# INFORMATION BOOKLET

TRACT 5 -**Looking Southeast** 

Offered in 22 Tracts

Incredible Sportsman

and Ranching Opportunity

35 miles NE of Bowling Green, 75 miles South of Louisville and 85 miles North of Nashville



Absolute

TRACT 18 -**Looking Nortwest** 

ONLINE ONL CONTRACTORY ( ONLINE AUGYIONS

800.451.2709 SchraderAuction.com

4% Buyer's Premium

#### **DISCLAIMER:**

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

#### SELLER: Cavemen II, LLC AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc. REAL ESTATE: Rex (RD) Schrader (Broker), #222451

AUCTIONEER: Bradley R. Horrall, #253400



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

#### SchraderAuction.com

#### **AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 22 individual tracts, any combination of tracts and as a total  $674\pm$  acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. **BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The auction is being conducted as an ABSOLUTE AUCTION (without reserve) All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

**EVIDENCE OF TITLE:** Prior to Auction seller shall provide, at sellers expense a Title Insurance Commitment showing Merchantable Title to the real estate. If buyer desires buyer at his/her expense can purchase a title insurance policy.

**DEED:** Seller shall provide a Warranty Deed. **CLOSING:** The targeted closing date will be approximately 30 days after the auction **POSSESSION:** Possession shall be deliver to buyer at closing on all auction tracts except Tract 2 which possession shall be granted on or before August 9th, 2022.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated on a calendar year basis to the date of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will

receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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TRACT 18 Looking Northwest

# **REGISTRATION FORMS**

<b>BIDDER PRE-REGISTRATIO</b> WEDNESDAY, SEPTEMBER 1, 2 674 ACRES – HART COUNTY, KEN	021
For pre-registration, this form must be received at Schrader Real Esta P.O. Box 508, Columbia City, IN, 46725 Email to <u>auctions@schraderauction.com</u> or fax to 260-244-4431, no la 2021. Otherwise, registration available onsite prior to t	5, ter than Wednesday, August 25,
BIDDER INFORMATION	(FOR OFFICE USE ONLY)
Name	Bidder #
Address	
City/State/Zip	
Telephone: (Res) (Office)	
My Interest is in Tract or Tracts #	
<b>BANKING INFORMATION</b>	
Check to be drawn on: (Bank Name)	
City, State, Zip:	
Contact: Phone No:	
HOW DID YOU HEAR ABOUT THIS A	<u>AUCTION?</u>
□ Brochure □ Newspaper □ Signs □ Internet □ Radi	
WOULD YOU LIKE TO BE NOTIFIED OF FUT	<b>TURE AUCTIONS?</b>
□ Regular Mail □ E-Mail E-Mail address:	
□ Tillable □ Pasture □ Ranch □ Timber □ Recreati	onal 🛛 Building Sites
What states are you interested in?	
Note: If you will be bidding for a partnership, corporation or other entity, y with you to the auction which authorizes you to bid and sign a Purchase Ag	
I hereby agree to comply with terms of this sale including, but not limited to, premiums, and signing and performing in accordance with the contract if I am Real Estate and Auction Company, Inc. represents the Seller in this transaction	the successful bidder. Schrader
Signature: D	ate:

#### Online Auction Bidder Registration 674± Acres • Hart County, Kentucky Wednesday, September 1, 2021

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is:

- 2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, September 1, 2021 at 5:00 PM CST.
- 3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
- 4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
- 5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
- 6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc. 950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725 Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

- 7. My bank routing number is \_\_\_\_\_\_ and bank account number is \_\_\_\_\_\_ (This for return of your deposit money). My bank name, address and phone number is:
- 8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
- 9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM**, Wednesday, August **25**, 2021. Send your deposit and return this form via fax or email to: 260-244-4431 or auctions@schraderauction.com.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder:

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

# LOCATION & AERIAL TRACT MAPS

# **LOCATION MAP**



Tuesday, August 3-440, Wednesday, August 4 • 9-11am Thursday, August 19 • 4-6pm Friday, August 20 • 9-11am Wednesday, September 1 • 11-1pm Meet a Schrader Representative at Tract 5 for additional information.

# **LOCATION DIRECTIONS**

#### AUCTION LOCATION: Cave City Convention Center, 502 Mammoth Cave St, Cave City, KY 42127

#### DIRECTIONS TO PROPERTY: TRACTS 1-4:

From the Jct of I-65 and KY 218 (EXIT 58, HORSE CAVE) Go East on KY 218 (MAIN ST) through Horse Cave 6.3 miles to KY Hwy 31E turn North 1.2 miles to Tracts 3 & 4 or continue .2 miles to Marshall Ln, turn north .25 miles to Tracts 1 & 2.

#### TRACTS 5-22:

From the Jct of I-65 and KY 218 (EXIT 58, HORSE CAVE, Flint Ridge Rd to the west) turn west .25 mile to Fisher Ridge Rd turn left and proceed approximately 2 mile to Tracts 5 - 22.



GENERAL PROPERTY DESCRIPTION: The Cavemen Ranch is truly a unique

35 miles NE of Bowling Green
75 miles South of Louisville
85 miles North of Nashville

property that we are excited to offer to the public. From cave access to recently built storage buildings and pole barns, the ranch contains enough diversity to immediately catch your interest. The combination of hardwoods, ponds, and rolling pasture is a beautiful sight, and upon a deeper inspection of the ranch you will find several improvements including excellent 7-strand and 5-strand perimeter and crossfencing making the ranch suitable for a great cattle operation. The ranches pastures have been well managed over the years and the cleared trails through the woods allow for great access throughout. With close proximity to Louisville, Nashville, and Bowling Green the property makes for a great weekend spot to get away and enjoy one of Kentucky's finest hunting areas. A certified timber appraisal will be available 30 days prior to the auction. You don't want to miss this special opportunity!

> TRACT 16 Looking North

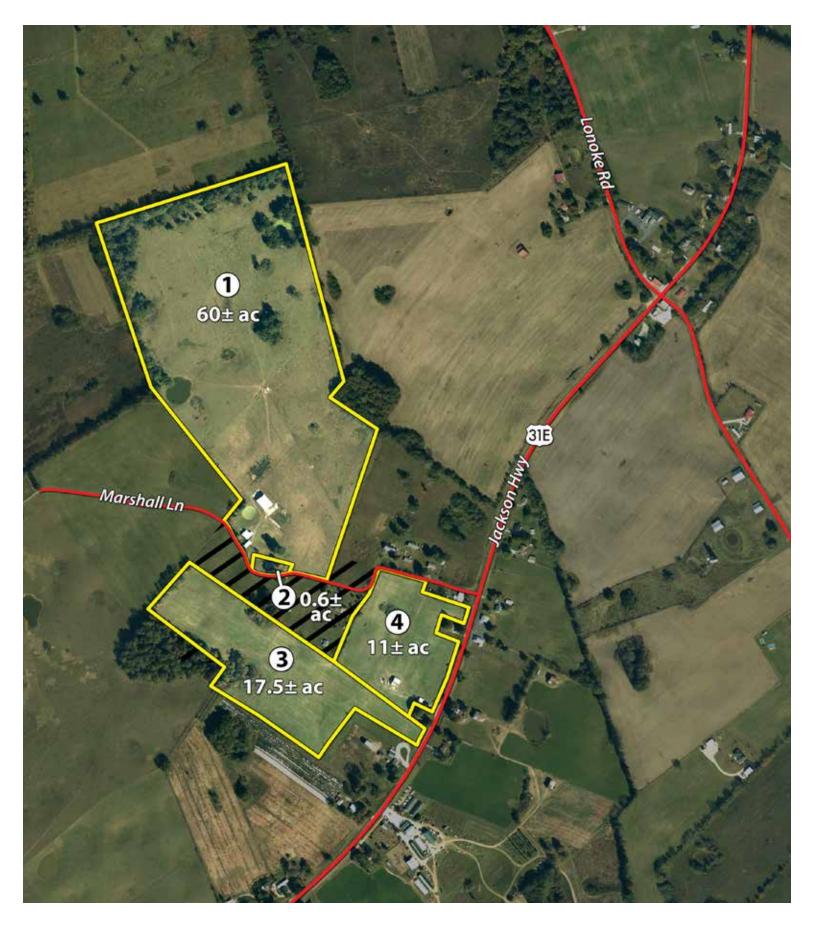
# **TRACT DESCRIPTIONS**

**TRACT 1: 60± ACRES** of excellent 5 strand barbed wire perimeter fenced and cross fenced pasture that includes 16' x 48' open face barn with 4 bays and metal siding, a 35' x 40' barn with wood frame construction, wooden plank siding, gravel floor and electricity. A 2nd pole building for hay and machine storage that is 60' x 80', opens ends and metal siding, as well as cattle working pens.

**TRACT 2: 0.6± ACRE** includes a classic 2 story farmhouse nestled between mature shade trees with vinyl siding, metal roof, central air-conditioning, plus 2 small storage buildings. *Subject to a lease running through Aug. 2022, with current rental rate is \$600 per month.* 

**TRACT 3: 17.5± ACRES** currently in hay production that also includes mature trees. An excellent opportunity to expand your hay production operation with access of off HWY 31E! **TRACT 4: 11± ACRES** with good frontage along HWY 31E and includes a 40' x 50' frame barn.

# **AERIAL MAP - TRACTS 1-4**



# **TRACT DESCRIPTIONS**

**TRACT 5: 56± ACRES** containing an excellent machine storage barn and shop that is a 72' x 96' pole construction with 32' x 60' open face machine storage, a 20' x 75' storage area, and a 32' x 36' shop with concrete floor, electricity, wood burner heat source, an enclosed garage and center storage area. Additionally, there is an open face 28' x 132' implement storage pole building, a 42' x 48' pole building with metal siding and electricity, and a 65' x 80' pole barn for hay and machine storage that has metal siding and a gravel floor. The tract also contains 7-strand perimeter and cross-fencing into several pastures and a stocked 2± acre fishing pond.

**TRACT 6: 8.5**± **ACRES** with great frontage along Fisher Ridge Rd and 7-strand perimeter fencing, as well as a cattle load-out corral. This would be a great tract individually for additional fenced pasture or combined with Tract 5.

**TRACT 7: 12.5**± **ACRES** for a BEAUTIFUL potential building site. The gentle topography, pond, and woods make this a rural homestead dream. The pond is stocked with bass, bluegill, and catfish.

**TRACT 8: 19.5**± **ACRES** also offers great building site potential. It can be an attractive property for those wanting a smaller hunting location, with several deer and turkey being located in the area.

\*\*Tracts 9, 10, and 13-18 are accessed via a recorded 50' right-of-way that is available for review on Schraderauction.com\*\*

**TRACT 9: 23.58± ACRES** that is majority wooded. The properties seclusion creates a great hunting property to make your own!

**TRACT 10: 42.95**± **ACRES** with a combination of rolling meadows and timber creates a beautiful scenic setting to call yours.

**TRACT 11: 9± ACRES** containing a log cabin home with a front porch and beautiful back deck. If you are looking for a rural get-away location, this tract deserves serious consideration! *Will be available for move in upon closing. Rental rate has been \$600 per month.* 

**TRACT 12: 9± ACRES** of level topography and good road frontage providing for great building opportunities in a secluded setting.

**TRACT 13: 57.77± ACRES** of wooded land with cleared trails providing great access throughout the property. If you are looking for hunting opportunities or mature timber this one is worth paying attention to!

**TRACT 14: 71.45 ± ACRES** of wooded land and the highest amount of established trails. Open meadows in the center and north portion of the property create opportunities to insert food plots in a highly populated deer area.

**TRACT 15: 57.31**± **ACRES** of a mixture of open grasslands and mature timber. Established trail access will give the new owner access to the property from end to end. The property also contains a portion of "Molly's Holler" whose views are truly hard to beat.

**TRACT 16: 112.11± ACRES** making it the largest individual tract being offered. The combination of trails, mature timber, and majority of "Molly's Holler" make this property worth serious consideration. Cattle are currently being grazed on the grassland.

**TRACT 17: 45.37**± **ACRES** containing mature timber, hay fields, and two stocked fishing ponds. Great recreational opportunities to look into here!

**TRACT 18: 46.67**± **ACRES** also providing for mature timber, hay fields, and two fishing ponds.

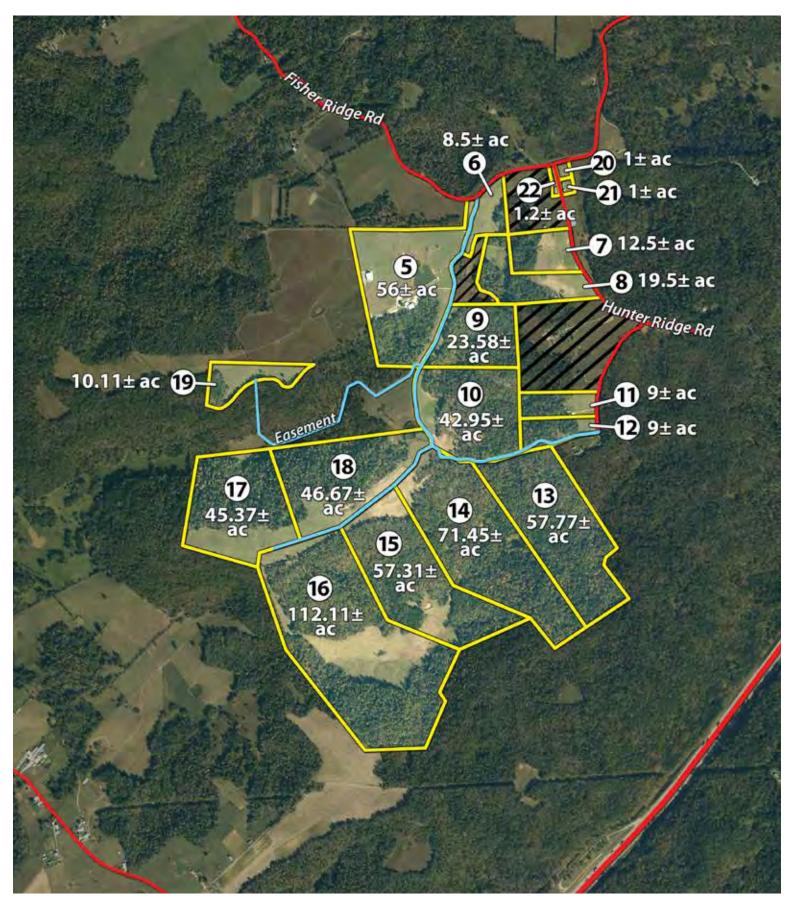
**TRACT 19: 10.11**± **ACRES.** Hunters look here!! This unique tract offers the highest level of seclusion with access via a recorded easement. The combination of privacy, open meadows, and timber create great hunting possibilities!

**TRACT 20:** 1± **ACRE** with great road frontage off of Fisher Ridge Rd and N Wesley Ln and a level topography make this an optimal building location!

