

Wednesday, September 1

Auction held at The C

INFORMATION BOOKLET

TRACT 5 -
Looking Southeast

Absolute

KENTUCKY LAND AUCTION

Hart County, KY

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

Offered in 22 Tracts

*Incredible Sportsman
and Ranching Opportunity*



TRACT 18 -
Looking Northwest



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

4% Buyer's Premium

800.451.2709 | SchraderAuction.com

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± 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 seller's 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 delivered 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

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, SEPTEMBER 1, 2021

674 ACRES – HART COUNTY, KENTUCKY

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, August 25, 2021.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

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.

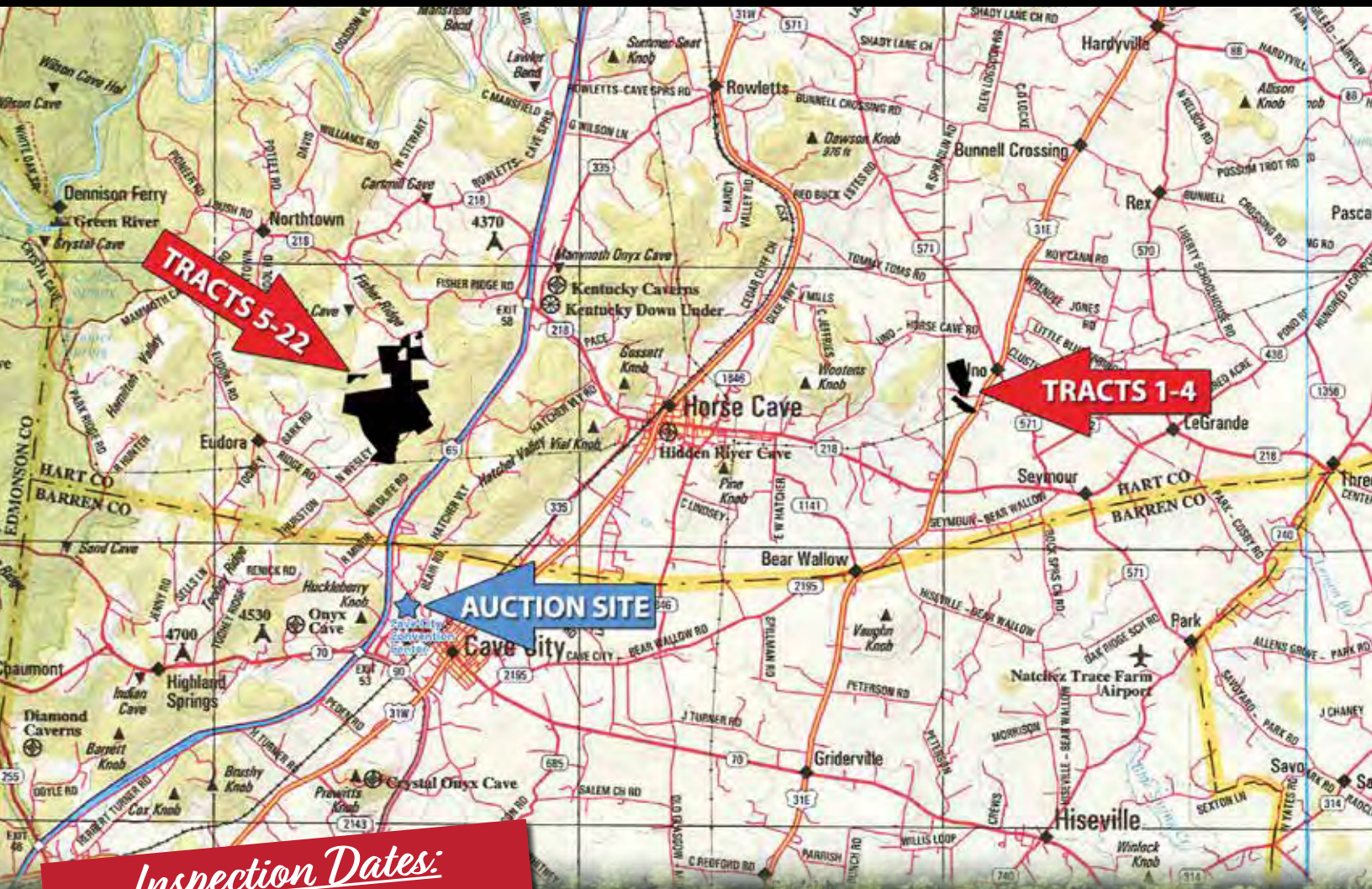
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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



Inspection Dates:

Tuesday, August 3 • 4-6pm

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.



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

GENERAL PROPERTY DESCRIPTION: The Cavemen Ranch is truly a unique 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 cross-fencing 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

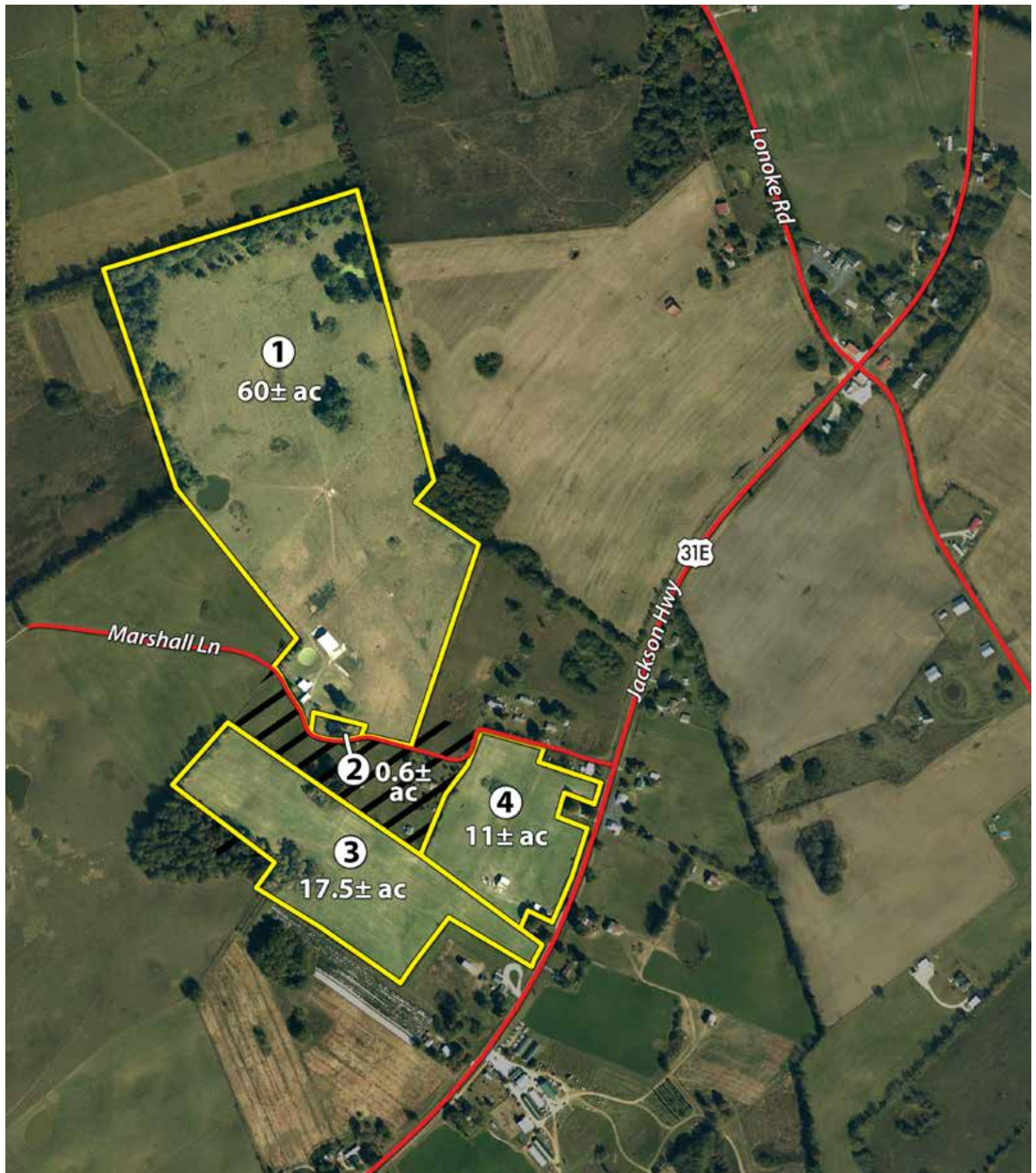
TRACT 1: 60± ACRES of excellent 5 strand barbed wire perimeter fenced and cross fenced pasture that includes 16' x 48' open face barn with 4 bays and metal siding, a 35' x 40' barn with wood frame construction, wooden plank siding, gravel floor and electricity. A 2nd pole building for hay and machine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

