, State of KY, described as 3151 East Hwy 146

**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? 10-3-18
2. Has the land been surveyed? ☒ Yes or ☐ No If yes, year surveyed unknown
3. What company or person performed the survey? Name: unknown  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_
4. Is there a survey available? ☒ Yes ☐ No or ☐ Unknown
5. If this is platted land, has a certificate of survey been completed? ☐ Yes or ☐ No unknown  
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 ever 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: 3-14-19 Time: 2:40pm

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Vacant Land Disclosure Statement

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Property Address: LaGrange KY Page 2 of 2

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: \_\_\_\_\_
2. Are any of the following presently existing within the property?  
a. Connection to public water ☐ Yes ☒ No or ☐ Unknown  
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? \_\_\_\_\_

**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
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.

Seller

Date 3/14/19 Time 2:40p SellDate 3/14/19 Time 2:40pm**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.

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SAVE DOCUMENT

Property Address: LaGrange KY Page      of       
 Vacant Land Disclosure Statement FILE MORE SHARE  
 VIEW ONLY  
 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: \_\_\_\_\_

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CTRL + SHIFT + S  
 SAVE DOCUMENT