**TRACT 21: 1**± **ACRE** of gentle topography and ample road frontage off N Wesley Ln. Another great location to build on and make yours!

**TRACT 22: 1.2 + ACRE** that contains a 48' x 100' metal Quonset building with concrete floor and 24' sliding door.

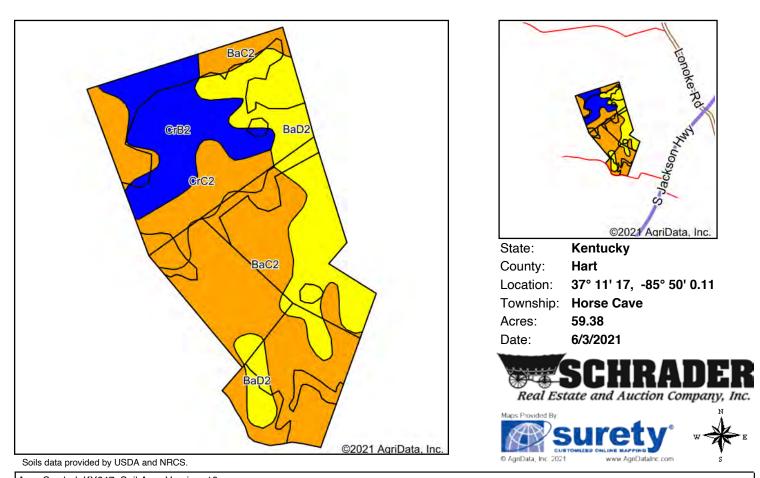
# **AERIAL MAP - TRACTS 1-4**



TRACT 1 - Fending

# **SOIL INFORMATION**

# **SOIL MAP - TRACT 1**



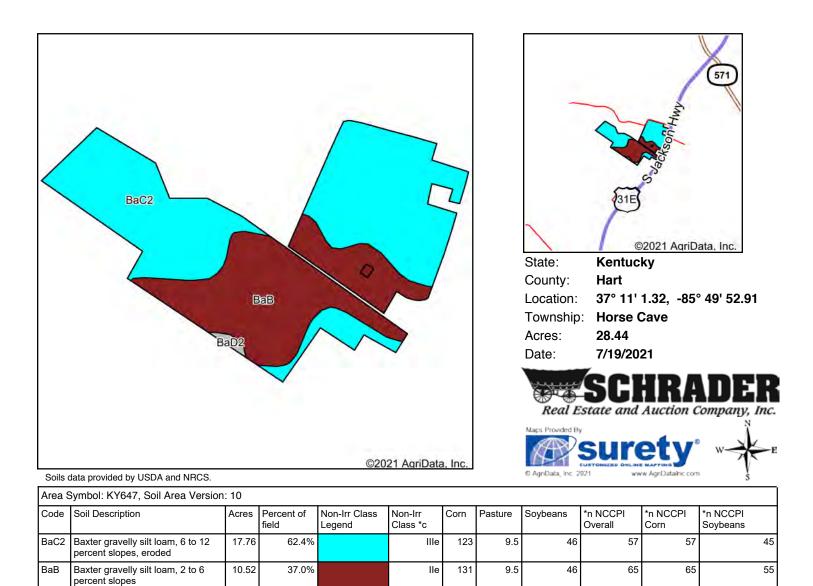
Area S	Symbol: KY647, Soil Area Version: 10									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
BaC2	Baxter gravelly silt loam, 6 to 12 percent slopes, eroded	23.63	39.8%		llle	6.5	123	46	57	45
BaD2	Baxter gravelly silt loam, 12 to 20 percent slopes, eroded	16.51	27.8%		IVe	6.2	105	39	53	40
CrB2	Crider silt loam, 2 to 6 percent slopes, eroded	10.65	17.9%		lle	6.5	166	62	85	69
CrC2	Crider silt loam, 6 to 12 percent slopes, eroded	8.59	14.5%		llle	5.5	149	59	84	68
				Weigl	nted Average	6.3	129.5	48.8	*n 64.8	*n 51.2

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

### **SOIL MAP - TRACTS 3 & 4**



IVe

105

125.9

8.9

9.5

39

46

53

\*n 59.9

53

\*n 59.9

Weighted Average

0.16

0.6%

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Baxter gravelly silt loam, 12 to 20

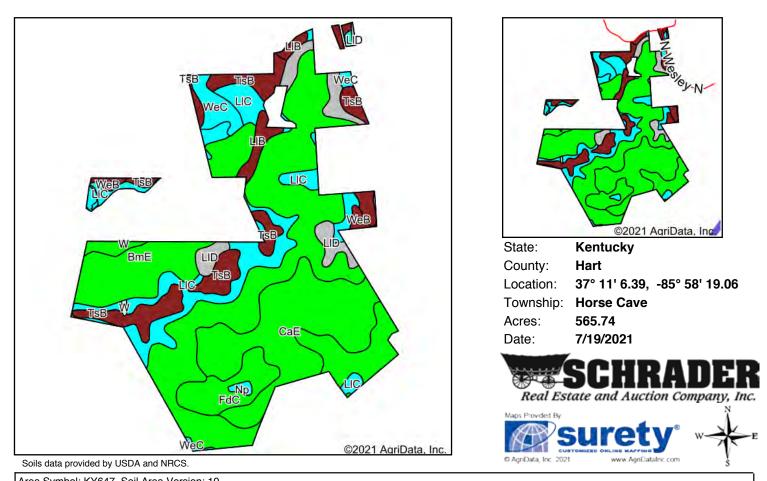
percent slopes, eroded

BaD2

40

\*n 48.7

### **SOIL MAP - TRACTS 5-22**



Area	Symbol: KY647, Soil Area Version: 10	0			_		_	-		_	
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
BmE	Bledsoe-Wallen-Rock outcrop complex, 20 to 30 percent slopes	241.97	42.8%		Vle		4.2		14	14	6
CaE	Caneyville silt loam, very rocky, 20 to 30 percent slopes	105.19	18.6%		Vle		5.3		13	13	5
LIC	Lily loam, 6 to 12 percent slopes	72.10	12.7%		llle	123	8.4	46	52	47	34
TsB	Zanesville silt loam, 2 to 6 percent slopes	54.14	9.6%		lle	131	8.6	52	62	61	46
FdC	Fredonia-Hagerstown-Vertrees silt loams, rocky, 6 to 20 percent slopes	31.73	5.6%		Vle	96	6.3	36	68	68	52
LID	Lily loam, 12 to 20 percent slopes	25.29	4.5%		IVe	96	7.4		46	43	30
WeC	Wellston silt loam, 6 to 12 percent slopes	15.95	2.8%		llle	140	8.4	52	80	80	66
LIB	Lily loam, 2 to 6 percent slopes	10.17	1.8%		lle	131	8.9	49	54	48	35
WeB	Wellston silt loam, 2 to 6 percent slopes	6.56	1.2%		lle	149	8.9	52	80	80	70
Np	Nolin silt loam, depressional, frequently flooded	1.91	0.3%		IIIw	158	10.5	65	94	94	81
W	Water	0.73	0.1%								
	-			Weighte	d Average	46.5	5.9	16	*n 31.3	*n 30.3	*n 20.1

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.

# TIMBER APPRAISAL

### **TIMBER APPRAISAL**



### **TIMBER APPRAISAL**





#### **X INFORMATION** COUNT A ΎΤ

#### 0

240700

30700

30000

180000

30700

30000

33600

94300

0

94300

2020

Page 1 of 6

Total Taxable 94.300

Location 284 MARSHALL LN

Deed 350-426

Printed On Monday, July 12, 2021

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Building Vatue 30,000 Effective Age 0						the second		N. N.				A AND A	Living 0	Dining 0	Family 1	Kitchen 1	BedRm 3	FullBaths 1	HalfBaths 0	OtherRm 0	Total 6	Fireplaces 0	darm	Imprvmts FCV Ag Im	30000	30000
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Building 1 Year Const 0	MAY.	いまれ	the second	1									Farm	Skirting	erior	Driveway None	Patio/Deck None	Tennis Court None	Pool None	Pool Size 0	AirCond Type None		Sprinklers	Land FCV	180000	150000
Bu Year (	XAL	1	ž		Î				ļ				Ľ	Skir	Exterior	Drive	Patio/D	Tennis C	4	Pool 3	AirCond T		Spr	ements	30700	30700
		2020				ential			0	0 60								k Pier	one				Sewer	Ag Improvements		
	Lot	Date Assessed 01/27/2020	lat	ok	ce	Zoning Residential	Iks No	Drainage None	Land Value 180000	Fencing 0	Stalls 0	Bents 0	Com2	Model	Size	Area 1437	Exterior Vinyl	Foundation Post & Pie	Roof Pltch RP-None	ish None	ttal None			Improvements	30000	30000
	×	le Assess	Lot Est Actual	Plat Book	Source	Zoni	Sidewalks No	Draina	Land Val	0	L	_	Co	Mo	S	A	Exter	Foundat	Roof Pl	BasementFinish None	Supplemental None		Water			
	Block	D	L L							Grain Bins 0			L				_			Bas	60		0	Land	33600	33600
Class FARM (20)		Checked By Cindy Atwell	98789			oue	ravel	ane		Silos 0	Sewer	]					tir	Constr. Quality Fair/Economy	Metal	5-None	auc		Gas	able	94300	94300
Clas		ked By Ci	Lot Size Sq Ft 2598789	Depth 0	Acres Est Ac	Site Condition None	Driveway Gravel	Shape None		Sile		Ava Heicht 0	Commercial	Manufacturer	Type	Length 0	Bldg Cond Fair	Quality Fa	Roof Cover RF-Metal	Basement Size BS-None	Heat Source None		Electricity	Total Taxable		
		Check	Lot Size		Acres	Site Col	Dri			Barns 0	Water	Ava	Comr	Manufa			Bldg	Constr. (	Roof	Basemer	Heat			Exemption	0	0
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District 01-County Owner	uois	Date Checked 01/27/2020	Lot Size 0x0	Frontage 0	Acreage 59,660000	Neighborhood Typical	Road St	Topography Rolling	Flood Hazard	Tenant Houses	Electricity	No Stories 1	Residence Type Single Family	heType	Carport	Width 0	Story Desc. 1 1/2 Story	Framing Type None	Roof Type RY-Gable	Basement Type BT-None	Heat Type Stove/Space		Heat	Net 1		
đ ð	Subdivision	Date CI	L	Fr	A	Neighb		Topo	Flood	Tenar	Elec	No	Resident	MobHomeType	Garage/Carport		Ston	Framin	Roc	Basemer	Hee		Þ	Year	2022	2021

Description H & 59,669 AC 284 MARSHALL LN

# Map 077-00-00-102.00

Printed On Monday, July 12, 2021

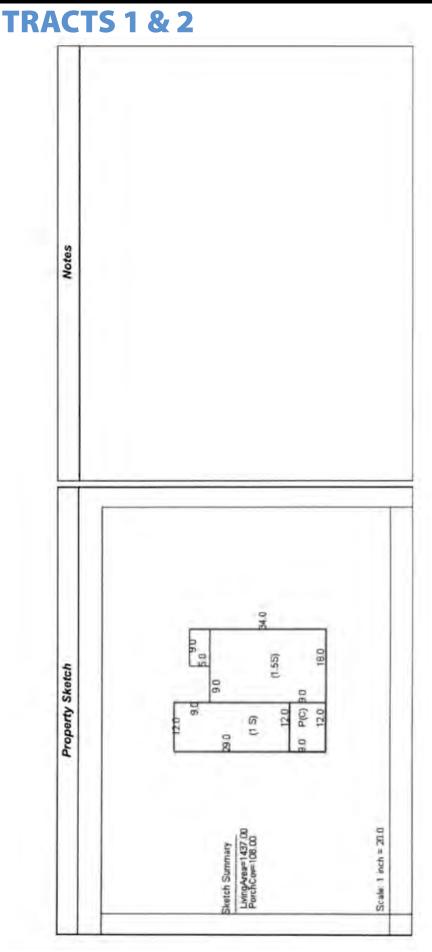
0.00 130,000,001

Sale Price

Sale Date

04/11/2019 07/01/2003

	Soil Cap	ability Class	Soil Capability Classification And Valuation	Valuation		CHAIN O	CHAIN OF OWNERSHIP	d l
Class	Acreage	Per Acre	Value/Class	Adjustment	Ad Value Na	Vame	Deed	
II THE	00.01	101			0102		350-426 04/11/201	11/20
Class II	00.01	IRG	0/69	0	0/69		263-424 07/01/200	11/20
Class III	32.00	487	15584	0	15584			
Class IV	16.00	376	6016	0	6016			
Homesite	1.00	6000	6000	0	6000			
Totals	59.00				33570			



# **COUNTY TAX INFORMATION**

#### **TRACTS 1 & 2**

Printed On Monday, July 12, 2021



Map 077-00-00-102.00

#### **TRACTS 1 & 2**

	00														SqFeet	Living 0	Baserul 0	Garage 0	Porch 0	Deck 0	Office 0	Manufacturing 0	Asphalt 0	Concrete 0	SpocialImprvml	mts FCV Total FCV	30700 240700	30700 240700	
NIIN	Total Taxable 94.300	Building Value 1,700 Effective Age 0													Living 0	Dining 0	Family 0	Kitchen 0	BedRm 0	FullBaths 0	HalfBeths 0	OtherRm 0	Total 0	Fireplaces 0	Fire Alarm	Imprvmts FCV Ag Imprvmts FCV	30000	32000	
I neation 284 MARSHALL I N	Daed 350-426	Building 2 Year Const 0													Farm General Barn	Skirting	Exterior	Driveway None	Patio/Deck	Tennis Court	Pool	Pool Size 0	AirCand Type None		Sprinklers	Ag Improvements Land FCV	30700 180000	30700 180000	
			Block Lot	Date Assessed 01/27/2020	Lot Est Actual	Plat Book	Source	Zoning Residential	Sidewalks No	Drainage None	Land Value 180000	Grain Bins 0 Fencing 0	Stalls 0	Bents 0	Coin2	Model	Size	Area 1680	Exterior None	Foundation None	Roof Pitch RP-None	BasementFinish None	Supplemental None		Water Sewer	Land Improvements Ag Impre	33600 30000	33600 30000	
INDERALLIN		Class FARM (20)		Checked By Cindy Atwell	Lot Size Sq Ft 2598789	Depth 0	Acres Est Ac	Site Condition None	Driveway Gravel	Shape None		Barns 0 Silos 0 Gr	Water Sewer	Heigh	Commercial	Manufacturer	Type	Length 40	Bidg Cond None	Constr. Quality	Roof Cover RF-Metal	Basement Size BS-None	Heat Source None		Electricity	Exemption Total Taxable	0 94300	0 94300	
Description H & 59 669 AC 284 MADSHALL N		District 01-County Owner	Subdivision	Date Checked 01/27/2020	Lot Size 0x0	Frontage 0	Acreage 59.660000	Neighborhood Typical	Road Secondary	Topography Rolling	Flood Hazard	Tenant Houses 0 B	Electricity Gas	No Stories 0.00	ResidenceType None	MobHomeType	Garage/Carport	Width 42	Story Desc. None	Framing Type Wood Frame	Roof Type RY-None	Basement Type BT-None	Heat Type None		Heat Cooling	Year Net Taxable Ex	2022 94300	2021 94300	