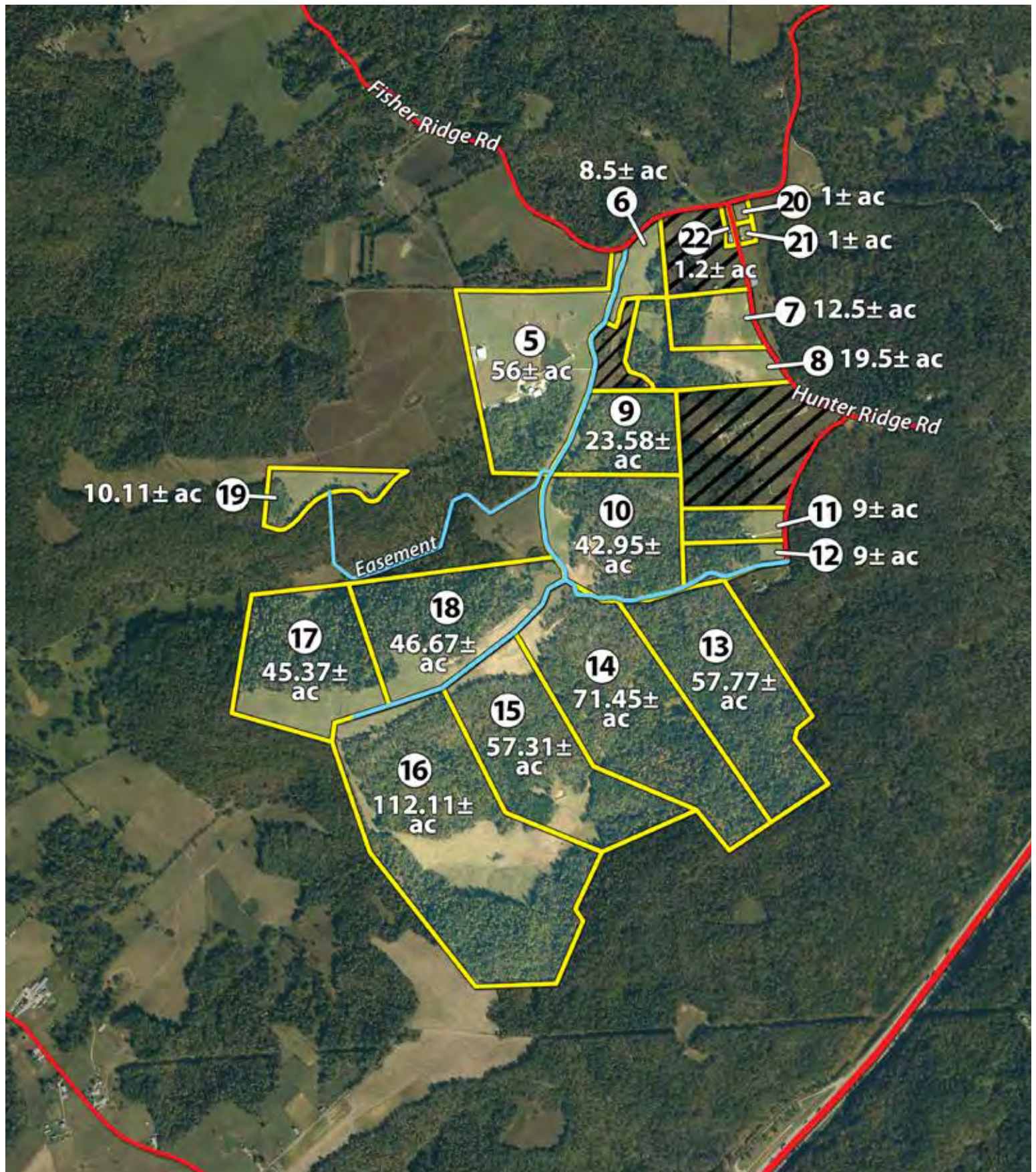
TRACT 19: 10.11± ACRES. Hunters look here!! This unique tract offers the highest level of seclusion with access via a recorded easement. The combination of privacy, open meadows, and timber create great hunting possibilities!

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

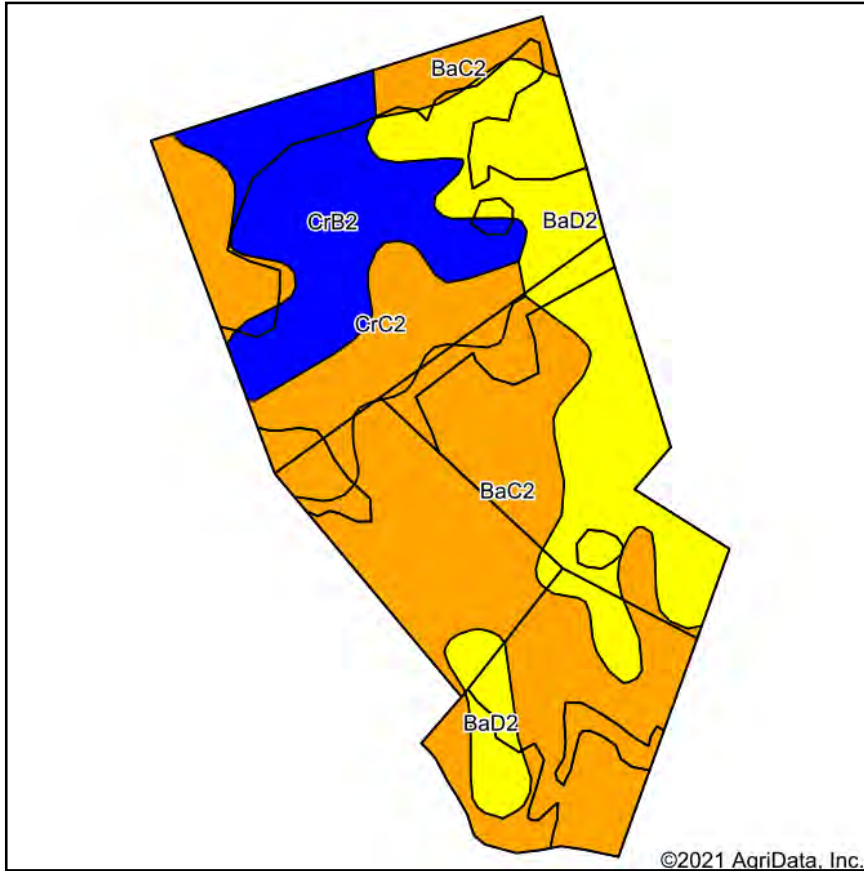




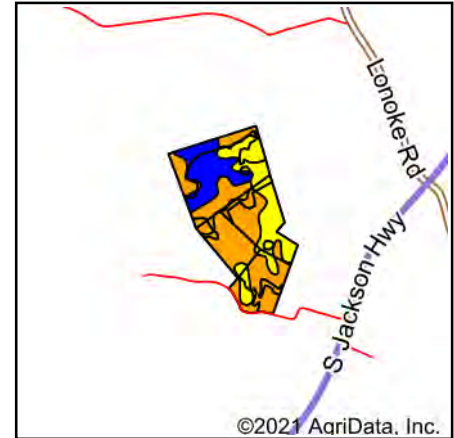
TRACT 1 - *Fencing*

SOIL INFORMATION

SOIL MAP - TRACT 1



Soils data provided by USDA and NRCS.



State: **Kentucky**
 County: **Hart**
 Location: **37° 11' 17, -85° 50' 0.11**
 Township: **Horse Cave**
 Acres: **59.38**
 Date: **6/3/2021**



Area Symbol: KY647, Soil Area Version: 10

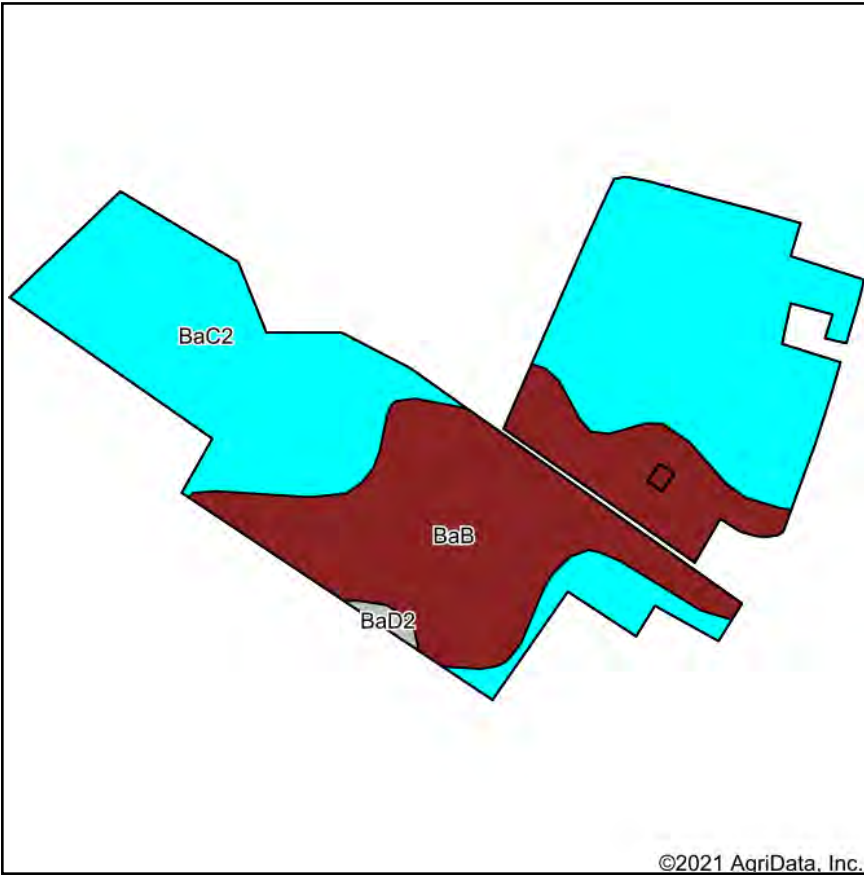
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
BaC2	Baxter gravelly silt loam, 6 to 12 percent slopes, eroded	23.63	39.8%		IIIe	6.5	123	46	57	45
BaD2	Baxter gravelly silt loam, 12 to 20 percent slopes, eroded	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%		Ile	6.5	166	62	85	69
CrC2	Crider silt loam, 6 to 12 percent slopes, eroded	8.59	14.5%		IIIe	5.5	149	59	84	68
Weighted Average						6.3	129.5	48.8	*n 64.8	*n 51.2

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

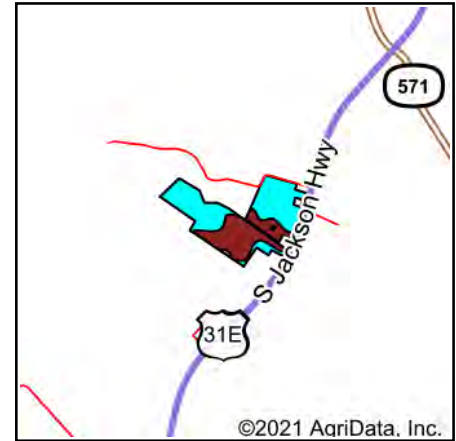
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOIL MAP - TRACTS 3 & 4



Soils data provided by USDA and NRCS.






State: **Kentucky**
 County: **Hart**
 Location: **37° 11' 1.32, -85° 49' 52.91**
 Township: **Horse Cave**
 Acres: **28.44**
 Date: **7/19/2021**

 **SCHRADER**
 Real Estate and Auction Company, Inc.

Maps Provided By
 **surety**
 CUSTOMER ONLINE MAPPING
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Area Symbol: KY647, Soil Area Version: 10

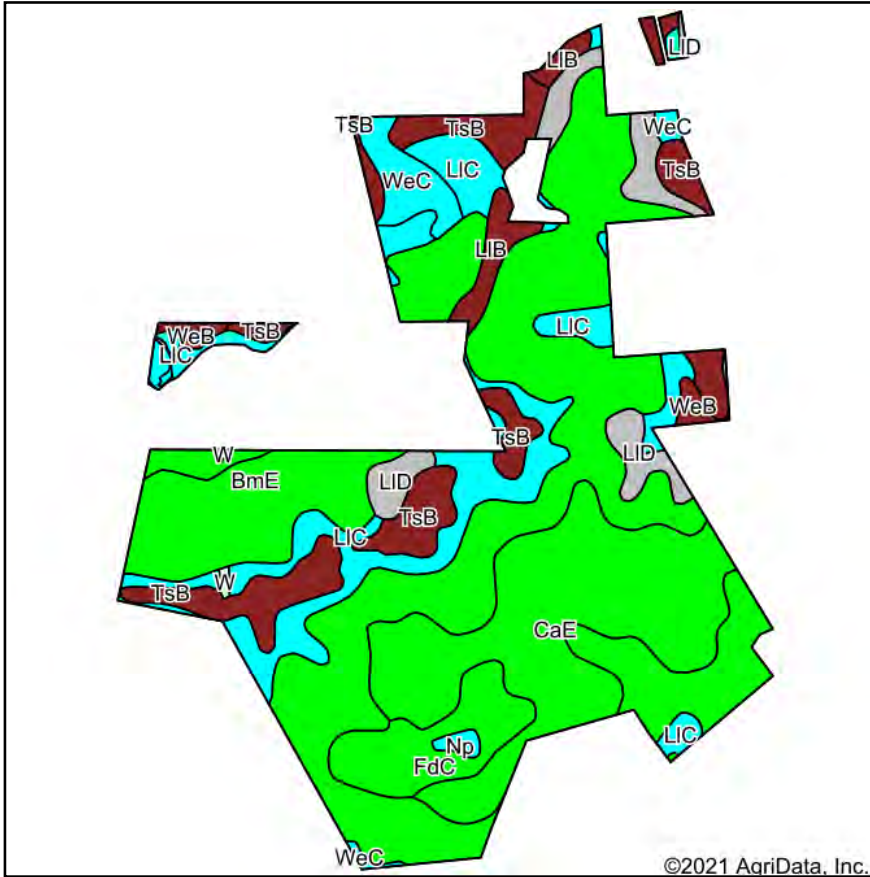
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
BaC2	Baxter gravelly silt loam, 6 to 12 percent slopes, eroded	17.76	62.4%		IIIe	123	9.5	46	57	57	45
BaB	Baxter gravelly silt loam, 2 to 6 percent slopes	10.52	37.0%		IIe	131	9.5	46	65	65	55
BaD2	Baxter gravelly silt loam, 12 to 20 percent slopes, eroded	0.16	0.6%		IVe	105	8.9	39	53	53	40
Weighted Average						125.9	9.5	46	*n 59.9	*n 59.9	*n 48.7

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

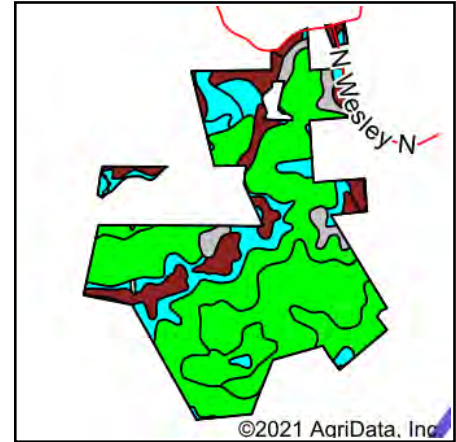
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

SOIL MAP - TRACTS 5-22



Soils data provided by USDA and NRCS.



State: **Kentucky**
 County: **Hart**
 Location: **37° 11' 6.39, -85° 58' 19.06**
 Township: **Horse Cave**
 Acres: **565.74**
 Date: **7/19/2021**

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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: KY647, Soil Area Version: 10

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%		IIle	123	8.4	46	52	47	34
TsB	Zanesville silt loam, 2 to 6 percent slopes	54.14	9.6%		Ile	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%		IIIle	140	8.4	52	80	80	66
LIB	Lily loam, 2 to 6 percent slopes	10.17	1.8%		Ile	131	8.9	49	54	48	35
WeB	Wellston silt loam, 2 to 6 percent slopes	6.56	1.2%		Ile	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%								
Weighted 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

COMING SOON!

TIMBER APPRAISAL

COMING SOON!



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACTS 1 & 2

Page 1 of 6

Printed On Monday, July 12, 2021

Map 077-00-00-102.00

Description H & 59.669 AC 284 MARSHALL LN
 Location 284 MARSHALL LN
 Deed 350-425
 Building 1
 Year Const 0
 Total Taxable 94,300
 Building Value 30,000
 Effective Age 0

District 01-County
 Owner
 Class FARM (20)



Subdivision		Block		Lot	
Date Checked 01/27/2020	Checked By Cindy Atwell	Date Assessed 01/27/2020			
Lot Size 0x0	Lot Size Sq Ft 2598789	Lot Est Actual			
Frontage 0	Depth 0	Plat Book			
Acreage 59.660000	Acres Est Ac	Source			
Neighborhood Typical	Site Condition None	Zoning Residential			
Road Secondary	Driveway Gravel	Sidewalks No			
Topography Rolling	Shape None	Drainage None			
Flood Hazard		Land Value 180000			
<input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Sewer		Grain Bins 0 Silos 0 Fencing 0		Stalls 0 Benits 0	
No Stories 1.50 Residence Type Single Family MobHome Type Garage/Carport Width 0 Story Desc 1 1/2 Story Framing Type None Roof Type RY-Gable Basement Type BT-None Heat Type Stove/Space		Avg Height 0 Commercial Manufacturer Type Length 0 Bldg Cond Fair Constr. Quality Fair/Economy Roof Cover RF-Metal Basement Size BS-None Heat Source None		Com2 Model Size Area 1437 Exterior Vinyl Foundation Post & Pier Roof Pitch RP-None Basement Finish None Supplemental None	
<input checked="" type="checkbox"/> Heat <input type="checkbox"/> Cooling <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Sewer		Fire Alarm <input type="checkbox"/> Sprinklers <input type="checkbox"/>		Special Imprvmt <input type="checkbox"/>	