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Map 077-00-00-102.00

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#### **TRACTS 1 & 2**

0-00-2	Map 077-00-00-102.00	-					Printe	Printed On Monday, July 12, 2021	ay, July 12,	2021		Pa	Page 5 of 6
	Description H & 59,669 AC 284 MARSHALL LN	TELN						Locatio	Location 284 MARSHALL LN		UNG PO THE		
		Class FARM (20)	NRM (20)					Deed 3 Building 3 Year Const 0	Deed 350-425 ilding 3 Const 0	Total Taxable Building Value Effective Age	Total Taxable 94,300 Building Value 4,000 Effective Age 0		
											X	4	A
					Block	1	Lot			TV -		1	8
1	0	Checked By Cindy Atwell	Atwell	-	Date Ass	bessed 0	Date Assessed 01/27/2020	1	-			1	Ī
Lot Size 0x0	Lot	Lot Size Sq Ft 2598789	39	-	Lot Est Actual	Actual		- te		5			
E.		Depth 0		-	Pla	Plat Book		EL.					1
Acreage 59,660000	Ac	Acres Est Ac				Source		N-N				1.10	1
	Site	Site Condition None		-		Zoning F	Residential			こことで			Se 3
Secondary		Driveway Gravel		-	Side	Sidewalks h	No		-				1
		Shape None		-	Du	Drainage None	Vone						T-AC
				1	Land	Land Value 180000	80000						
	Barns 0	Silos 0	Π	Grain	Grain Bins 0		Fencing 0				それよ		
Gas	Uater Vater	ter Sewer	er			Stalls 0	0	17	記のから	S. S			1
		Avg Height 0				Bents 0	0	1	1000		ſ		
		Commercial		_		Com2		Farm	Farm Shed	Living 0	T	_	SqFeet
	Ma	Manufacturer		-		Model		Skirting		Dining 0			
		Type				Size		Exterior		Family 0	T		
		Length 50				Area 560	560	Driveway None	None	Kitchen 0	T	Garage	
		Bidg Cand None			ű	Exterior None	None	Patio/Deck		BedRm 0	T	Porch	
Framing Type Wood Frame	8	Constr. Quality		-	Four	Foundation None	Vone	Tennis Court		FullBaths 0		Deck 0	
Roof Type RY-None		Roof Cover RF-Metal	tal	г	Rot	Roof Pitch RP-None	RP-None	Pool		HalfBaths 0		Office	0
Basement Type BT-None	Base	Basement Size BS-None	90	-	BasementFinish None	ItFinish 1	Vone	Pool Size 0	0	OtherRm 0		Manufacturing (	0
1	Ĩ	Heat Source None		Г	Supple	Supplemental None	None	AirCond Type None	None	Total 0		Asphalt	0
	]			1						Fireplaces 0		Concrete	0
0	Cooling	Electricity		Gas		Water	Sewer	Sprinklers	ers	Fire Alarm	Sp	SpecialImprvmt	п
Net Taxable	Exemption	n Total Taxable	10	1	Land Im	Improvements		Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	ts FCV	Total FCV
94300		0 94300	00	63	33600	30	30000	30700	180000	30000		30700	240700
94300		0 94300	0	10	33600	30	30000	30700	180000	30000		30700	240700
£4300		0 94300	0	10	33600	30	30000	30700	180000	30000		30700	240700
					-								

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#### **TRACTS 1 & 2**

Description	Description H & 59.669 AC 284 MARSHALL LN	4 MARSHAL	LLN				Locatio	Location 284 MARSHALL LN	ALL LN		
							Dee	Deed 350-426		Total Taxable 94,300	
District (	District 01-County		Class FARM (20)	M (20)			Building 4	9 4	Building	Building Value 25,000	
Owner							Year Const 2019	st 2019	Effective Age	e Age D	
Subdivision				æ	Block	Lot					
Date Checke	Date Checked 01/27/2020	Ġ	Checked By Cindy Atwell	Г	Date Assessed 01/27/2020	01/27/2020					
Lot Size 0x0	0×0	Lot S	Lot Size Sq Ft 2598789.		Lot Est Actual						
Frontage 0	e 0		Depth 0		Plat Book						
Acreage	e 59.660000	Acre	Acres Est Ac		Source						
Neighborhood Typical	d Typical	Site	Site Condition None			Residential					
Roa	Road Secondary	1	Driveway Gravel		Sidewalks No	No					
Topography Rolling	y Rolling		Shape None		Drainage None	None					
Flood Hazard	P				Land Value 180000	180000					
Tenant Houses 0	ses 0	Barns 0	Silos 0	Grain Bins	0	Fencing 0					
Electricity	Gas	Water	C Sewer		Stalls	s 0					
No Stories 0.00	S 0.00	A	Ava Heiaht 0	Г	Bents	s 0					
ResidenceType None	e None	3	Commercial		Com2		Farm	Farm Hay Barn	Living 0		SqFeet
MobHomeType	9	Man	Manufacturer		Model		Skirting		Dining 0	1.11	Living 4800
Garage/Carport	E		Type		Size		Exterior		Family 0		Basent 0
Width 0	h 0		Length 0		Area 4800	4800	Driveway None	None	Kitchen 0		Garage 0
Story Desc, None	c. None	8	Bldg Cond Good/Average	erage	Exterior Metal	Metal	Patio/Deck		BedRm 0		Porch 0
Framing Typ	Framing Type Wood Frame	Const	Constr. Quality Average/Standa	Standa	Foundation None	None	Tennis Court		FullBaths 0		Deck 0
Roof Typ	Roof Type RY-Gable	Ro	Roof Cover RF-Metal		Roof Pitch	Roof Pitch RP-Medium	Pool		HalfBaths 0		Office 0
Basement Type BT-None	e BT-None	Basen	Basement Size BS-None	Γ	BasementFinish None	None	Pool Size 0	0	OtherRm 0	Manufa	Manufacturing 0
Heat Type None	e None	Hee	Heat Source None		Supplemental None	None	AirCond Type None	None	Total 0		Asphalt 0
									Fireplaces 0	ŏ	Concrete 0
Heat	Cooling		Electricity	Gas	Water	Sewer	Sprinklers	ers	Fire Alarm	SpecialImprvmt	hmvmt
Year N	Net Taxable	Exemption	Total Taxable	Land	Improvements		Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	V Total FCV
2022	94300	0	84300	33600		30000	30700	180000	30000	30700	240700
2021	94300	0	94300	33600		30000	30700	180000	30000	30700	240700
2020	94300	0	94300	33600		30000	30700	180000	UNDUS.	20700	OUTONC D

**TRACT 3** 

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# Map 077-00-00-138.00

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2	Il Capability	V Classi	Soil Capability Classification And	Valuation		CH	CHAIN OF OWNERSHIP	HIP	
Class Acn	Acreage Per	Per Acre	Value/Class	Adjustment	Adj Value	Name	Deed	Sale Date	Sale Price
							000 000	4 10 10 10 10	100 000 001
Class II Class II	8.00	597	4776	0	4776		0 RR7-7R7	1/0//2008	123,000,00
Class III 1	11.60	487	5649	0	5649				
Totals 19	19.60	-			10425				

unious fundors	Notes

**COUNTY TAX INFORMATION** 

TRACT 3

LO dew	Map 077-00-00-138.00	38.00					FINT	Printed On Monday, July 12, 2021	ay, July 12	1202			Page 3 of 3
Description 19.6	Description 19.67 AC S JACKSON HWY	WH NO						Locali	Location S JACKSON HWY				
District 01-County Owner	County		Class	Class FARM (20)				Deed 2 Building 2 Year Const 0	Deed 292-299 Iliding 2 Const 0	Effect	Total Taxable 15,425 Building Value 2,000 Effective Age 0	,425 000	
Subdivision					Ricck	2							
Date Checked 01/27/2020	1/27/2020	Che	Checked By Cindy Atwell	V Atwell	Date	Assessed	07/06/2021						
Lot Size 0x0	1×0	Lot St	Lot Size Sq Ft 853776	76	Lot	Lot Est Actual							
Frontage 0			Depth 0			Plat Book							
Acreage 19.600000	9,600000	Acre	Acres Est Ac			Source							
Neighborhood Typical	ypical	Site C	Site Condition None			Zoning Residential	sidential						
Road 2	2 Lane	9	Driveway Gravel	lei		Sidewalks No							
Topography R	Rolling		Shape None			Drainage None	eu						
Flood Hazard					_	Land Value 70000	000						
Tenant Houses 0	0	Barns 0	Silos 0	Ē	Grain Bins 0	Γ	Fencing 0						
Electricity	Gas	Water	Sewer	wer		Stalls 0	0						
No Stories 0.00	00	Aw	Leist	1		Bents 0	0						
Residence Type N	None	Con	Commercial		L	Com2		Fam	n Shed	Living 0	0		SqFeet
MobHomeType		Manu	Manufacturer			Model		Skirting	0	Dining	0	Living	624
Garage/Carport			Type			Size		Exterior	-	Family	0	Basemt	0
Width 0			Length 0			Area 624	4	Driveway	y None	Kitchen	0	Garage	0
Story Desc. N	None	BI	Bldg Cand Good/Average	d/Average		Exterior Metal	stal.	Patio/Deck	×	BedRm	0	Porch	0
Framing Type Wood Frame	Vood Frame	Constr	Constr. Quality Average/Standa	age/Standa		Foundation Post & Pler	st & Pler	Tennis Court	Ŧ	FullBaths	0	Deck	0
Roof Type RY-Gable	TV-Gable	Rot	Roof Cover RF-Metal	Aetal		Roof Pitch RP-None	-None	Pool		HalfBaths	0	Office	0
Basement Type BT-None	ST-None	Basem	Basement Size BS-None	Vone	Base	BasementFinish None	ne	Pool Size	0	OtherRm	0	Manufacturing	0
Heat Type None	Vone	Heat	Heat Source None		Su	Supplemental No	None	AirCond Type None	e None	Total	0	Asphalt	0
						1				Fireplaces	0	Concrete 0	0
Heat	Cooling		Electricity	Gas	п	Water	Sewer	Sprinklers	lers	Fire Aarm		SpecialImprvml	
Year Net	Net Taxable E	Exemption	Total Taxable	able	Land	Improvements		Ag Improvements	Land FCV	Imprvmts FCV	1.1	Ag Imprvmts FCV	Total FCV
2022	15425	0	15	15425	10425		0	5000	20000		0	5000	75000
2021	16400	0	16	16400	11400		0	5000	70000		0	5000	75000
2020	16400	0	16	16400	11400		0	5000	70000		0	5000	75000
_	-										-		

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# Map 077-00-00-153.00

Description BARN & 10.008 AC TRACT 1 S JACKSON HW

District 01-County

Owner

Class FARM (20)

Date Assessed 10/09/2019

Plat Book F-94

Lot Est Actual

Lot Size Sq Ft 435948

Checked By

Date Checked 04/09/2019

Subdivision

Lot Size 0x0 Frontage 0

Depth ( Acres Est Ac

Source

Lot

Block

Zoning Residential

Fencing 0

Grain Bins 0

Silos 0

Barns 0

Tenant Houses ()

Land Value 33000

Drainage None

Sidewalks No

Driveway Gravel Shape None

Topography Not Used

Flood Hazard

Road 2 Lane Neighborhood Typical

Site Condition None

Acreage 10.008000

Location S JACKSON HWY Printed On Monday, July 12, 2021

Deed 352-474 Building 1 Year Const 0.

Page 1 of 2

Total Taxable 7,500 Building Value 2,300 Effective Age ()

<b>COUNTY TAX INFORMATIO</b>	

**TRACT 4** 

		SqFeet	Living 0	Basemt 0	Garage 0	Porch 0	Deck 0	Office 0	Manufacturing 0	Asphalt 0	Concrete 0	SpecialImprvmt
		Living 0	Dining 0	Family 0	Kitchen 0	BedRm 0	FullBaths 0	HalfBaths 0	OtherRm 0	Total 0	Fireplaces 0	Fire Alarm
		Farm General Barn	Skirting	Exterior	Driveway None	Patio/Deck	Tennis Court	Pool	Pool Size 0	AirCond Type None		E Sprinklers
Stalls 0	Bents 0	Com2	Model	Size	Area 2304	Exterior None	Foundation None	Roof Pitch RP-None	BasementFinish None	Supplemental None		Water Sewer
Water Sewer	Ava Helahd 0	Commercial	Manufacturer	Type	Length 48	Bidg Cond None	Constr. Quality	Roof Cover RF-Metal	Basement Size BS-None	Heat Source None		Electricity Gas
Electricity Gas	No Stories 0.00	RasidenceType None	MabHomeTvpe	Garage/Carport	Width 48	Story Desc. None	Framing Type Wood Frame	Roof Type RY-None	Basement Type BT-None	Heat Type None		Heat Cooling

# Map 077-00-00-153.00

Printed On Monday, July 12, 2021

Page 2 of 2

	Soil Cap	ability Class	Soil Capability Classification And	nd Valuation		CHAIN OF OWNERSHIP	DWNERSH	dit	
Class	Acreage	PerAcre	Value/Class	Adjustment	Adj Value	Name	Deed	Sale Date	Sale Price
100 M			San and the san				0000 ACA 020	The second of	COLUMN AND
Class II	3.00	597	1791	0	1791		20120 4/4-700	RINZADA	00.188,50
Class III	7.00	487	3409	0	3409				
Totals	10.00				5200				

	RACT 4	
Notes		
Property Sketch		

**COUNTY TAX INFORMATION** 

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#### **TRACTS 5 & 6**

1-00-2	Map 037-00-00-034.00						Printe	Printed On Monday, July 12, 2021	ay, July 12,	1202			Fage 1 of b
& 61.	Description BARNS & 61.07 AC FISHER RIDGE RD	RIDGE RD						Locatio	Location FISHER RIDGE RD Daad 350.426		Total Taxahle 46 500	00	
District 01-County Owner		0	Class FARM (20)	20)				Building 1 Year Const 0	1 1 st 0	Effec	Building Value 7,700 Effective Age 0	0	
								5		4	12		
					Block	Lot							1
Date Checked 01/20/2017		Checked By		Г	Date Assessed 01/20/2017	ed 01/20	/2017	1					
		Lot Size Sq Ft 2660209	2660209	Г	Lot Est Actual	lau						ĺ	1
		Depth (	6	Г	Plat Book	ok					1	Ĺ	ļ
61.070000	Acre	Acres Est Ac		П	Source	ce			1			1	1
	Site	Site Condition None	Vone		Zoni	Zoning Residential	ential		-			1	
Road Secondary		Driveway Gravel	Gravel	Π	Sidewalks No	Iks No				1			
Topography Rolling		Shape None	None		Draina	Drainage None							
		1			Land Val	Land Value 135000	00						
Tenant Houses 0	Barns 4		Silos 0	Grain	Grain Bins 0	Fending	0 Bu						1
Gas	s D Water		Sewer		Ш	Stalls 0				3.15			
No Stories 0.00	×	Avg Height 0		Г		Bents 0			. U.C		Second Second		
ResidenceType None	3	Commercial		Г	Co	Com2		Farm	Tobacco Barn	n Living 0	0		SqFeet
	Mar	Manufacturer			Mo	Model		Skirting		Dining	0	Living 0	0
		Type		Г	S	Size		Exterior		Family	0	Basemt 0	0
		Length 96	96	Г	A	Area 7680		Driveway None	None	Kitchen 0	0	Garage 0	0
Story Desc. None		Bidg Cond None	Vone		Exter	Exterior None		Patio/Deck		BedRm	0	Porch 0	0
Framing Type Wood Frame		Constr. Quality			Foundat	Foundation None		Tennis Court		FullBaths	0	Deck 0	0
Roof Type RY-None		Roof Cover RF-Metal	R-Metal	Г	Roof PI	Roof Pitch RP-None	one	Pool		HalfBaths	0	Office 0	0
Basement Type BT-None	Baser	Basement Size BS-None	3S-None	Г	BasementFinish None	ish None		Pool Size 0	0	OtherRm	0	Manufacturing 0	0
Heat Type None	He	Heat Source None	Vone	Г	Supplemental None	ntal None		AirCond Type None	None	Total 0	0	Asphalt 0	0
						h				Fireplaces 0	0	Concrete 0	0
	Cooling	Electricity		Gas	Water	5	Sewer	Sprinklers	ers	Fire Alarm		SpecialImprvmt	
Net Taxable	Exemption		Total Taxable	7	Land Impro	Improvements	Ag Impro	Ag Improvements	Land FCV	Imprvmts FCV	V Ag Imprvmts FCV	mts FCV	Total FCV
46500	0		46500	24	26300	0		20200	135000		0	20200	155200
46500	0		46500	26	26300	0		20200	135000		0	20200	155200
46500	0		ABEAD	40	DRADO	0		00000	135000		4	UNCUC.	155200

# Map 037-00-00-034.00

Printed On Monday, July 12, 2021

Sale Price

Sale Date

Deed

Name

Adj Value

Adjustment

Value/Class

Per Acre

Acreage

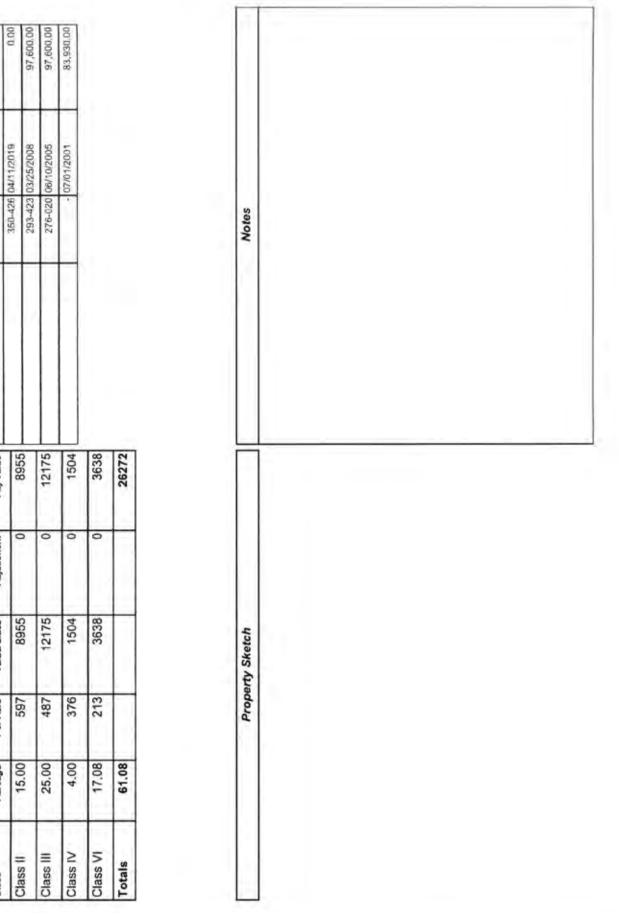
Class

Soll Capability Classification And Valuation

CHAIN OF OWNERSHIP

## **COUNTY TAX INFORMATION**

#### **TRACTS 5 & 6**



#### **TRACTS 5 & 6**

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Printed On Monday, July 12, 2021

# Map 037-00-00-034.00

**Additional Photos** 



# Map 037-00-00-034.00

Description BARNS & 61:07 AC FISHER RIDGE RD

District 01-County Owner

L-County Class FARM (20)

Printed On Monday, July 12, 2021 Location FISHER RIDGE RD

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Deed 350-426 Building 2 Year Const 0

Total Taxable 46,500 Building Value 3,500 Effective Age 0

## **COUNTY TAX INFORMATION**

#### **TRACTS 5 & 6**

and the	H	the	1th	they	1	200		Ţ		N.	100	SqFeet	0	0	0	0	0	0	0	0	0	П	Total FCV	155200	155200	155200
	の一方で	North No.							ľ.		A State of the		Living	Basemt 0	Garage	Porch	Deck	Office	Manufacturing 0	Asphalt 0	Concrete 0	SpecialImprvmt	Ag Imprvmts FCV	20200	20200	20200
		1	THE .						「おのか」		The state to	Living 0	Dining 0	Family 0	Kitchen 0	BedRm 0	FullBaths 0	HalfBaths 0	OtherRm 0	Total 0	Fireplaces 0	Fire Aarm	Imprvmts FCV A	0	0	ò
		l	17	Ì				al.	記れれ		では、「読	Farm	Skirting	Exterior	Driveway None	Deck	Court	Pool	Pool Size 0	AirCond Type None		Sprinklers	Land FCV	135000	135000	135000
	11 14				al				0		H.		S	Ex	Driv	Patio/Deck	Tennis Court		Pool	AirCond		Sewer S	Ag Improvements	20200	20200	20200
Lot	Date Assessed 01/20/2017	Lot Est Actual	Plat Book	Source	Zoning Residential	Sidewalks No	Drainage None	Land Value 135000	0 Fencing 0	Stalls 0	Bents 0	Com2	Model	Size	Area 1728	Exterior None	Foundation None	Roof Pitch RP-None	BasementFinish None	Supplemental None		Water	Improvements	o	0	0
Block	Date	Fol							Grain Bins 0										Γ	ŝ		Gas	Land	26300	26300	26300
	Checked By	Lot Size Sq Ft 2660209	Depth 0	Acres Est Ac	Site Condition None	Driveway Gravel	Shape None		Silos 0	Sewer	Avg Height 0	Commercial	Manufacturer	Type	Length 48	Bidg Cond None	Constr. Quality	Roof Cover RF-Metal	Basement Size BS-None	Heat Source None		Electricity	Total Taxable	46500	46500	46500
		Lot Siz		Acres	Site C				Barns 4	s 🛛 Water	AVI	Con	Manu			Bic	Con	Roc	Basem	Heat		Cooling	Exemption	0	0	0
U	Date Checked 01/20/2017	Lot Size 0x0	Frontage 0	Acreage 61.070000	Neighborhood Fair	Road Secondary	Topography Rolling	azard	Tenant Houses 0	Electricity	No Stories 0.00	ResidenceType None	eType	arport	Width 36	Story Desc. None	Framing Type Wood Frame	Roof Type RY-None	Basement Type BT-None	Heat Type None			Net Taxable	46500	46500	46500
Subdivision	Date Ch	P	Fro	AG	Neighbo		Topog	Flood Hazard	Tenant	Elect	Nos	Residence	MobHomeType	Garage/Carport		Story	Framing	Root	Basement	Heal		Heat	Year	2022	2021	2020

#### **TRACTS 5 & 6**

61.07 AG F	Description BARNS & 61.07 AC FISHER RIDGE RD	RD					Printed	Locatio	Printed On Monday, July 12, 2021 Location FISHER RIDGE RD	0	Total Totable 46 KUD		Page 5 of 6
		Class FARM (20)	A (20)					Building 3 Year Const 0	Deed 3504.25 Bilding 3 Const 0	Effec	I oral 1 axable 40.500 Building Value 2,000 Effective Age 0	00	
				Bi	Block	Lot				1			1
01/20/2017	Checked By	By			Date Assessed	d 01/20/2017	2017				-		
Γ	Lot Size Sq Ft	t Ft 2660209		-	Lot Est Actual	12	Γ			and the second	1	1	
	De	Depth 0			Plat Book	×				-			
Acreage 61.070000	Acres Est Ac	Ac			Source	8						1	
Γ	Site Condition None	ion None			Zonin	Zoning Residential	ntial			A. C. Salar		Support 2	TA LEV
Road Secondary	Driveway	vay Gravel			Sidewalks	s No					Ľ	254	Contraction of the second
	She	Shape None			Drainage	e None							-
Π					Land Value 135000	e 135000				100			a see
Ш П	Barns 4	Silos 0		Grain Bins 0	18 0	Fencing 0	0 0		1 10. 10.			二十二十二	13
Gas	Water	Sewer			\$	Stalls 0	Π				and and		-
	Avg Height	ght 0	1		Ä	Bents 0		- States	A A A A A A A A A A A A A A A A A A A		100	10-4	-
	Commercial	cial			Com2	2		Farm	Farm Shed	D Buiving 0	0		SqFeet
	Manufacturer	rer			Model	el		Skirting	-	Dining 0	0	Living	_
	1	Type			Size	e		Exterior		Family	0	Basemt	0
Г	Len	Length 96			Area	a 1920		Driveway None	y None	Kitchen (	0	Garage	0
Ē	Bldg C	Bidg Cond None		_	Exterior	or None		Patio/Deck		BedRm 0	0	Porch	0
Framing Type Wood Frame	Constr. Quality	ality			Foundation None	n None		Tennis Court		FullBaths	0	Deck	0
Roof Type RY-None	Roof Co	Roof Cover RF-Metal			Roof Pitch	h RP-None	au	Pool	-	HalfBaths	0	Office	0
Basement Type BT-None	Basement S	Basement Size BS-None		B	BasementFinish None	h None		Pool Size	0	OtherRm	0	Manufacturing	0
Γ	Heat Sou	Heat Source None			Supplemental None	al None		AirCond Type None	None	Total 0	0	Asphalt	<b>t</b> 0
						6.				Fireplaces 0	0	Concrete	0
Cooling	Electricity	_	0	Gas	Water		Sewer	Sprinklers	lers	Fire Alarm		SpecialImprvmt	
	Exemption T	Total Taxable		Land	d Improvements	ments	Ag Improvements	vements	Land FCV	Imprvmts FCV		Ag Imprvmts FCV	Total FCV
46500	0	46500		26300	0	0		20200	135000		0	20200	155200
46500	0	46500		26300	0	0		20200	135000		0	20200	155200
ARSON	4	AREND		Dation	0	<		nncnc	+3Ennn		-	nucue	155200

#### **TRACTS 5 & 6**

		-	-		-			2													_		-			N	000	00	00
				1	11	1 Build			K		2.4				SqFeet	0 00	nt 0	3e 0	ch 0	ck 0	Office 0	0 0	alt 0	te 0	II	Total FCV	155200	155200	155200
500	00			1	1											Living	Basemt	Garage	Porch	Deck	Offi	Manufacturing 0	Asphalt 0	Concrete 0	SpecialImprvmt	Ag Imprvmts FCV	20200	20200	20200
Total Taxable 46,500	Building Value 7,000 Effective Age 0		4	ļ					R																				
Total 1	Effecti	10 m	NA I						j) j)	1 10				1510	Living 0	Dining 0	Family	Kitchen 0	BedRm	FullBaths 0	HalfBaths 0	OtherRm 0	Total 0	Fireplaces 0	Fire Alarm	Imprvmts FCV	0	0	0
Deed 350-426	4 0	ALL ALL								Sec. 1	T							None				0	None		s	Land FCV	135000	135000	135000
Deed	Building 4 Year Const 0	H	and the		10 M										Farm	Skirting	Exterior	Driveway None	Patio/Deck	Tennis Court	Pool	Pool Size 0	AirCond Type None		Sprinklers	ements	20200	20200	20200
				2017				antial			0	0 50		T		Ī	Γ				ane				Sewer	Ag Improvements			
			Lot	Date Assessed 01/20/2017	tual	ook	Source	Zoning Residential	Sidewalks No	Drainage None	Land Value 135000	Fencing 0	Stalls 0	Bents 0	Com2	Model	Size	Area 3360	Exterior None	Foundation None	Roof Pitch RP-None	BasementFinish None	Supplemental None		ter	Improvements	0	0	0
			Block	Date Asses	Lot Est Actual	Plat Book	Sol	Z01	Sidew	Drain	Land V	ns 0			0	W			Ext	Founds	Roof F	<b>3asementFi</b>	Suppleme		Water	0	00	00	00
	(02		0									Grain Bins 0		Г	Г	Г	Г	Г			Г			r	Gas	Land	26300	26300	26300
	Class FARM (20)				660209	l		Vone	sravel	lone		Silos 0	Sewer					0	tone		KF-None	S-None	lone			Total Taxable	46500	46500	46500
	Cla			Checked By	Lot Size Sq Ft 2660209	Depth 0	Acres Est Ac	Site Condition None	Driveway Gravel	Shape None		F		Haidh	Commercial	Manufacturer	Type	Length 80	Bidg Cond None	Constr. Quality	Roof Cover RF-None	Basement Size BS-None	Heat Source None		Electricity		0	0	0
				0	Lot		Ac	Site				Barns 4	Water	1		Ma				Con	Ľ.	Base	Ĩ			Exemption			
	Anno			/20/2017	0		0000207	sir	acondary	olling		0	Gas		one				None	ood Frame	-None	-None	one		Cooling	Net Taxable	46500	46500	46500
	District 01-County Owner		Subdivision	Date Checked 01/20/2017	Lot Size 0x0	Frontage 0	Acreage 61.070000	Neighborhood Fair	Road Secondary	Topography Rolling	Flood Hazard	Tenant Houses 0	Electricity	No Storiae 0.00	ResidenceType None	MobHomeType	Garage/Carport	Width 42	Story Desc. No	Framing Type Wood Frame	Roof Type RY-None	Basement Type BT-None	Heat Type None		Heat				
			Subd	Date	1			Neigh		Top	Flood	Ten			Reside	MobHc	Garage		Sto	Fram	R	Basem	Ĩ		0	Year	2022	2021	2020