SqFeet	Living	1437
	Basemt	0
	Garage	0
	Porch	108
	Deck	0
	Office	0
	Manufacturing	0
	Asphalt	0
	Concrete	0

Living	0
Dining	0
Family	1
Kitchen	1
BedRm	3
FullBaths	1
HalfBaths	0
OtherRm	0
Total	6
Fireplaces	0

Farm	
Skirting	
Exterior	
Driveway	None
Patio/Deck	None
Tennis Court	None
Pool	None
Pool Size	0
AirCond Type	None

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	94300	0	94300	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	30000	30700	240700

COUNTY TAX INFORMATION

TRACTS 1 & 2

Map 077-00-00-102.00

Printed On Monday, July 12, 2021

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Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value
Class II	10.00	597	5970	0	5970
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

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
	350-426	04/11/2019	0.00	
	263-424	07/01/2003	130,000.00	

Property Sketch	Notes
<p>Sketch Summary</p> <p>Living Area = 1437.00 Porch Cov = 108.00</p> <p>Scale: 1 inch = 20.0</p>	

COUNTY TAX INFORMATION

TRACTS 1 & 2

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Additional Photos



COUNTY TAX INFORMATION

TRACTS 1 & 2

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Description H & 59.669 AC 284 MARSHALL LN
 Location 284 MARSHALL LN
 District 01-County
 Class FARM (20)
 Owner
 Total Taxable 94,300
 Building Value 1,700
 Effective Age 0

Subdivision	Block	Lot																																																										
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COUNTY TAX INFORMATION

TRACTS 1 & 2

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Map 077-00-00-102.00

Description H & 59.669 AC 284 MARSHALL LN

Location 284 MARSHALL LN

Total Taxable 94,300

Deed 350-426

Class FARM (20)

Building Value 4,000

Building 3

Effective Age 0

District 01-County

Owner

Year Const 0



Subdivision		Block		Lot	
Date Checked 01/27/2020	Checked By Cindy Atwell	Date Assessed 01/27/2020			
Lot Size 0x0	Lot Size Sq Ft 2598789	Lot Est Actual			
Frontage 0	Depth 0	Plat Book			
Acreage 59.660000	Acres Est Ac	Source			
Neighborhood Typical	Site Condition None	Zoning Residential			
Road Secondary	Driveway Gravel	Sidewalks No			
Topography Rolling	Shape None	Drainage None			
Flood Hazard		Land Value 180000			
<input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Sewer		<input type="checkbox"/> Grain Bins <input type="checkbox"/> Silos <input type="checkbox"/> Fencing <input type="checkbox"/>		<input type="checkbox"/> Stalls <input type="checkbox"/> Bents <input type="checkbox"/>	
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Building Value 25,000

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<table border="1"> <tr><td>Farm</td><td>Hay Barn</td></tr> <tr><td>Skirting</td><td></td></tr> <tr><td>Exterior</td><td></td></tr> <tr><td>Driveway</td><td>None</td></tr> <tr><td>Patio/Deck</td><td></td></tr> <tr><td>Tennis Court</td><td></td></tr> <tr><td>Pool</td><td></td></tr> <tr><td>Pool Size</td><td>0</td></tr> <tr><td>AirCond Type</td><td>None</td></tr> </table>	Farm	Hay Barn	Skirting		Exterior		Driveway	None	Patio/Deck		Tennis Court		Pool		Pool Size	0	AirCond Type	None	<table border="1"> <tr><td>Living</td><td>0</td></tr> <tr><td>Dining</td><td>0</td></tr> <tr><td>Family</td><td>0</td></tr> <tr><td>Kitchen</td><td>0</td></tr> <tr><td>BedRm</td><td>0</td></tr> <tr><td>FullBaths</td><td>0</td></tr> <tr><td>HalfBaths</td><td>0</td></tr> <tr><td>OtherRm</td><td>0</td></tr> <tr><td>Total</td><td>0</td></tr> <tr><td>Fireplaces</td><td>0</td></tr> </table>	Living	0	Dining	0	Family	0	Kitchen	0	BedRm	0	FullBaths	0	HalfBaths	0	OtherRm	0	Total	0	Fireplaces	0	<table border="1"> <tr><td>Living</td><td>4800</td></tr> <tr><td>Basement</td><td>0</td></tr> <tr><td>Garage</td><td>0</td></tr> <tr><td>Porch</td><td>0</td></tr> <tr><td>Deck</td><td>0</td></tr> <tr><td>Office</td><td>0</td></tr> <tr><td>Manufacturing</td><td>0</td></tr> <tr><td>Asphalt</td><td>0</td></tr> <tr><td>Concrete</td><td>0</td></tr> <tr><td>Special Imprvmt</td><td></td></tr> </table>	Living	4800	Basement	0	Garage	0	Porch	0	Deck	0	Office	0	Manufacturing	0	Asphalt	0	Concrete	0	Special Imprvmt																		
Farm	Hay Barn																																																																												
Skirting																																																																													
Exterior																																																																													
Driveway	None																																																																												
Patio/Deck																																																																													
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Living	0																																																																												
Dining	0																																																																												
Family	0																																																																												
Kitchen	0																																																																												
BedRm	0																																																																												
FullBaths	0																																																																												
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Asphalt	0																																																																												
Concrete	0																																																																												
Special Imprvmt																																																																													
<input type="checkbox"/> Heat <input type="checkbox"/> Cooling <input type="checkbox"/> Electricity <input type="checkbox"/> Gas	<input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Sprinklers <input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Special Imprvmt																																																																											
<table border="1"> <tr><td>Year</td><td>2022</td><td>Net Taxable</td><td>94300</td><td>Exemption</td><td>0</td><td>Total Taxable</td><td>94300</td><td>Land</td><td>33600</td><td>Improvements</td><td>30700</td><td>Ag Improvements</td><td>30700</td><td>Land FCV</td><td>180000</td><td>Imprvmts FCV</td><td>30700</td><td>Ag Imprvmts FCV</td><td>30700</td><td>Total FCV</td><td>240700</td></tr> <tr><td></td><td>2021</td><td></td><td>94300</td><td></td><td>0</td><td></td><td>94300</td><td></td><td>33600</td><td></td><td>30700</td><td></td><td>30700</td><td></td><td>180000</td><td></td><td>30700</td><td></td><td>30700</td><td></td><td>240700</td></tr> <tr><td></td><td>2020</td><td></td><td>94300</td><td></td><td>0</td><td></td><td>94300</td><td></td><td>33600</td><td></td><td>30700</td><td></td><td>30700</td><td></td><td>180000</td><td></td><td>30700</td><td></td><td>30700</td><td></td><td>240700</td></tr> </table>	Year	2022	Net Taxable	94300	Exemption	0	Total Taxable	94300	Land	33600	Improvements	30700	Ag Improvements	30700	Land FCV	180000	Imprvmts FCV	30700	Ag Imprvmts FCV	30700	Total FCV	240700		2021		94300		0		94300		33600		30700		30700		180000		30700		30700		240700		2020		94300		0		94300		33600		30700		30700		180000		30700		30700		240700											
Year	2022	Net Taxable	94300	Exemption	0	Total Taxable	94300	Land	33600	Improvements	30700	Ag Improvements	30700	Land FCV	180000	Imprvmts FCV	30700	Ag Imprvmts FCV	30700	Total FCV	240700																																																								
	2021		94300		0		94300		33600		30700		30700		180000		30700		30700		240700																																																								
	2020		94300		0		94300		33600		30700		30700		180000		30700		30700		240700																																																								

COUNTY TAX INFORMATION

TRACT 3

Map 077-00-00-138.00

Printed On Monday, July 12, 2021

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Description 19.67 AC S JACKSON HWY

Location S JACKSON HWY

Total Taxable 15,425

Class FARM (20)

Building Value 3,000

Building 1

Owner

Year Const 0

Effective Age 0

Subdivision

Block Lot

Date Checked	01/27/2020
Lot Size	0x0
Frontage	0
Acreage	19.600000
Neighborhood	Typical
Road	2 Lane
Topography	Rolling
Flood Hazard	

Checked By	Cindy Atwell
Lot Size Sq Ft	853776
Depth	0
Acres Est Ac	
Site Condition	None
Driveway	Gravel
Shape	None

Date Assessed	07/06/2021
Lot Est Actual	
Plat Book	
Source	
Zoning	Residential
Sidewalks	No
Drainage	None
Land Value	70000

Tenant Houses	0
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Barns	0
Silos	0
Fencing	0

Grain Bins	0
Stalls	0
Bents	0

No Stories	0.00
Residence Type	None
Mobile Home Type	
Garage/Carport	
Width	28
Story Desc.	None
Framing Type	Wood Frame
Roof Type	RY-Gable
Basement Type	BT-None
Heat Type	None

Avg Height	0
Commercial	
Manufacturer	
Type	
Length	56
Bldg Cond	Good/Average
Constr. Quality	Average/Standard
Roof Cover	RF-Metal
Basement Size	BS-None
Heat Source	None