Page 6 of 6

Location FISHER RIDGE RD

Printed On Monday, July 12, 2021

42

Map 037-00-00-034.00 Description BARNS & 61.07 AC FISHER RIDGE RD

**TRACTS 7 & 8** 

RAC	Description 22.81 AC FISHER RIDGE RD TRAC District 01-County Owner Subdivision Subdivision Buddivision Buddivision Buddivision Buddivision Buddivision Constrict 01/20/2017 Lot Size 80 Lot Size 80 Lo
RACT #13 Class FARM (20) cked By cked By cked By care By care By bepth 0 a Est Ac ondition None ondition None onterior Shape None Shape None Shape None Shape None Shape None of cover intercial intercover intercial intercial intercial intercial intercover intercial intercial intercial intercial intercial intercial intercial intercial intercial intercover intercial intercintercial intercial inte	Leng Heig Checked I Checked I Checked I Acrea Est Acrea Est Drivew Site Condition Barns 0 Avg Heig Commerc Manufactur Bildg Co Constr. Qual Bildg Co Constr. Qual Bildg Co Constr. Qual
	Pisher Riboe RD

**TRACTS 7 & 8** 

Printed On Monday, July 12, 2021

Page 2 of 2

0.00 0.00 22,000.00 Sale Price 69,000.00 Sale Date 350-422 04/11/2019 350-426 04/11/2019 341-698 08/11/2017 254-322 01/01/2002 CHAIN OF OWNERSHIP Deed Name 2872 487 2256 2343 7958 Adj Value 0 0 0 0 Adjustment Soil Capability Classification And Valuation 2872 2343 487 2256 Value/Class Per Acre 597 487 376 213 4.81 1.00 6.00 11.00 22.81 Acreage Class III Class IV Class VI Class II Totals Class

Notes **Property Sketch** 

Map 037-00-00-051.00

**TRACTS 7 & 8** 

1		ふんしん ちん					A manual of	n choire o	00000			
and inch	Description 10,391 AC TRACT 18A FISHER RIDGE RD	HER RIDGE R	0				De	Location FISHER RIDGE RD Deed 352-481		Total Taxable 2.300		
District 01-County Owner		Cla	Class FARM (20)				Building Year Const	Building 0 ar Const	Effecti	Building Value () Effective Age		
				Block		Lot						
Date Checked 01/20/2017		Checked By		Da	Date Assessed 10/09/2019	/09/2019						
Lot Size 0x0		Lot Size Sq Ft 452631	52631	2	Lot Est Actual							
Frontage 0		Depth 0			Plat Book B-	B-124						
Acreage 10.391000		Acres Est Ac			Source							
Neighborhood Fair	ŝ	Site Condition None	one		Zoning Residential	isidential						
Road Secondary	Ň	Driveway Gravel	ravel		Sidewalks							
Topography Not Used		Shape Nona	euo		Drainage None	ne						
Flood Hazard	і П				Land Value 20700	700						
Tenant Houses 0	Barns 0	Ц	Silos 0	Grain Bins 0	П	Fencing 0						
Electricity G	Gas 🛛 🗤	Water	Sewer		Stalfs 0	0						
No Stories 0,00		Avg Height 0			Bents 0	0				1		
ResidenceType		Commercial			Com2		Farm	E	Living 6	0		SqFeet
MobHomeType	2	Manufacturer			Model		Skirting	6	Dining 0	0	Living 0	
Garage/Carport		Type			Size		Exterior	or	Family C	0	Basemt 0	
Width 0		Length 0			Area 0		Driveway	ay	Kitchen C	0	Garage	0
Story Desc.		Bldg Cond		_	Extenor		Patio/Deck	Ť	BedRm	0	Porch 0	
Framing Type	S	Constr. Quality			Foundation		Tennis Court	5	FullBaths 0	0	Deck 0	_
Roof Type		Roof Cover			Roof Pitch		Pool	100	HalfBaths 0		Office 0	
Basement Type	Bas	Basement Size		Bas	BasementFinish		Pool Size	ze 0	OtherRm 0		Manufacturing 0	
Heat Type		Heat Source		0	Supplemental		AirCond Type	be	Total 0		Asphalt 0	
	]			1					Fireplaces (	0	Concrete 0	
Heat	Cooling	Bectricity		Gas	Water	Sewer	Sprinklers	klers	Fire Alarm	ds I	SpecialImprvmt	
Net Taxable	Exemption	11	Total Taxable	Land	Improvements		Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	ts FCV	Total FCV
2300		0	2300	2300		0	0	20700	0		0	20700
2300		0	2300	2300		0	0	20700	0		0	20700
2300			4444	11111		3		ANWARA				00206

#### **TRACTS 7 & 8**

Printed On Monday, July 12, 2021

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Map 037-00-00-071.00

	Soil Ca	pability Clas	Soil Capability Classification And	Valuation			CHAIN OF OWNERSHI	SHIP	
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value	Name	Doed	Sale Date	Sale Price
							TOT ONE	anthe later	
Class IV	1 00	376	376	C	376		184-265	03/04/2019	20,728.00
	2		2	2	2				
Class VI	9.00	213	1917	0	1917				

2293

10.00

Totals

Notes			
Property Sketch			

## Map 037-00-00-049.00

Description CABIN & GARAGE & 82.70 AC 4250 HUNTER RIDGE RD

District 01-County Owner

Class FARM (20)

Date Assessed 04/12/2018

Lot Est Actual

Lot Size Sq Ft 3602412

Checked By

Date Checked 01/20/2017

Subdivision

Lot Size 0x0

Lot

Block

Printed On Monday, July 12, 2021

Page 1 of 3

Location 4250 HUNTER RIDGE RD Deed 345-175 Building 1

Total Taxable 61,200 Building Value 22,000 Effective Age 0 Year Const 2003

JN	TY	<b>I</b> A	ХП	NF	KIV	

#### **TRACTS 9-12**

						1000			SqFeet	Living 864	nt 0	e 0	Porch 216	1K 0	e 0	0 0	NH O	0 O	ut	Total FCV
		11	1			Ì				Livin	Basemi 0	Garage 0	Porc	Deck 0	Office 0	Manufacturing 0	Asphalt 0	Concrete	SpecialImprvmt	Ag Imprvmts FCV
		213			12			2	0	0				- 1		0	10			
						11111		A STATE	Living 0	Dining 0	Family	Kitchen 1	BedRm	FullBaths 1	HalfBaths	OtherRm 0	Total 5	Fireplaces 0	Fire Alarm	Imprvmts FCV
						Ľ,		1									Units			Land FCV
	E	1							Farm	Bu	Exterior None	Driveway None	Patio/Deck None	urt None	Pool None	ize 0	pe Wall		Iklers	Lan
	1.100			Ľ)					Fa	Skirting	Exter	Drivew	Patio/De	Tennis Court None	ď.	Pool Size 0	AirCond Type Wall Units		D Sprinklers	Ag Improvements
		ential			0	0 60									one				Sewer	Ag Impro
Plat Book B-124	e	Zoning Residential	S No	Drainage None	e 16700	Fending 0	Stalls 0	Bents 0	2	I0	Size None	Area 864	Exterior Frame	on Slab	A RP-N	sh None	al None			Improvements
Plat Boo	Source	Zonin	Sidewalks No	Drainag	Land Value 167000	0	S	ā	Com2	Model	Siz	Are	Exteri	Foundation Slab	Roof Pitch RP-None	BasementFinish None	Supplemental None		Water	1.21
						Grain Bins 0			L	_						Bat		J		Land
			pa						Γ	Γ	Γ		erage	, Auto			Γ	1	Gas	
0		None	Driveway Unimproved	None		Silos 0	Sewer				Vone		Bldg Cond Good/Average	Constr. Quality Fair/Econom	Roof Cover RF-Metal	Basement Size BS-None	Vorie			Total Taxable
Depth 0	Acres Est Ac	Site Condition None	riveway	Shape None		ŝ		Avg Height 0	Commercial	Manufacturer	Type None	Length 0	g Cond	Quality	f Cover	ant Size	Heat Source None	1	Electricity	Total
	Acres	Site Co	ō			Barns 0	Water	Avg	Com	Manu			BId	Constr.	Roo	Baseme	Heat			Exemption
						Ba		F	2									1	Cooling	Exe
	2.700000	air	Road Secondary	olling		0	Gas	00	ResidenceType Single Family				Story	one	Y-Gable	T-None	proed Air		2	Net Taxable
Frontage 0	Acreage 82.700000	Neighborhood Fair	Road St	Topography Rolling	azard	Tenant Houses	Electricity	No Stories 1.00	eType Si	eType	arport	Width 0	Story Desc. 1 Story	Framing Type None	Roof Type RY-Gable	Type B	Heat Type Forced Air		eat	Net 1
Fro	AC	Neighbo		Topog	Flood Hazard	Tenant	Elect	No.S	Residence	MobHomeType	Garage/Carport		Story	Framing	Roo	Basement Type BT-None	Heal		Heat	Year

194000 194000

194000

0 0 0

27000 27000 27000

167000 167000 167000

0 0 0

27000 27000 27000

34200

61200

0

61200 61200 61200

2022 2021

34200 34200

51200 61200

0 0

## Map 037-00-00-049.00

Printed On Monday, July 12, 2021

00.00

194,000.00

Sale Price

Sale Date

Deed

Name

Adj Value

Adjustment

Value/Class

Per Acre

Acreage

Class

Soil Capability Classification And Valuation

9003 8523

0 0

9003

597 487

15.08

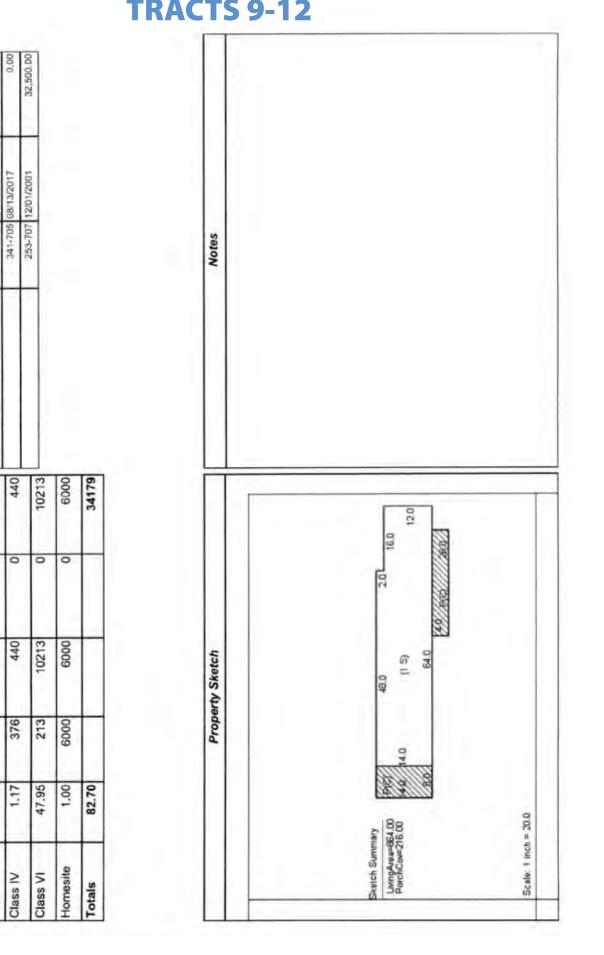
Class II Class III

8523

CHAIN OF OWNERSHIP

345-175 04/06/2018 341-705 08/23/2017 341-705 08/23/2017

COUNTY	ΤΑΧΙ	NFO	RMA	
	TDACT	C 0 1 3		



## Map 037-00-00-049.00

Description CABIN & GARAGE & 82.70 AC 4250 HUNTER RIDGE RD

District 01-County Owner

Class FARM (20)

Living Family BedRm Total Dining Kitchen FullBaths HalfBaths OtherRm Fireplaces Fire Alarm Driveway None Exterior Wood AirCond Type None Sprinklers Skirting Pool Size Farm Tennis Court Pool Patio/Deck Sewer Date Assessed 04/12/2018 Zoning Residential Fencing 0 Roof Pitch RP-None Land Value 167000 Plat Book B-124 Drainage None BasementFinish None Supplemental None Size 2 Car Exterior None Foundation None Bents 0 Fot Area 400 Stalls 0 Sidewalks No Com2 Model Water Lot Est Actual Source Grain Bins 0 Block Gas Type Detached Garag Constr. Quality Average/Standa Bldg Cond Good/Average Driveway Unimproved Roof Cover RF-None Basement Size BS-None Sewer Lot Size Sq Ft 3602412 Silos 0 Site Condition None Heal Source None Shape None Length 20 Electricity Avg Height Depth Checked By Acres Est Ac Manufacturer Commercia Water Barns 0 Cooling Gas Date Checked 01/20/2017 Acreage 82.700000 Road Secondary Basement Type BT-None RY-None Topography Rolling Garage/Carport Garage Heat Type None Framing Type None None Story Desc, None 00.00 Tenant Houses 0 Neighborhood Fair Lot Size 0x0 Width 20 Frontage 0 Roof Type Electricity No Stories ResidenceType Flood Hazard MobHomeType Heat Subdivision

Location 4250 HUNTER RIDGE RD Printed On Monday, July 12, 2021 Deed 345-175 Building 2

Year Const 0

Total Taxable 61,200 Building Value 5,000 Effective Age 0

Page 3 of 3

#### NFORMATION UN Y **RACTS**

9-12

Garage 400 Basemt 0 Living

Deck Porch

Office Manufacturing Concrete

0

Asphalt

SpecialImprvmt

Þ

SqFeet

Total FCV

Ag Imprvmts FCV

Imprvmts FCV

Land FCV

Ag Improvements

Improvements

Land 34200 34200 34200

Total Taxable 61200

Exemption

Net Taxable

Year 2022 2021 2020

61200 61200

27000

27000 27000 27000

167000

0

194000 194000 194000

0

167000 167000

0 0

27000 27000

61200 61200

61200

**TRACTS 13-16 + 19** 

				Location FISHER RIDGE RD			
1.0	Class FARM (20)			Deed 350-426 Building 0 Year Const	Total Taxable Building Value Effective Age	Total Taxable 80.230 Iuliding Value 0 Effective Age	
		1					
	Date	Date Assessed 07/06/2021	021				
13448714		Lot Est Actual					
		Plat Book					
		Source					
Site Condition None		Zoning Residential	ntial				
E	Driveway Unimproved	Sidewalks					
Shape None		Drainage None	T				
		Land Value 425000					
Silos 0	Grain Bins 0	Fencing 0	0 6				
6	Sewer	Stalls 0	Π				
		peuts o	1			Г	
		Com2		Farm	Living 0		Sqreet
. 1		Model		Skirting	Dining 0		Living 0
		Size		Exterior	Family 0	2 C	Basemi 0
		Area 0		Driveway	Kitchen 0	9	Garage 0
- 1		Exterior		Patio/Deck	BedRm 0		Porch 0
		Foundation	Te	Tennis Court	FullBaths 0		Deck 0
		Roof Pitch		Pool	HalfBaths 0		Office 0
	Base	BasementFinish		Pool Size 0	OtherRm 0	Manufacturing 0	uring 0
	Su	Supplemental	AIR	AirCond Type	Total 0	A	Asphalt 0
					Fireplaces 0	Cor	Concrete 0
	Gas	Water	Sewer	Sprinklers	Fire Alarm	SpecialImprvmt	arvmt
	Total Taxable Land	Improvements	Ag Improvements	ents Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
0.0	80230 80230	0		0 425000	0	0	425000
80200	00000	0		0 425000	0	0	425000

# Map 037-00-00-033.00

# Printed On Monday, July 12, 2021

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0,00

Sale Price

Sale Date

Deed

CHAIN OF OWNERSHIP

350-426 04/11/2019 251-547 08/01/2001

	Soil Capi	ability Class	Soll Capability Classification And Valuation	Valuation		
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value	Name
Class II	15.00	265	8955	0	8955	
Class III	30.00	487	14610	0	14610	
Class IV	3.00	376	1128	0	1128	
Class VI	260.74	213	55538	0	55538	
Totals	308.74				80231	

T	RACTS	13	8-16 + 19
		Notes	
80231			
308.74		Property Sketch	
Totals			

## **COUNTY TAX INFORMATION**

#### **TRACTS 17-18**

Page 1 of 2																												Safaat			Basemt 0	Garage 0	Porch 0	Deck 0	Office 0	Manufacturing 0	Asphalt 0		Concrete U	SpecialImprvmt	s FCV Total FCV	0 150000	0 150000	
		Total Taxable 31,000	Building Value 0	Effective Age	h																							Γ	L								T	I		Spa	Ag Imprvmts FCV	-		
2021	GEBD		Building	Effecti																								1 holon 0	fam.	Dining 0	Family 0	Kitchen 0	BedRm 0	FullBaths 0	HalfBaths 0	OtherRm 0	Total 0		Fireplaces 0	Fire Alarm	Imprvmts FCV	0	0	
nday, July 12, 2	Location EISHER RIDGE RD	Deed 350-426	Building 0	Const																								teres .	Taitin	Skirting	Exterior	yew	Deck	tourt	Pool	Size 0	Type	and t		Sprinklers	Land FCV	15000	150000	
Printed On Monday, July 12, 2021	Inc	01	B	Year Const									1	21	Γ	Τ			ie i	Ι	T			1	0	Г				Ski	Ext	Driveway	Patio/Deck	Tennis Court		Pool Size	AirCand Type	NICOLIN		Sewer Sp	Ag Improvements	0	C	
												Lot		Date Assessed 01/20/2017	I at Est Actual	Internet	Plat Book	Source	Zoning Residential		Sidewalks	Drainage None	Land Value 150000		Fencing	Stalls 0	Bents 0		Com2	Model	Size	Area 0	Exterior	Foundation	Roof Pitch	BasementFinish	Sundamantal	tens to tenerts		Water	Improvements	0	0	
			20)									Block		Date	141					I			1		Grain Bins 0		Г	L	T T					ľ		Baser		ine		Gas	Land	31000	31000	
			Class FARM (20										and the	ed By	Lat Sive Se Et A000950	207500+ 14 bc	Depth 0	est Ac	Site Condition None		Driveway Gravel	Shape None			Silcs 0	Sewer	Total A	o luñau 6ov	rectal	cturer	Type	Length 0	Bldg Cand	Duality	Cover	d Size	and a second sec	ource		Electricity	Total Taxable	31000	31000	
031.00		LK KIDGE KD												Checked By	I at Civa	TOI SIZE		Acres Est Ac	Site Con		Driv	2		[	Barns 0	Water		BAY	Commercial	Manufacturer			Bidg	Constr. Quality	Roof Cover	Recement Size	Citer C	Heat Source		-	Exemption	0	0	
Map 037-00-00-031.00		Description 92.04 AC FISHER RIDGE KD	District 01-County											Date Checked 01/20/2017	I at Stee Out	NXN 82	ge 0	ge 92.040000	od Fair		ad Secondary	Topography Rolling	pu		uses 0	y 🗆 Gas	0.00	BS-0.40	be	be	ort	tth 0	Ċ.	90	be	g	2	be		Cooling	Net Taxable	31000	31000	
Map		Description	District	Owner	INNU							Subdivision		Date Checke	10 PT 1	TOI OF	Frontage	Acreage	Neighborhood	Contracting Burnet	Road	Topograpi	Flood Hazard		Tenant Houses 0	Electricity	10 10	UNIO SEUDIS ON	ResidenceType	MobHomeType	Garage/Carport	Width	Story Desc.	Framino Tvpe	Roof Type	Recoment Type	Company of the second	Heat lype		Heat	Year		2021	

# Map 037-00-00-031.00

# Printed On Monday, July 12, 2021

	Soil Cap	ability Class	Soil Capability Classification And Valuation	Valuation		0	CHAIN OF OWNERSHIP	SHIP	
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value	Name	Deed	Sale Date	Sale Price
Clace II	17 00	507	10110	c	10140		350-426	350-426 04/11/2019	0.00
	00.11	100	ption	2	24101		266-295	01/02/2004	65,000.00
Class III	14.00	487	6818	0	6818			07/01/2001	37,620.00
Class IV	6.00	376	2256	0	2256				
Class VI	55.04	213	11724	0	11724				
Totals	92.04				30947				

Notes		
Property Sketch		

**COUNTY TAX INFORMATION** 

**TRACTS 20-22** 

Description BARN & 3.523 AC FISHER RIDGE RD	DAPN & 2 523 AC	FISHER RI	nde pri				Location	Location FISHER RIDGE RD	ACC DO			
							Deer	Daad 354.246		Total Tavable 35 000		
District Downer	District 01-County Owner		Class RE	Class RESIDENTIAL (10)	0		Vear Const 0	8 2 8 0	Effectiv	Effective Age 0		
Subdivision					Block	Lot 1						
Date Checker	Date Checked 07/18/2012	5	Checked By	Γ	Date Assessed	10/02/2020						
Lot Stz	Lot Size 540x450	Lot S	Lot Size Sq Ft 153461	Γ	Lot Est Actual							
Frontage	e 540		Depth 450		Plat Book	B-124						
Acreage	e 3.523000	Act	Acres Est Ac Actual		Source	Listed						
Neighborhood Fair	d Fair	Site	Site Condition Average		Zaning	Zoning Residential						
Roa	Road Secondary		Driveway Gravel		Sidewalks No	No						
Topography Rolling	y Rolling		Shape Elongaled Dep	od Depl	Drainage None	None						
Flood Hazard	q				Land Value 25000	25000						
Tenant Houses 0	ises 0	Barns D	Silos 0	Grain	Grain Bins 0	Fencing 0						
Electricity	Gas Gas	Water	er Sewer		sta	Stalls 0						
No Stories 0.00	0.00	A	Avg Height 0	Γ	Bents	tts 0		Å		1		ſ
ResidenceType None	oo None	8	Commercial	Γ	Com2		Farm	Other	Living 0		SqFeet	Т
MobHomeType	96	Mar	Manufacturer	Γ	Model		Skirting		Dining 0		Living 0	Т
Garage/Carport	e		Type	Γ	Size		Exterior		Family 0		Basemt 0	
IPIM	Width 50		Length 100		Area	Area 5000	Driveway None	None	Kitchen 0		Garage 0	Т
Story Desc. None	c, None	ш	Bldg Cond Good/Average	erage	Exterior Metal	Metal	Patio/Deck		BedRm 0		Porch 0	
Framing Typ	Framing Type Steel Frame	Cons	Constr. Quality Average/Standa	/Standa	Foundation None	None	Tennis Court		FullBaths 0		Deck 0	
Roof Typ	Roof Type RY-None	ã	Roof Cover RF-None		Roof Pitch	Roof Pitch RP-None	Pool		HalfBaths 0		Office 0	
Basement Type BT-None	e BT-None	Baser	Basement Size BS-None		BasementFinish None	None	Pool Size	0	OtherRm 0		Manufacturing 0	
Heat Type None	e None	1ºF	Heat Source None		Supplemental None	None	AirCond Type None	None	Total 0		Asphalt 0	
				1				i	Fireplaces 0		Concrete 0	Π
Heat	Cooling	-	Electricity	Gas	Water	Sewer	D Sprinklers	2	Fire Alarm	Special	SpecialImprvmt	
Year N	Net Taxable	Exemption	Total Taxable		Land Improvements	11	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	CV Total FCV	FCV
2022	35000	0	35000		25000	0	10000	25000	0	DOF	10000	35000
2021	35000	0	35000		25000	0	10000	25000	0	100	10000 3	35000
2020	105000	0	105000		30000	55000	10000	30000	65000	100	10000	105000

# Map 037-00-00-037.00

# Printed On Monday, July 12, 2021

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	Soil Capabilit	y Clas	sification And Val	Valuation			CHAIN OF OWNERSHIP	SHIP	
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value	Name	Deed	Sale Date	Sale Price
Table .							354-346	12/19/2019	105,000.00
OTAIS							292-342 (	01/11/2008	110,000.00
							292-084	12/18/2007	110,000.00
							280-137 0	01/29/2006	110.000.00

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61,930,00

- 07/01/2001

	<u>rs 20-22</u>	
Notes	PLAT B-124 TRACT 1 5 ACRES DB358-226 9/22/20 \$82,297 DW & 1.47 AC LOT 1A TO JAMIE L COX	
Property Sketch	PLAT B-1 5 ACRES DB356-22	

**AX INFORMAT** 

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TRACT 4-Road Frontage

## DEEDED EASEMENTS and RIGHT-OF-WAYS

338

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BOOX 256

PAGE 338

#### DEED

THIS DEED OF CONVEYANCE made and entered into on this the <u>X</u> day of March, 2002, by and between KENT S. LLOYD, JR. and his wife, DOROTHY A. LLOYD of 23831 Winthrop Circle, Bonita Springs, Plorida 34134, hereinafter called the first parties; and CHARLES J. BOPPER and his wife, BILSEN E. RUDERT of 4320 Chris Greene Lake Road, Charlottesville, VA 22911, jointly for life with the remainder to the survivor of either of them, hereinafter called the second parties;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Bighty Thousand Four Hundred Pifty Seven (\$80,457.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, the first parties do hereby bargain, sell and convey unto the said second parties the following real property located in Hart County, Kentucky, and same being more particularly described as follows:

(PORTION OF TRACT 23)

Beginning at an iron pin set (all iron pins set are 24"  $\times$  1/2" rebar with a yellow plastic cap stamped "Anderson 1838") in the center of a 50' r/w; said pin being common to Fisher's Tract 22 (56.00 AC) Tract 17 (22.58 AC) and Tract 16 (42.95 AC) approx. 2550 feet south of Fisher Ridge Road and 1.8 miles west of KY 218 near Boree Cave in Hart County, KY; thence with Tract 16 along the center of said 50' r/w S 24 deg. 38 min. 36 sec. W 175.51 feet, S 0 deg. 13 min. 18 sec. W 368.59 feet, S 15 deg. C1 min. 25 sec. B 271.97 feet, and S

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PAGE 339 339

23 deg. 30 min. 55 sec. B 121.97 feet, to an iron pin set common to Fisher's Tract 24 (46.67 AC); thence with Tract 24 and later Tract 25 (45.37 AC) S 82 deg. 24 min. 19 sec. N 3230.66 feet, to an iron pin set in Meadows (DB 218 PG 140) line; thence with Meadows N 9 deg. 10 min. 15 sec. B 754.37 feet, to a corner stone found common to Fisher's Tract 21 (108.00 AC); thence with Tract 21 N 5 deg. 47 min. 55 sec. E 100.54 feet, to an iron pin set at a new corner to Tract 23; thence traversing Tract 23 the following new lines: S 61 deg. 21 min. 31 sec. E 181.67 feet, to an iron pin set. N 58 deg. 22 min. 18 sec. E 185.12 feet, to an iron pin set, N 47 deg. 26 min. 05 sec. E 463.27 feet, to an iron pin set. S 64 deg. 48 min. 20 sec. E 290.07 feet, to an iron pin set, 5 46 deg. 45 min. 20 sec. 5 270.07 feet, to an iron pin set, 5 46 deg. 45 min. 37 sec. B 71.03 feet, to an iron pin set, and N 48 deg. 14 min. 37 sec. B 447.98 feet, to an iron pin set in the south line of Fisher's Tract 22 (56.00 ACRES); thence with Tract 22 S 89 deg. 13 min. 38 sec. B 1576.73 feet, to the beginning, said tract contains 68.41 acres as surveyed by Ralph Anderson, Jr. L.S. 1838 on May 2, 2001 and partitioned on January 4, 2002.

THERE IS RESERVED an access easement across the above described 69.41 acre tract, said easement being 30' and later 50' in width laying along and 15 or 25 feet either side of an existing unimproved roadway as shown on the attached plat.

SOURCE OF TITLE. Being a portion of the same property conveyed to Kent S. Lloyd, Jr. and wife, Dorothy A. Lloyd from Cavemen Ltd. II, L.L.C., by deed dated August 22, 2001, recorded in Deed Book 251, page 547 in the Eart County Clerk's Office.

TAXES: The first and second parties agree that the 2002

property taxes shall be pro-rated by both parties.

The above-described property is part of a division of real property for agricultural purposes as defined by the rules of the Hart County Planning Commission.

The above-referenced description includes the property to the center of a 50' right-of-way as shown on Plat Cabinet B, Slide 124. This portion of the right-of-way is sold "AS IS". The party

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PAGE 340

of the Second Part does not have the obligation to maintain the right-of-way to any particular standard, but any of the owners of the property as shown on the plat have the right, but not an obligation, to improve so much of the right-of-way as they see fit. The Party of the Second Part has the right to use the entirety of the right-of-way, but it does not have the right to restrict access to any portion of the right-of-way.

TO HAVE AND TO HOLD the same, together with all appurtenances thereunto belonging unto the said second parties, jointly for life with the remainder to the survivor of either of them, in fee simple with Covenant of General Warranty.

The second parties herein join in signing this deed for the sole purpose of cartifying that the consideration reflected in this deed is the consideration paid for the property pursuant to KRS Chapter 302 and the parties hereto understand that falsification of the stated consideration or sale price is a Class D Felony, subject to 1 to 5 years imprisonment and fines up to \$10,000.00.

IN TESTIMONY whereof, witness the signatures of the parties the day and your first above written.

KENT \$.

Charles J. Hopper CHARLES J. HOPPER

BOOX 520

PAGE 341 341

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STATE OF KENTUCKY COUNTY OF HART

. S.

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I, the undersigned, a Notary Public in and for the state and county aforesaid, do hereby certify that the foregoing Deed of Conveyance was this day produced to me in my office by Kent S. Lloyd, Jr. and his wife, Dorothy A. Lloyd and Charles J. Hopper and his wife, Bileen B. Rudert and was duly signed and acknowledged by them before me to be their free act and deed.