Cont2	
Model	
Size	
Area	1568
Exterior	Metal
Foundation	Post & Pier
Roof Pitch	RP-None
Basement/Finish	None
Supplemental	None

Farm	Tobacco Barn
Skirting	
Exterior	
Driveway	None
Patio/Deck	
Tennis Court	
Pool	
Pool Size	0
AirCond Type	None
Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	0
Fireplaces	0
SqFeet	1568
Living	0
Basement	0
Garage	0
Porch	0
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Fire Alarm	<input checked="" type="checkbox"/> Special Imprvmt
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Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	15425	0	15425	10425	0	5000	70000	0	5000	75000
2021	16400	0	16400	11400	0	5000	70000	0	5000	75000
2020	16400	0	16400	11400	0	5000	70000	0	5000	75000

COUNTY TAX INFORMATION

TRACT 3

Map 077-00-00-138.00

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Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value
Class II	8.00	597	4776	0	4776
Class III	11.60	487	5649	0	5649
Totals	19.60				10425

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
	292-299	01/07/2008	123,000.00	

Property Sketch	Notes
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COUNTY TAX INFORMATION

TRACT 3

Map 077-00-00-138.00

Description 19.67 AC S JACKSON HWY

District 01-County

Owner

Class FARM (20)

Printed On Monday, July 12, 2021

Location S JACKSON HWY

Deed 292-299

Building 2

Year Const 0

Page 3 of 3

Total Taxable 15,425

Building Value 2,000

Effective Age 0

Subdivision

Date Checked	01/27/2020
Lot Size	0x0
Frontage	0
Acreage	19.600000
Neighborhood	Typical
Road	2 Lane
Topography	Rolling
Flood Hazard	

Block Lot

Date Assessed	07/06/2021
Lot Est Actual	
Plat Book	
Source	
Zoning	Residential
Sidewalks	No
Drainage	None
Land Value	70000

Tenant Houses	0
---------------	---

Barns	0
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Grain Bins	0
------------	---

Fencing	0
---------	---

<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas
No Stories	0.00
Residence Type	None
Mobile Home Type	
Garage/Carport	
Width	0
Story Desc.	None
Framing Type	Wood Frame
Roof Type	RV-Gable
Basement Type	BT-None
Heat Type	None

<input type="checkbox"/> Water	<input type="checkbox"/> Sewer
Avg Height	0
Commercial	
Manufacturer	
Type	
Length	0
Bldg Cond	Good/Average
Constr. Quality	Average/Standard
Roof Cover	RF-Metal
Basement Size	BS-None
Heat Source	None

Com2	
Model	
Size	
Area	624
Exterior	Metal
Foundation	Post & Pier
Roof Pitch	RP-None
Basement Finish	None
Supplemental	None

Farm Shed	
Skirting	
Exterior	
Driveway	None
Patio/Deck	
Tennis Court	
Pool	
Pool Size	0
AirCond Type	None

Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	0
Fireplaces	0

Living	624
Basement	0
Garage	0
Porch	0
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling
-------------------------------	----------------------------------

<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas
--------------------------------------	------------------------------

<input type="checkbox"/> Water	<input type="checkbox"/> Sewer
--------------------------------	--------------------------------

<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Fire Alarm
-------------------------------------	-------------------------------------

<input type="checkbox"/> Special Imprvmt	
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Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	15425	0	15425	10425	0	5000	70000	0	5000	75000
2021	16400	0	16400	11400	0	5000	70000	0	5000	75000
2020	16400	0	16400	11400	0	5000	70000	0	5000	75000

COUNTY TAX INFORMATION

TRACT 4

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Map 077-00-00-153.00

Description BARN & 10.008 AC TRACT 1 S JACKSON HWY
 District 01-County
 Owner
 Class FARM (20)
 Location S JACKSON HWY
 Deed 352-474
 Building 1
 Year Const 0
 Total Taxable 7,500
 Building Value 2,300
 Effective Age 0

Subdivision		Block		Lot	
Date Checked 04/09/2019	Checked By	Date Assessed 10/09/2019			
Lot Size 0x0	Lot Size Sq Ft 435948	Lot Est Actual			
Frontage 0	Depth 0	Plat Book F-94			
Acreage 10.008000	Acres Est Ac	Source			
Neighborhood Typical	Site Condition None	Zoning Residential			
Road 2 Lane	Driveway Gravel	Sidewalks No			
Topography Not Used	Shape None	Drainage None			
Flood Hazard		Land Value 33000			
Tenant Houses 0	Barns 0	Grain Bins 0		Fencing 0	
<input type="checkbox"/> Electricity <input type="checkbox"/> Gas	<input type="checkbox"/> Water <input type="checkbox"/> Sewer	Stalls 0		Benits 0	
No Stories 0.00	Avg Height 0	Com2			
Residence Type None	Commercial	Model			
MobHome Type	Manufacturer	Size			
Garage/Carport	Type	Area 2304			
Width 48	Length 48	Exterior None			
Story Desc. None	Bldg Cond None	Foundation None			
Framing Type Wood Frame	Constr. Quality	Roof Pitch RP-None			
Roof Type RV-None	Roof Cover RF-Metal	Basement Finish None			
Basement Type BT-None	Basement Size BS-None	Supplemental None			
Heat Type None	Heat Source None				
<input type="checkbox"/> Heat <input type="checkbox"/> Cooling <input type="checkbox"/> Electricity <input type="checkbox"/> Gas	<input type="checkbox"/> Water <input type="checkbox"/> Sewer	General Barn			
		Skirting			
		Exterior			
		Driveway None			
		Patio/Deck			
		Tennis Court			
		Pool			
		Pool Size 0			
		AirCond Type None			
		Living 0			
		Dining 0			
		Family 0			
		Kitchen 0			
		BedRm 0			
		FullBaths 0			
		HalfBaths 0			
		OtherRm 0			
		Total 0			
		Fireplaces 0			
		Living 0			
		Basement 0			
		Garage 0			
		Porch 0			
		Deck 0			
		Office 0			
		Manufacturing 0			
		Asphalt 0			
		Concrete 0			
		Special Imprmt			

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprmnts FCV	Ag Imprmnts FCV	Total FCV
2022	7500	0	7500	5200	0	2300	33000	0	2300	35300
2021	7500	0	7500	5200	0	2300	33000	0	2300	35300
2020	7500	0	7500	5200	0	2300	33000	0	2300	35300

COUNTY TAX INFORMATION

TRACT 4

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Map 077-00-00-153.00

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Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value
Class II	3.00	597	1791	0	1791
Class III	7.00	487	3409	0	3409
Totals	10.00				5200

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
	352-474	09/06/2019	32,991.00	

Property Sketch

Notes

COUNTY TAX INFORMATION

TRACTS 5 & 6

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Map 037-00-00-034.00

Description BARNIS & 61.07 AC FISHER RIDGE RD

Location FISHER RIDGE RD

Deed 350-426

Total Taxable 46,500

District 01-County

Class FARM (20)

Building 1

Building Value 7,700

Owner

Year Const 0

Effective Age 0



Subdivision

Block

Lot

Date Checked	01/20/2017
Lot Size	0x0
Frontage	0
Acres	61.070000
Neighborhood	Fair
Road	Secondary
Topography	Rolling
Flood Hazard	

Checked By	
Lot Size Sq Ft	2660209
Depth	0
Acres Est Ac	None
Site Condition	Gravel
Driveway	None
Shape	None

Date Assessed	01/20/2017
Lot Est Actual	
Plat Book	
Source	Residential
Zoning	No
Sidewalks	None
Drainage	None
Land Value	135000

Tenant Houses	0
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Barns	4
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Grain Bins	0
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Fencing	0
---------	---

<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas
No Stories	0.00
Residence Type	None
Mobile Home Type	
Garage/Carport	
Width	80
Story Desc.	None
Framing Type	Wood Frame
Roof Type	RY-None
Basement Type	BT-None
Heat Type	None

Avg Height	0
Commercial	
Manufacturer	
Type	
Length	96
Bldg Cond	None
Const. Quality	
Roof Cover	RF-Metal
Basement Size	BS-None
Heat Source	None

Com2	
Model	
Size	
Area	7680
Exterior	None
Foundation	None
Roof Pitch	RP-None
Basement Finish	None
Supplemental	None

Stalls	0
Bents	0

Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>

Farm	Tobacco Barn
Skirting	
Exterior	
Driveway	None
Patio/Deck	
Tennis Court	
Pool	
Pool Size	0
AirCond Type	None

Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	0
Fireplaces	0

SqFeet	
Living	0
Basement	0
Garage	0
Porch	0
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

Fire Alarm	<input type="checkbox"/>
Special Imprvmt	<input type="checkbox"/>

Sprinklers	<input type="checkbox"/>
------------	--------------------------

Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>

Gas	<input type="checkbox"/>
-----	--------------------------

Electricity	<input type="checkbox"/>
-------------	--------------------------

Cooling	<input type="checkbox"/>
---------	--------------------------

Heat	<input type="checkbox"/>
------	--------------------------

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	46500	0	46500	26300	0	20200	135000	0	20200	155200
2021	46500	0	46500	26300	0	20200	135000	0	20200	155200
2020	46500	0	46500	26300	0	20200	135000	0	20200	155200