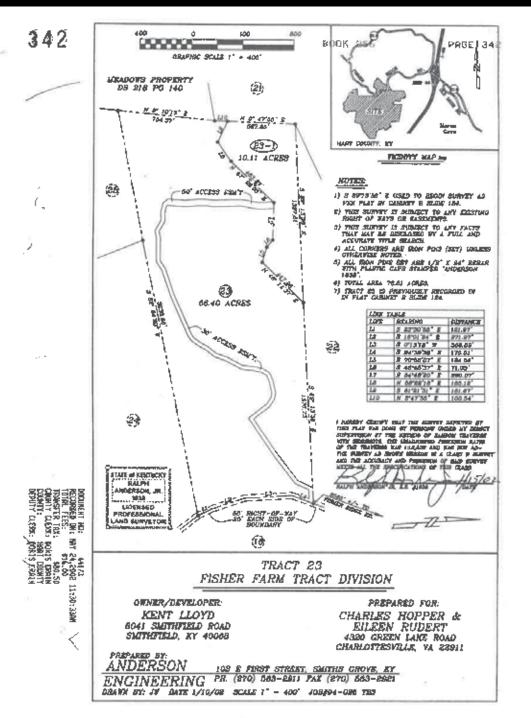
This the 2 day of March, 2002.]

In L NOTARY PUBLIC My commission expires: 11-28-2002

This document prepared by:

ung Wind

ARTEUR WOODSON FULLIAM ATTORNEY AT LAW 300 MAIN STREET P. O. BOX 159 MUNPORDVILLE, KY 42765 PE: 270-524-9663/PAX 270-524-7855



HART COUNTY RW6 PG665

#### **RIGHT-OF-WAY DEED**

This RIGHT-OF-WAY DEED, made and entered into on this the 17% day of 3825 20th Avenue SE, Naples, Florida 34117; DARRELL BAILEY and wife, SHERYL BAILEY, 1854 Fisher Ridge Road, Horse Cave, Kentucky 42749; BRENT RUTHERFORD, unmarried, 714 Monroe Street, P. O. Box 63, Oregon, illunois 61061; TORY M. KILMON (9k/a TORY MICHELLE KLEINFELTER) and husband, MICHABL M. KILMON, and THOMAS MICHAEL WIESTLING (a/k/a THOMAS M. WIESTLING), unmarried, 1759 Fisher Ridge Road, Horse Cave, Kentucky 42749; DANIEL R. GERBER and wife, RENEE GERBER, 268 Fairview Church Pascal Road, Hardyville, Kentucky 42746; RICKY ESTES and wife, REGINA ESTES, 1777 Fisher Ridge Road, Horse Cave, Kennecky 42749; ROBERT L. MCDONALD and wife, ANGELA D. MCDONALD, 11600 Academy Road NE, Apt. 1824, Albuquerque, New Mexico 87111; PHILLIP R. KEITH (a/k/a PHILLIP RAY KEITH) and wife, ELIZABETH C. KEITH (alk/a ELIZABETH CHRISTINE KEITH), 1751 Pisher Ridge Road, Horse Cave, Kentucky 42749; (hereinafter referred to as the "Grantors") and COUNTY OF HART, KENTUCKY, P.O. Box 490, Munfordville, Kentucky, Munfordville, Kentucky 42765 (hereinafter referred to as the "Grantee"). Grantors and Grantee hereby confirm that their names stated herein above are their "full names" pursuant to KRS 382.135.

#### WITNESSETH:

WHEREAS, the Grantors were previously conveyed certain real property located in Hart County, Kentucky that included a 50° right-of-way for a road in order to grant access to each owners' property; and

WHEREAS, the Grantors wish to convey said \$0° right-of-way to the County of Hart, Kentucky so it will be designated as a County road and maintained by the Grantee; and

HART COUNTY RW6 PG666

WREREAS, the Grantors wish to convey said 50° tight-of-way to the County of

Hart, Kentucky so it will be designated as a County road and maintained by the Grantee; and

NOW, THEREFORE, for the sole purpose of conveying to Grantee the herein described real property for public road purposes to be maintained by the Grantee, and for no other purpose and no other consideration, the Grantors hereby bargain, sell, quitclaim, release and convey and by these presents quitclaim, release and convey unto the Grantee, its successors and assigns forever, all of their respective right, title, interest and estate in and to the following described real property located in Hart County, Kentucky:

That pontion of a  $50^\circ$  right-of-way which borders Grantors' properties and as more particularly shown on Plat Cabinet B. Slide 124, in the office of the Hart County Clerk

See Exhibit A attached hereto and incorporated herein as if set forth in full for sources of title

TO HAVE AND TO HOLD the above-described real property, together with all the improvements thereon and all the apportenances thereunto belonging, unto the Grantee, its successors and assigns forever, with no warranty of title; subject, however, to all easements and grants heretofore made for public roads and public utilities, to all applicable building and use restrictions of record including, but not limited to, those of in the office of the Hart County Clerk, and to the rales and regulations of any planning and zoning authorities in Hart County, Kentucky.

The in-care-of address to which the property tax bill for 2020 may be sent is as

follows:

County of Hart, Kentucky P O Box 490 Munfordville, Kentucky 42765

Purspant to KRS 142 050(7)(b), the conveyance herein is exempt from any transfer tax.

HART COUNTY RW6 PG667

GRANTORS:

CAVEMEN II, LLC

ent S. Lloyd, Jr., Sold

STATE OF Florida COUNTY OF CHINE

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Right-of-Way Deed was executed before me by Cavemen II, LLC by and through its sole member, Kent S. Lloyd, Jr. and that the suid Kent S. Eloyd, Jr. personally appeared before me, after being first duly swom, and declared that he was the member designated and that he executed the foregoing Right-of-Way Deed as sole member and that the execution of this Right-of-Way Deed is the voluntary act and deed of the company.

Witness my hand on this the H day of  $_{1}$ anthary 2020. Mite ARY PUBLIC worka ( riRADO Notary Public - State of Planca Communication 56 191746 My Communication W2+1, 2022 My Commission Expires: March 1, 2022

RW6 PG668

GRANTORS.

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Derve 8.3 DARRELL BAILEY

SHERYL BAILEY

COMMONWEALTH OF KENTUCKY

COUNTY OF HART

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Right-of-Way Deed was executed before me by Darrell Batley and Sheryl Bailey, who are personalty known to me, appeared before me and signed and arknowledged by them to be their free act and deed.

Witness my hand on this the 1 day of FEBY Wat 4, 2020. 2000 AURIC My Commission Expires: 11-4-2021

HART COUNTY RW6 PG669

GRANTORS:

the la BRENT RUTHERFORD

STATE OF ILLINDIS

COUNTY OF \_ Gale\_\_\_\_

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Right-of-Way Deed was executed before me by Brent Rutherford, who is personality known to me, appeared before me and signed and acknowledged by him to be his free act and deed.

Witness my hand on this the 23" day of January, 2020.

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My Commission Expires: 04-27-2020



Printed on: 6/25/2021 9:39 AM

HART COUNTY RW6 PG670

GRANTORS:

. .

0 TORY M. KILMON

MICHAEL M. KILMON

COMMONWEALTH OF KENTUCKY

1, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Right-of-Way Deed was executed before me by Tory M. Kilmon and Michael M. Kilmon, who are personally known to me, appeared before me and signed and acknowledged by them to be their free set and deed.

Witness my hand on this the	21 day of January, 2020.
NEAD	NOTARY PUBLIC
A MOTORY	My Commission Expires: 10/21/23
AUBLIC A	1 - A - A - A - A - A - A - A - A - A -
ALL	· · ·

HART COUNTY RW6 PG671

GRANTORS:

1.92 Maria THOMAS M. WIESTLING

COMMONWEALTH OF KENTUCKY

COUNTY OF BARRON.

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Right-of-Way Deed was executed before me by Thomas M. Wiestling, who is personally known to me, appeared before me and signed and acknowiedged by him to be his free act and deed.

Witness my hand on this the 24 day of 4annen , 2020. NOTARY PUBLIC My Commission Expires: 10/21/23 OTARY

GRANTORS:

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RW6 PG672

DANIEL R. GERBER

RENEE GERBER.

COMMONWEALTH OF KENTUCKY

COUNTY OF Barren

I, the undersigned, a Notary Public in and for the State and County aforesaid, dohereby certify that the foregoing Right-of-Way Deed was executed before me by Daniel R. Gerber and Renee Gerber, who are personally known to me, appeared before me and signed and acknowledged by them to be their free act and deed.

Witness my hand on this the 30 day of January, 2020. NOTARY PUBLIC

My Commission Expires: 3-2.2023

HART COUNTY RW6 PG673

GRANTORS.

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RICKY ESTE

REGINA ESTES

COMMONWEALTH OF KENTUCKY

BANKA COUNTY OF

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Right-of-Way Deed was executed before me by Ricky Estes and Regina Estes, who are personally known to me, appeared before me and signed and acknowledged by them to be their free act and deed.

Witness my hand on this the 17 day of annan , 2020. NOTAR PUBLIC DAVIS My Commission Expires: AUG 111, 2023

HART COUNTY RW6 PG674

GRANTORS:

Robert & A JAmaid ROBERT L. MCDONALD

MEDmald ancela D. McDON ANGE

STATE OF NEW MEXICO COUNTY OF BERNALIND

I, the undersigned, a Notary Public in and for the State and County aforesaid, dohereby certify that the foregoing Right-of-Way Deed was executed before me by Robert L. McDonald and Angela D. McDonald, who are personally known to me, appeared before me and signed and acknowledged by them to be their free act and deed.

Witness my hand on this the Bt day of January 2020. Meloly P ym



My Commission Expires: 7/27/22

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HART COUNTY RW6 PG675

**GRANTORS:** 

PRES R. KELL PHILLIP R. KEITH

Sabut Etged

#### COMMONWEALTH OF KENTUCKY.

COUNTY OF Warren

I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Right-of-Way Doed was executed before me by Phillip R. Keish and Etizabeth C. Keith, who are personally known to me, appeared before me and signed and acknowledged by them to be their free act and deed.

Witness my hand on this the 19 th February, 2020. NOTARY PUBLIC 5786 5 My Commission Expires: 5/1/2021

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#### HART COUNTY RW6 PG676

#### CERTIFICATE OF CONSIDERATION

We do hereby certify, pursuant to KRS Chapter 382, that the foregoing nght-of-way transfer of real property is made solely to convey property to be dedicated and used as a County Road by the County of Hart, Kentucky. Pursuant to KRS 382.135(2)(c), the deed filing requirements histed in KRS 382.135(1)(c), (d), and (e), do not apply to deeds which convey rights-of-way that involve governmental agencies.

GRANTORS:

CAVEMEN II, LLC

ΒY Kent S. Lloyd, Jr., Sole Member

My Comm. Expires Vz - 1, 2022

STATE OF FLORIDA

COUNTY OF CO

RW6 PG677

GRANTORS:

Daniel Bailey

Shery Barley

COMMONWEALTH OF KENTUCKY

COUNTY OF HART

SUBSCRIBED AND SWORN TO before me by Damell Bailey and Sheryl Bailey, the Granior, on this <u>28</u> day of <u>February</u> 2020, in <u>HORT, Norbourk</u> Kentucky.

RACALLELY NO CARY PUBLIC Crair

My Commission Expires: 11-9-2021

HART COUNTY RW6 PG678

GRANTORS:

BRENT RUTHERFORD

STATE OF ILLINOIS

COUNTY OF \_\_\_\_\_\_\_\_

SUBSCRIBED AND SWORN TO before me by Brent Rutherford, the Grantor, on this <u>23<sup>rd</sup> day of 2020, in Cregen</u>, Kontucky. 17/100-2

Christie B. Donelue NOTARY PUBLIC

My Commission Expires: 04-27-2020



HART COUNTY RW6 PG679

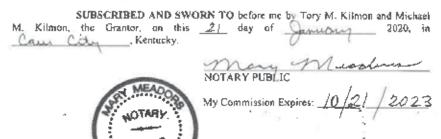
GRANTORS:

TORY M. KILMON

MICHAEL M. KILMON

COMMONWEALTH OF KENTUCKY

COUNTY OF BULLE



RW6 PG680

GRANTORS:

Thoras 12 THOMAS M. WIESTLING

COMMONWEALTH OF KENTUCKY

COUNTY OF JARDEn

SUBSCRIBED AND SWORN TO before me by Thomas M. Wiestling, the Grantor, on this <u>21</u> day of 2020, in <u>2020</u>. Kentucky.

STARY

Mary Medan NOTARY PUPALIC My Commission Expires: 10/21/23

RW6 PG681

GRANTORS:

DANIEL R. GERBER

twee RENEE GERBER

COMMONWEALTH OF KENTUCKY

COUNTY OF Barren

SUBSCRIBED AND SWORN TO before me by Daniel R. Gerber and Rense Gerber, the Grantor, on this <u>30</u> day of <u>January</u> 2020, in <u>Ballion County</u>, Kentucky.

luc NOTARY BUBLIC

My Commission Expires: 3-2-2023

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HART COUNTY RW6 PG682

GRANTORS:

REGINALSTES

COMMONWEALTH OF KENTLICKY

COUNTY OF BAMEN

NOTARY PUBLIC

My Commission Expires: HW1137 1412023

HART COUNTY RW6 PG683

GRANTORS:

-

Robert L. 11/2ma ROBERT L. MODONALD

mª Donald lingila ANGELA D. McDONALD

STATE OF NEW MUXICO COUNTY OF BEEN ALI 110

SUBSCRIBED AND SWORN TO before me by Robert L. McDonald and Angela D. McDonald, the Grantor, on this 10<sup>th</sup> day of Jonualet 2020, in <u>Albiquitequi</u>, NM

reles lan NOTARY PUB/IC

My Commission Expires: 7/27/22



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HART COUNTY RW6 PG684

GRANTORS:

Phillip R. H. H. H.

Sphall Kich

ELIZABETH C. KEITH

COMMONWEALTH OF KENTUCKY

-

COUNTY OF BASSAD

SUBSCRIBED AND SWORN TO before me by Phillip R. Keith and Elizabeth C. Keith, the Grantor, on this <u>2274</u> day of <u>Tornery</u> 2020. in <u>Granspool</u>, Kentucky

Benjamin Ray NOTARY POBLIC

My Commission Expires: 07/18/2020

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GRANTEE:

HART COUNTY RW6 PG685

COUNTY OF HART, KENTUCK Y

COMMONWEALTH OF KENTUCKY

SUBSCRIBED Judge/Executive of County of JUDIC 2020, in	AND SWORN TO before me by John Choate, County of Hart, Kentucky, the Grantee, on this <u>Q44</u> day of Hort , Kentucky. <u>Media Weber:</u> #557851 NOTARY PUBLIC
	My Commission Expires: 10/18/2020

22

THIS INSTRUMENT PREPARED WITHOUT EXAMINATION OF OR REPRESENTATION AS TO TITLE BY

HART COUNTY RW6 PG686

ENGLISH, LBCAS, PRIEST & OWSLEY, LLP Attomeys at Law 1101 College Street, P. O. Box 770 Bowling Green, KY 42102-0770 Phone: (270) 781-5500

Bowling Green, KY 42102-0770 Phone: (200 781-650) BY: BRETT A. REYFOLDS

HART COUNTY RW6 PG687

#### EXHIBIT A

#### PARCEL 1:

Being Tract 1 of Plot Cabinet 8, Slide 124, as recorded in the office of the Hart County Clerk.

This being a portion of the same property conveyed to Cavemen II, ULC from Debta Holderman and husband, James Holderman, by deed dated 19 December 2019 and of record in Deed Book 354, Page 346, in the office of the Hart County Clerk.

#### PARCEL II:

Being Tract 8 of Plan Cabinet B. Slide 124, as recorded in the office of the Han County Clerk.

This being a portion of the same property conveyed to Darrell Bailey and wife, Sheryl Bailey, from Gordon Board and wife, Berneti Board, by deed dated 13 August 2001 and of record in Deed Book 251, Page 301, and by deed of correction cated 24 November 2001 and of record in Deed Book 253, Page 626, in the office of the Hart County Clerk.

#### PARCEL III:

Being Tracts 9 and 11 of Plat Cabinet B. Slide 124, as recorded in the office of the Hart County Clerk.

This being a portion of the same property conveyed to Bront Retherford from Ann Rutherford by deed dated 21 March 2019 and of record in Oced Book 350, Page 216, in the office of the Hort County Clerk.

#### PARCEL IV:

Being Taci J2 of Plat Cabinet B, Slide 124, as recorded in the office of the Hart County Clerk.

This being a porton of the same property conveyed to Evelyn F. Disffenderfer, Tory M. Kilmon and Thomas M. Wiestling, from Daniel R. Gerber and wife, Renee J. Gerber, by deed dated 14 April 2017 and of record in Deed Book 339, Page 674, in the office of the Hart County Clerk. Evelyn F. Dieffenderfer died testate, on 20 March 2019 and her interest passed to Tory M. Kilmon and Thomas M. Wiestling pursuant to the survivorship clause in said deed. See also Last Will and Testament of record in Will Book 22, Page 437, in said clerk's office.

#### PARCEL V:

Being Trucis 13, 15 and 29 of Plat Cabinet B. Slide 124, as recorded in the office of the Hart County Clerk.

This being a portion of the same property conveyed to Cavemen II, LLC from Kent S. Lloyd, *Ir.* and wife, Dorothy A. Eloyd, and Cavemen Ltd. II, LLC by deed dated 11 April 2019 and of record in Deed Book 350, Page 426, in the office of the Hart County Clerk.

#### PARCEL VE:

Being Trace 14 of Plat Cabinet B, Stide 124, as recorded in the office of the Hart County Clerk

This being a portion of the same property conveyed to Steven Roy Kleinfalter and wife, Tory Michele Kleinfelter (new Tory M. Kilmon) from J. B. Watts, Jr. and wife, Rebecca Watts, by oeed dated 14 July 2006 and of record in Deed Book 282, Page 728, in the office of the Hart County Clerk

PARCEL VII;

Being Tract 15-1 of Plat Cabinet B Slide 124, in the office of the Hart County Clerk.

HART COUNTY RW6 PG688

This being a portion of the same property conveyed to Daniel R. Gerber and wife, Rence Gerber, from Robert W. Smith, by doed dated 10 April 2015 and of record in Deed Book J29, Page 41, in the office of the Hart County Clerk

PARCEL VIII:

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Being Tract 30 of Plat Cabinet B, Slide 124, as recorded in the office of the Hart County Clerk.

This being a portion of the same property conveyed to Ricky Estes from T & L Investments, Inc. by deed dated 24 January 2002 and of record in Deed Book 254, Page 233, in the office of the Hart County Clock

PARCEL IX:

Being Tract 31 of Plat Cabinet B. Slide 124, in the office of the Hart County Clerk

This being a portion of the same property conveyed to Robert L. McDonald and wife, Angela D. McDonald, from Robert L. McDonald and wife, Angela D. McDonald, by deed dated 8 August 2015 and of record in Deed Book 336, Page 229, in the office of the Han County Clerk.

PARCEL X:

Being Tract 32 of Plat Cabinet B, Stide 124, as recorded in the office of the Hart County Clerk.

This being the same property conveyed to Phillip R Keish and wife, Elizabeth C, Keith, from Kaufman and Miles, LLC by deed dated 27 October 2007 and of record in Derd Book 291, Page 331, in the office of the Hart County Clerk.

DOCUMENTINO: 120502 RECORDED March 12 2020 12,54 00 PM TOTAL FEES \$107.00 TRANSFER TAX \$0.00 COUNTY CLERK HARF COUNTY CLERK DCPUTY CLERK VICIDE F SPRACLIN COUNTY HART COUVEY SOOK RIVE PAGES 655 685

# **PRELIMINARY TITLE**

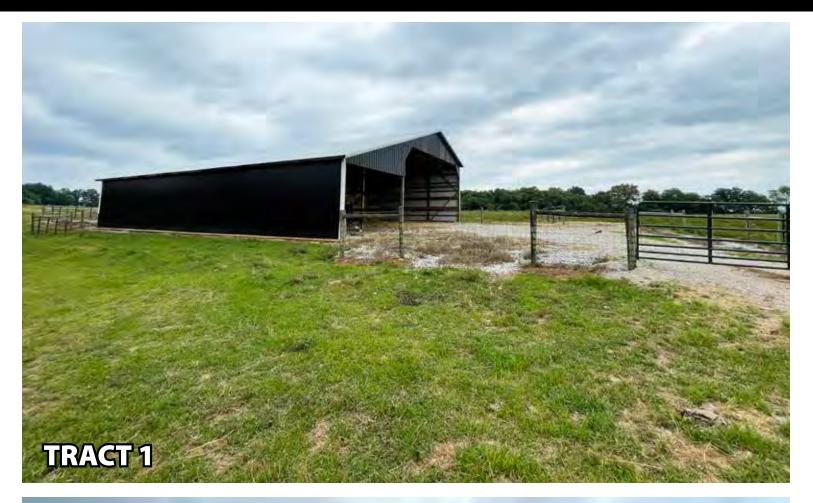
#### **PRELIMINARY TITLE**



#### **PRELIMINARY TITLE**



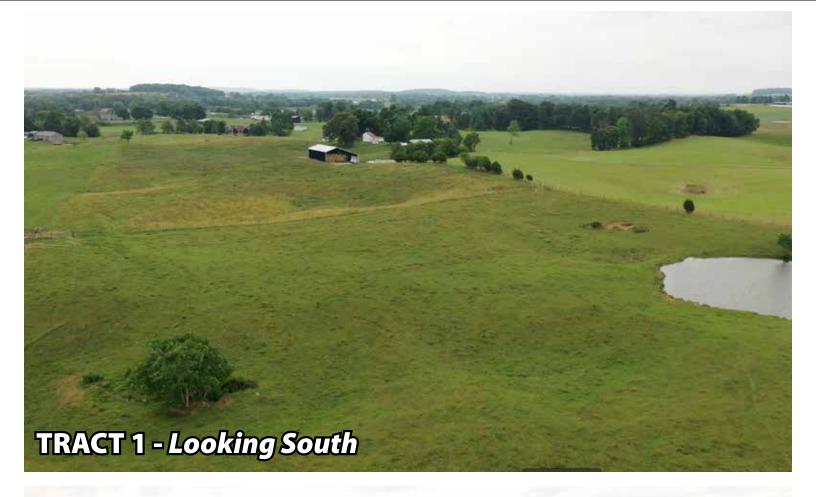
TRACT 5 - Fencing







#### TRACT 1 - Looking North





# Tract 1 - Looking West







TRACT 4 - Looking West













# TRACT 5 - Looking Southwest

Level 1







#### TRACT 6 - Looking Southwest

















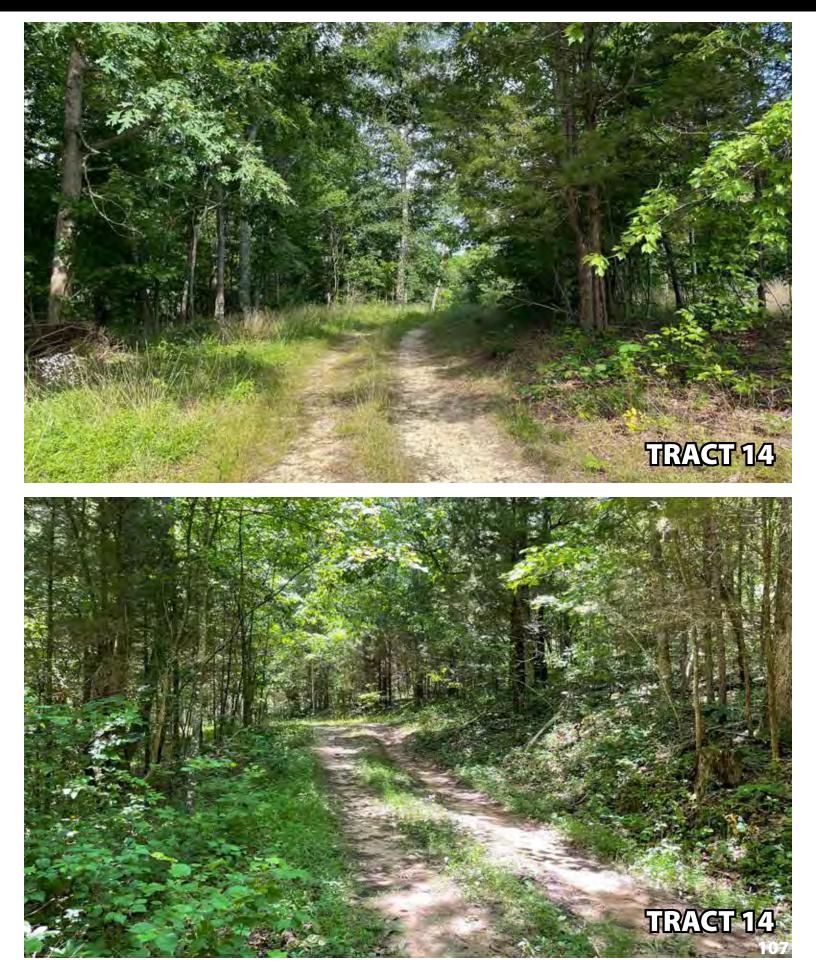




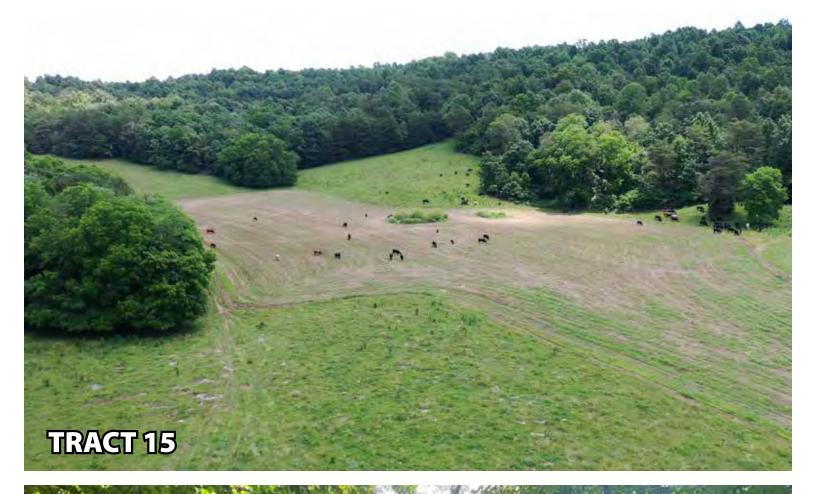










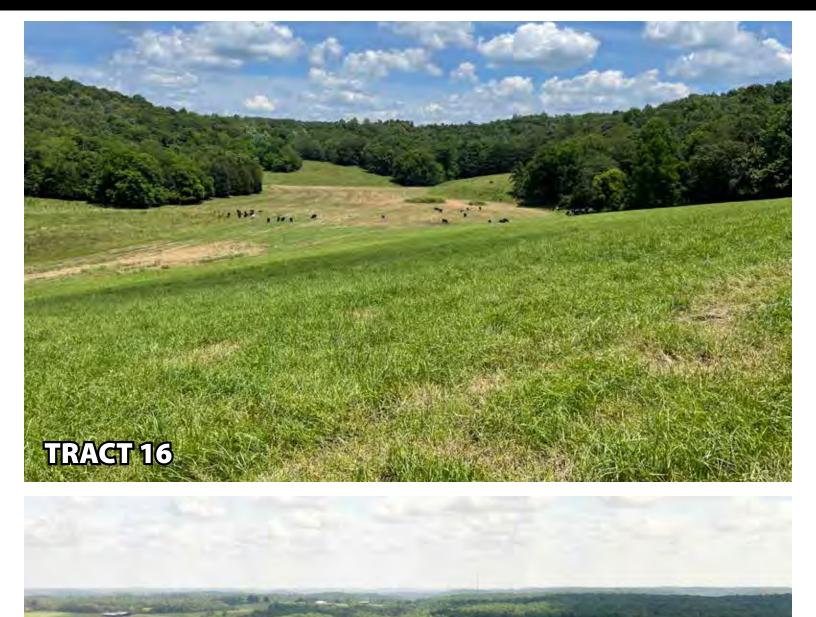










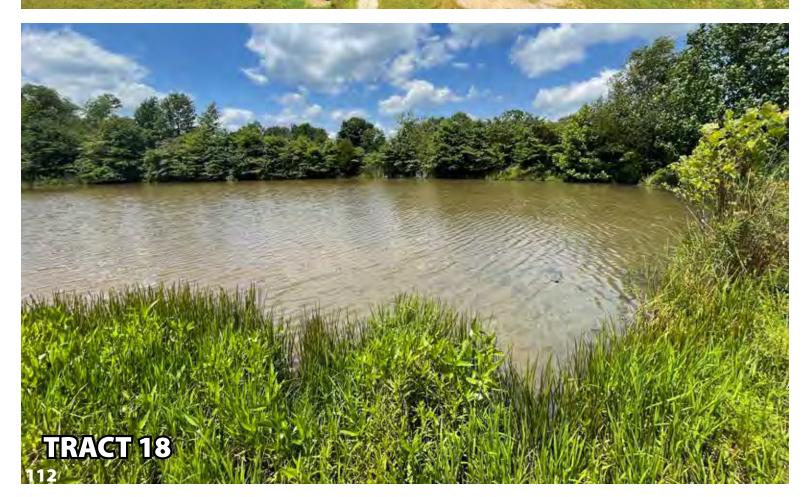


## TRACT 17-Looking East





## TRACT 18 - Looking Northwest

















SCHRADER REAL ESTATE & AUCTION CO., INC. 950 N. Liberty Dr., Columbia City, IN 46725 260-244-7606 or 800-451-2709 SchraderAuction.com