COUNTY TAX INFORMATION

TRACTS 5 & 6

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Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value
Class II	15.00	597	8955	0	8955
Class III	25.00	487	12175	0	12175
Class IV	4.00	376	1504	0	1504
Class VI	17.08	213	3638	0	3638
Totals	61.08				26272

CHAIN OF OWNERSHIP			
Name	Deed	Sale Date	Sale Price
	350-426	04/11/2019	0.00
	293-423	03/25/2008	97,600.00
	276-020	06/10/2005	97,600.00
	-	07/01/2001	83,930.00

Property Sketch

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COUNTY TAX INFORMATION

TRACTS 5 & 6

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Additional Photos



COUNTY TAX INFORMATION

TRACTS 5 & 6

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Map 037-00-00-034.00

Description BARN & 61.07 AC FISHER RIDGE RD

Location FISHER RIDGE RD

Total Taxable 46,500

Building Value 3,500

Effective Age 0

Class FARM (20)

District 01-County

Owner

Deed 350-426

Building 2

Year Const 0



Subdivision		Block		Lot	
Date Checked	01/20/2017	Date Assessed	01/20/2017		
Lot Size	0x0	Lot Est Actual			
Frontage	0	Plat Book			
Acreage	61.070000	Source			
Neighborhood	Fair	Zoning	Residential		
Road	Secondary	Sidewalks	No		
Topography	Rolling	Drainage	None		
Flood Hazard		Land Value	135000		
Tenant Houses	0	Grain Bins	0	Fencing	0
<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Stalls	0
<input type="checkbox"/> Cooling	<input type="checkbox"/> Heating	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Bents	0
No Stories	0.00	Avg Height	0	Com2	
Residence Type	None	Commercial		Model	
Mobile Home Type		Manufacturer		Size	
Garage/Carport		Type		Area	1728
Width	36	Length	48	Exterior	None
Story Desc.	None	Bldg Cond	None	Foundation	None
Framing Type	Wood Frame	Constr. Quality		Roof Pitch	RP-None
Roof Type	RY-None	Roof Cover	RF-Metal	Basement Finish	None
Basement Type	BT-None	Basement Size	BS-None	Supplemental	None
Heat Type	None	Heat Source	None		
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Special Improvmt			

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	46500	0	46500	26300	0	20200	135000	0	20200	155200
2021	46500	0	46500	26300	0	20200	135000	0	20200	155200
2020	46500	0	46500	26300	0	20200	135000	0	20200	155200

COUNTY TAX INFORMATION

TRACTS 5 & 6

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Map 037-00-00-034.00

Description BARNS & 61.07 AC FISHER RIDGE RD

Location FISHER RIDGE RD

District 01-County

Class FARM (20)

Owner

Total Taxable 46,500

Building Value 2,000

Effective Age 0



Subdivision

Block

Lot

Date Checked	01/20/2017
Lot Size	0x0
Frontage	0
Acreage	61.070000
Neighborhood	Fair
Road	Secondary
Topography	Rolling
Flood Hazard	

Checked By	
Lot Size Sq Ft	2650209
Depth	0
Acres Est Ac	
Site Condition	None
Driveway	Gravel
Shape	None

Date Assessed	01/20/2017
Lot Est Actual	
Plat Book	
Source	
Zoning	Residential
Sidewalks	No
Drainage	None
Land Value	135000

Tenant Houses	0
Barns	4
Silos	0
Grain Bins	0
Fencing	0

Electricity	<input type="checkbox"/>
Water	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Sewer	<input type="checkbox"/>

Stalls	0
Barns	0

No Stories	0.00
Residence Type	None
Mobile Home Type	
Garage/Carport	
Width	20
Story Desc.	None
Framing Type	Wood Frame
Roof Type	RY-None
Basement Type	BT-None
Heat Type	None

Avg Height	0
Commercial	
Manufacturer	
Type	
Length	96
Bldg Cond	None
Constr. Quality	
Roof Cover	RF-Metal
Basement Size	BS-None
Heat Source	None

Com2	
Model	
Size	
Area	1920
Exterior	None
Foundation	None
Roof Pitch	RP-None
Basement Finish	None
Supplemental	None

Farm Shed	
Skirting	
Exterior	
Driveway	None
Patio/Deck	
Tennis Court	
Pool	
Pool Size	0
AirCond Type	None

Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	0
Fireplaces	0

Living	0
Basement	0
Garage	0
Porch	0
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

Heat	<input type="checkbox"/>
Cooling	<input type="checkbox"/>
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>
Sprinklers	<input type="checkbox"/>
Fire Alarm	<input type="checkbox"/>
Special Imprvmt	<input type="checkbox"/>

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	46500	0	46500	26300	0	20200	135000	0	20200	155200
2021	46500	0	46500	26300	0	20200	135000	0	20200	155200
2020	46500	0	46500	26300	0	20200	135000	0	20200	155200

COUNTY TAX INFORMATION

TRACTS 5 & 6

Page 6 of 6

Printed On Monday, July 12, 2021

Map 037-00-00-034.00

Description BARN & 61.07 AC FISHER RIDGE RD

Location FISHER RIDGE RD

District 01-County
Owner

Class FARM (20)

Total Taxable 46,500

Building Value 7,000

Effective Age 0

Deed 350-426

Building 4

Year Const 0



Subdivision		Block		Lot	
Date Checked 01/20/2017	Checked By	Date Assessed 01/20/2017	Lot Est Actual	Plat Book	
Lot Size 0x0	Lot Size Sq Ft 2660209				
Frontage 0	Depth 0				
Acres 61.070000	Acres Est Ac				
Neighborhood Fair	Site Condition None				
Road Secondary	Driveway Gravel				
Topography Rolling	Shape None				
Flood Hazard					
Tenant Houses 0	Barns 4	Grain Bins 0	Silos 0	Fencing 0	
<input type="checkbox"/> Electricity <input type="checkbox"/> Gas	<input type="checkbox"/> Water <input type="checkbox"/> Sewer				
No Stories 0.00	Avg Height 0	Com2	Model	Size	
Residence Type None	Commercial				
Mobile Home Type	Manufacturer				
Garage/Carport	Type				
Width 42	Length 80				
Story Desc. None	Bldg Cond. None				
Framing Type Wood Frame	Constr. Quality				
Roof Type RY-None	Roof Cover RF-None				
Basement Type BT-None	Basement Size BS-None				
Heat Type None	Heat Source None				
		Stalls 0	Bents 0		

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	46500	0	46500	26300	0	20200	135000	0	20200	155200
2021	46500	0	46500	26300	0	20200	135000	0	20200	155200
2020	46500	0	46500	26300	0	20200	135000	0	20200	155200

☐ Heat
 ☐ Cooling
 ☐ Electricity
 ☐ Gas
 ☐ Water
 ☐ Sewer
 ☐ Sprinklers
 ☐ Fire Alarm
 ☐ Special Imprvmt

COUNTY TAX INFORMATION

TRACTS 7 & 8

Page 1 of 2

Printed On Monday, July 12, 2021

Map 037-00-00-051.00

Description 22.81 AC FISHER RIDGE RD TRACT #13

Location FISHER RIDGE RD

Total Taxable 3,000

District 01-County

Building 0

Building Value 0

Owner

Year Const

Effective Age

Class FARM (20)

Subdivision

Block Lot 13

Date Checked	01/20/2017
Lot Size	0x0
Frontage	0
Acres	22.810000
Neighborhood	Fair
Road	Secondary
Topography	Rolling
Flood Hazard	

Checked By	
Lot Size Sq Ft	993603
Depth	0
Acres Est Ac	
Site Condition	None
Driveway	Unimproved
Shape	None

Date Assessed	04/26/2019
Lot Est Actual	
Plat Book	B-124
Source	
Zoning	Residential
Sidewalks	
Drainage	None
Land Value	69000

Tenant Houses	0
Electricity	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>

Barns	0
Silos	0
Grain Bins	0
Fencing	0

Stalls	0
Bents	0

No Stories	0.00
Residence Type	
Mobile Home Type	
Garage/Carport	
Width	0
Story Desc.	
Framing Type	
Roof Type	
Basement Type	
Heat Type	

Avg Height	0
Commercial	
Manufacturer	
Type	
Length	0
Bldg Cond.	
Constr. Quality	
Roof Cover	
Basement Size	
Heat Source	

Com2	
Model	
Size	
Area	0
Exterior	
Foundation	
Roof Pitch	
Basement Finish	
Supplemental	

Farm	
Skirting	
Exterior	
Driveway	
Patio/Deck	
Tennis Court	
Pool	
Pool Size	0
AirCond Type	

Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	0
Fireplaces	0

Heat	<input type="checkbox"/>	Cooling	<input type="checkbox"/>	Electricity	<input type="checkbox"/>	Gas	<input type="checkbox"/>	Water	<input type="checkbox"/>	Sewer	<input type="checkbox"/>	Sprinklers	<input type="checkbox"/>	Fire Alarm	<input type="checkbox"/>	Special Imprvmt	<input type="checkbox"/>
------	--------------------------	---------	--------------------------	-------------	--------------------------	-----	--------------------------	-------	--------------------------	-------	--------------------------	------------	--------------------------	------------	--------------------------	-----------------	--------------------------

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	8000	0	8000	8000	0	0	69000	0	0	69000
2021	8000	0	8000	8000	0	0	69000	0	0	69000
2020	8000	0	8000	8000	0	0	69000	0	0	69000

COUNTY TAX INFORMATION

TRACTS 7 & 8

Map 037-00-00-051.00

Printed On Monday, July 12, 2021

Page 2 of 2

Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value
Class II	4.81	597	2872	0	2872
Class III	1.00	487	487	0	487
Class IV	6.00	376	2256	0	2256
Class VI	11.00	213	2343	0	2343
Totals	22.81				7958

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
	350-422	04/11/2019	69,000.00	
	350-426	04/11/2019	0.00	
	341-698	08/11/2017	0.00	
	254-322	01/01/2002	22,000.00	

Property Sketch

Notes

COUNTY TAX INFORMATION

TRACTS 7 & 8

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Printed On Monday, July 12, 2021

Map 037-00-00-071.00

Description 10.391 AC TRACT 18A FISHER RIDGE RD
 District 01-County
 Owner
 Class FARM (20)
 Location FISHER RIDGE RD
 Deed 352-481
 Building 0
 Year Const
 Total Taxable 2,300
 Building Value 0
 Effective Age

Subdivision	Block	Lot																																																																											
<table border="1"> <tr><td>Date Checked</td><td>01/20/2017</td></tr> <tr><td>Lot Size Sq Ft</td><td>452631</td></tr> <tr><td>Frontage</td><td>0</td></tr> <tr><td>Acres Est Ac</td><td>10.391000</td></tr> <tr><td>Neighborhood</td><td>Fair</td></tr> <tr><td>Road</td><td>Secondary</td></tr> <tr><td>Topography</td><td>Not Used</td></tr> <tr><td>Flood Hazard</td><td></td></tr> </table>	Date Checked	01/20/2017	Lot Size Sq Ft	452631	Frontage	0	Acres Est Ac	10.391000	Neighborhood	Fair	Road	Secondary	Topography	Not Used	Flood Hazard		<table border="1"> <tr><td>Date Assessed</td><td>10/09/2019</td></tr> <tr><td>Lot Est Actual</td><td></td></tr> <tr><td>Plat Book</td><td>B-124</td></tr> <tr><td>Source</td><td></td></tr> <tr><td>Zoning</td><td>Residential</td></tr> <tr><td>Sidewalks</td><td></td></tr> <tr><td>Drainage</td><td>None</td></tr> <tr><td>Land Value</td><td>20700</td></tr> </table>	Date Assessed	10/09/2019	Lot Est Actual		Plat Book	B-124	Source		Zoning	Residential	Sidewalks		Drainage	None	Land Value	20700	<table border="1"> <tr><td>Checked By</td><td></td></tr> <tr><td>Depth</td><td>0</td></tr> <tr><td>Acres Est Ac</td><td>None</td></tr> <tr><td>Site Condition</td><td>Gravel</td></tr> <tr><td>Driveway</td><td>None</td></tr> <tr><td>Shape</td><td>None</td></tr> </table>	Checked By		Depth	0	Acres Est Ac	None	Site Condition	Gravel	Driveway	None	Shape	None																															
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<table border="1"> <tr><td>Year</td><td>2022</td><td>Net Taxable</td><td>2300</td><td>Exemption</td><td>0</td><td>Total Taxable</td><td>2300</td><td>Land</td><td>2300</td><td>Improvements</td><td>0</td><td>Ag Improvements</td><td>0</td><td>Land FCV</td><td>20700</td><td>Imprvmts FCV</td><td>0</td><td>Ag Imprvmts FCV</td><td>0</td><td>Total FCV</td><td>20700</td></tr> <tr><td></td><td>2021</td><td></td><td>2300</td><td></td><td>0</td><td></td><td>2300</td><td></td><td>2300</td><td></td><td>0</td><td></td><td>0</td><td></td><td>20700</td><td></td><td>0</td><td></td><td>0</td><td></td><td>20700</td></tr> <tr><td></td><td>2020</td><td></td><td>2300</td><td></td><td>0</td><td></td><td>2300</td><td></td><td>2300</td><td></td><td>0</td><td></td><td>0</td><td></td><td>20700</td><td></td><td>0</td><td></td><td>0</td><td></td><td>20700</td></tr> </table>	Year	2022	Net Taxable	2300	Exemption	0	Total Taxable	2300	Land	2300	Improvements	0	Ag Improvements	0	Land FCV	20700	Imprvmts FCV	0	Ag Imprvmts FCV	0	Total FCV	20700		2021		2300		0		2300		2300		0		0		20700		0		0		20700		2020		2300		0		2300		2300		0		0		20700		0		0		20700											
Year	2022	Net Taxable	2300	Exemption	0	Total Taxable	2300	Land	2300	Improvements	0	Ag Improvements	0	Land FCV	20700	Imprvmts FCV	0	Ag Imprvmts FCV	0	Total FCV	20700																																																								
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	2020		2300		0		2300		2300		0		0		20700		0		0		20700																																																								

COUNTY TAX INFORMATION

TRACTS 7 & 8

Map 037-00-00-071.00

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Soil Capability Classification And Valuation				
Class	Acreage	Per Acre	Value/Class	Adj Value
Class IV	1.00	376	376	376
Class VI	9.00	213	1917	1917
Totals	10.00			2293

CHAIN OF OWNERSHIP			
Name	Deed	Sale Date	Sale Price
	352-481	09/04/2019	20,728.00

Property Sketch

Notes

COUNTY TAX INFORMATION

TRACTS 9-12

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Printed On Monday, July 12, 2021

Map 037-00-00-049.00

Description CABIN & GARAGE & 82.70 AC 4250 HUNTER RIDGE RD

Location 4250 HUNTER RIDGE RD

Deed 345-175 Total Taxable 61,200

District 01-County Class FARM (20)

Building 1 Building Value 22,000

Owner

Year Const 2003 Effective Age 0



Subdivision		Block		Lot	
Date Checked	01/20/2017	Date Assessed	04/12/2018		
Lot Size	0x0	Lot Est Actual			
Frontage	0	Plat Book	B-124		
Acreage	82.700000	Source			
Neighborhood	Fair	Zoning	Residential		
Road	Secondary	Sidewalks	No		
Topography	Rolling	Drainage	None		
Flood Hazard		Land Value	167000		
Tenant Houses	0	Grain Bins	0	Fencing	0
<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	Stalls	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Bents	0
No Stories	1.00	Avg Height	0		
Residence Type	Single Family	Commercial			
Mobile Home Type		Manufacturer			
Garage/Carport		Type	None		
Width	0	Length	0		
Story Desc.	1 Story	Bldg Cond	Good/Average		
Framing Type	None	Constr. Quality	Fair/Economy		
Roof Type	RY-Gable	Roof Cover	RF-Metal		
Basement Type	BT-None	Basement Size	BS-None		
Heat Type	Forced Air	Heat Source	None		

Farm		SqFeet	
Skirting		Living	864
Exterior	None	Basement	0
Driveway	None	Garage	0
Patio/Deck	None	Porch	216
Tennis Court	None	Deck	0
Pool	None	Office	0
Pool Size	0	Manufacturing	0
AirCond Type	Wall Units	Asphalt	0
		Concrete	0

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	61200	0	61200	34200	27000	0	167000	27000	0	194000
2021	61200	0	61200	34200	27000	0	167000	27000	0	194000
2020	61200	0	61200	34200	27000	0	167000	27000	0	194000

COUNTY TAX INFORMATION

TRACTS 9-12

Map 037-00-00-049.00

Printed On Monday, July 12, 2021

Page 2 of 3

Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value
Class II	15.08	597	9003	0	9003
Class III	17.50	487	8523	0	8523
Class IV	1.17	376	440	0	440
Class VI	47.95	213	10213	0	10213
Homesite	1.00	6000	6000	0	6000
Totals	82.70				34179

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
	345-175	04/06/2018	194,000.00	
	341-705	08/23/2017	0.00	
	341-705	08/22/2017	0.00	
	341-705	08/13/2017	0.00	
	253-707	12/01/2001	32,500.00	

Property Sketch	Notes
<p>Sketch Summary Living Area=864.00 Porch Cove=216.00</p> <p>Scale: 1 inch = 20.0</p>	

COUNTY TAX INFORMATION

TRACTS 9-12

Page 3 of 3

Printed On Monday, July 12, 2021

Map 037-00-00-049.00

Description CABIN & GARAGE & 82.70 AC 4250 HUNTER RIDGE RD

Location 4250 HUNTER RIDGE RD

Total Taxable 61,200

District 01-County

Deed 345-175

Building Value 5,000

Owner

Year Const 0

Effective Age 0



Subdivision		Block		Lot	
Date Checked	01/20/2017	Date Assessed	04/12/2018		
Lot Size	0x0	Lot Est Actual			
Frontage	0	Plat Book	B-124		
Acres	82.700000	Source			
Neighborhood	Fair	Zoning	Residential		
Road	Secondary	Sidewalks	No		
Topography	Rolling	Drainage	None		
Flood Hazard		Land Value	167000		
Tenant Houses	0	Barns	0	Grain Bins	0
<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	Stalls	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Berths	0
No Stories	0.00	Avg Height	0		
Residence Type	None	Commercial			
Mobile Home Type		Manufacturer			
Garage/Carport	Garage	Type	Detached	Size	2 Car
Width	20	Length	20	Area	400
Story Desc.	None	Bldg Cond	Good/Average	Exterior	None
Framing Type	None	Constr. Quality	Average/Standard	Foundation	None
Roof Type	RY-None	Roof Cover	RF-None	Roof Pitch	RP-None
Basement Type	BT-None	Basement Size	BS-None	Basement Finish	None
Heat Type	None	Heat Source	None	Supplemental	None
Farm		Skirting			
Exterior	Wood	Driveway	None		
Patio/Deck		Tennis Court			
Pool		Pool Size	0		
Pool Cond	None	AirCond Type	None		
Living	0	Dining	0		
Family	0	Kitchen	0		
BedRm	0	FullBaths	0		
HalfBaths	0	OtherRm	0		
Office	0	Manufacturing	0		
Asphalt	0	Concrete	0		
Special Imprmt		Fire Alarm	<input checked="" type="checkbox"/>	Sprinklers	<input type="checkbox"/>
Fireplaces	0	Sewer	<input type="checkbox"/>	Water	<input type="checkbox"/>

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	61200	0	61200	34200	27000	0	167000	27000	0	194000
2021	61200	0	61200	34200	27000	0	167000	27000	0	194000
2020	61200	0	61200	34200	27000	0	167000	27000	0	194000

COUNTY TAX INFORMATION

TRACTS 13-16 + 19

Page 1 of 2

Printed On Monday, July 12, 2021

Map 037-00-00-033.00

Location FISHER RIDGE RD
Deed 350-426
Building 0
Year Const
Total Taxable 80,230
Building Value 0
Effective Age

Description 308.74 AC FISHER RIDGE RD

Class FARM (20)

District 01-County
Owner

Subdivision		Block		Lot	
Date Checked	01/20/2017	Checked By		Date Assessed	07/06/2021
Lot Size	0x0	Lot Size Sq Ft	13448714	Lot Est Actual	
Frontage	0	Depth	0	Plat Book	
Acreage	308.740000	Acres Est Ac		Source	
Neighborhood	Fair	Site Condition	None	Zoning	Residential
Road	Secondary	Driveway	Unimproved	Sidewalks	
Topography	Rolling	Shape	None	Drainage	None
Flood Hazard				Land Value	425000
Tenant Houses	0	Barns	0	Silos	0
Electricity	<input type="checkbox"/>	Water	<input type="checkbox"/>	Grain Bins	0
Gas	<input type="checkbox"/>	Sewer	<input type="checkbox"/>	Fencing	0
No Stories	0.00	Avg Height	0	Stalls	0
Residence Type		Commercial		Bents	0
Mobile Home Type		Manufacturer		Com2	
Garage/Carport		Type		Model	
Width	0	Length	0	Size	
Story Desc.		Bldg Cond		Area	0
Framing Type		Constr. Quality		Exterior	
Roof Type		Roof Cover		Foundation	
Basement Type		Basement Size		Roof Pitch	
Heat Type		Heat Source		Basement/Finish	
				Supplemental	
				Pool	
				Pool Size	0
				Pool	
				Tennis Court	
				Patio/Deck	
				Driveway	
				Exterior	
				Skirting	
				Farm	
				Living	0
				Dining	0
				Family	0
				Kitchen	0
				BedRm	0
				FullBaths	0
				HalfBaths	0
				OtherRm	0
				Total	0
				Fireplaces	0
				Basement	0
				Garage	0
				Basement	0
				Living	0
				Office	0
				Manufacturing	0
				Asphalt	0
				Concrete	0
				Special Imprmt	
				Fire Alarm	
				Sprinklers	
				Sewer	
				Water	
				Gas	
				Electricity	
				Cooling	
				Heat	

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	80230	0	80230	80230	0	0	425000	0	0	425000
2021	80200	0	80200	80200	0	0	425000	0	0	425000
2020	80200	0	80200	80200	0	0	425000	0	0	425000

COUNTY TAX INFORMATION

TRACTS 13-16 + 19

Map 037-00-00-033.00

Printed On Monday, July 12, 2021

Page 2 of 2

Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value
Class II	15.00	597	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

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
	350-426	04/11/2019	0.00	
	251-547	08/01/2001	223,960.00	

Property Sketch

Notes

COUNTY TAX INFORMATION

TRACTS 17-18

Page 1 of 2

Printed On Monday, July 12, 2021

Map 037-00-00-031.00

Description 92.04 AC FISHER RIDGE RD

Location FISHER RIDGE RD

Total Taxable 31,000

Building Value 0

Effective Age

Class FARM (20)

District 01-County

Owner

Deed 350-426

Building 0

Year Const

Subdivision

Block

Lot

Date Checked	01/20/2017
Lot Size	0x0
Frontage	0
Acres	92.040000
Neighborhood	Fair
Road	Secondary
Topography	Rolling
Flood Hazard	

Checked By	
Lot Size Sq Ft	4009262
Depth	0
Acres Est Ac	
Site Condition	None
Driveway	Gravel
Shape	None

Date Assessed	01/20/2017
Lot Est Actual	
Plat Book	
Source	
Zoning	Residential
Sidewalks	
Drainage	None
Land Value	150000

Tenant Houses	0
---------------	---

Barns	0
-------	---

Silos	0
-------	---

Grain Bins	0
------------	---

Fencing	0
---------	---

Electricity	<input type="checkbox"/>
-------------	--------------------------

Water	<input type="checkbox"/>
-------	--------------------------

Sewer	<input type="checkbox"/>
-------	--------------------------

Stalls	0
--------	---

Bents	0
-------	---

No Stories	0.00
Residence Type	
Mobile Home Type	
Garage/Carport	
Width	0
Story Desc.	
Framing Type	
Roof Type	
Basement Type	
Heat Type	

Avg Height	0
Commercial	
Manufacturer	
Type	
Length	0
Bldg Cond.	
Constr. Quality	
Roof Cover	
Basement Size	
Heat Source	

Com2	
Model	
Size	
Area	0
Exterior	
Foundation	
Roof Pitch	
Basement/Finish	
Supplemental	

Farm	
Skirting	
Exterior	
Driveway	
Patio/Deck	
Tennis Court	
Pool	
Pool Size	0
AirCond Type	

Living	0
Dining	0
Family	0
Kitchen	0
BedRm	0
FullBaths	0
HalfBaths	0
OtherRm	0
Total	0
Fireplaces	0

SqFeet	
Living	0
Basement	0
Garage	0
Porch	0
Deck	0
Office	0
Manufacturing	0
Asphalt	0
Concrete	0

Heat	<input type="checkbox"/>
------	--------------------------

Cooling	<input type="checkbox"/>
---------	--------------------------

Electricity	<input type="checkbox"/>
-------------	--------------------------

Gas	<input type="checkbox"/>
-----	--------------------------

Water	<input type="checkbox"/>
-------	--------------------------

Sewer	<input type="checkbox"/>
-------	--------------------------

Sprinklers	<input type="checkbox"/>
------------	--------------------------

Fire Alarm	<input type="checkbox"/>
------------	--------------------------

Special Improvmt	<input type="checkbox"/>
------------------	--------------------------

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	31000	0	31000	31000	0	0	150000	0	0	150000
2021	31000	0	31000	31000	0	0	150000	0	0	150000
2020	31000	0	31000	31000	0	0	150000	0	0	150000

COUNTY TAX INFORMATION

TRACTS 17-18

Map 037-00-00-031.00

Printed On Monday, July 12, 2021

Page 2 of 2

Soil Capability Classification And Valuation					
Class	Acreage	Per Acre	Value/Class	Adjustment	Adj Value
Class II	17.00	597	10149	0	10149
Class III	14.00	487	6818	0	6818
Class IV	6.00	376	2256	0	2256
Class VI	55.04	213	11724	0	11724
Totals	92.04				30947

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
	350-425	04/11/2019	0.00	
	256-295	01/02/2004	65,000.00	
	-	07/01/2001	37,620.00	

Property Sketch

Notes

TRACTS 20-22

District 01-County	Class RESIDENTIAL (10)
Owner	

Subdivision		Block		Lot 1	
Date Checked	07/18/2012	Checked By		Date Assessed	10/02/2020
Lot Size	540x450'	Lot Size Sq Ft	153461	Lot Est Actual	
Frontage	540	Depth	450	Plat Book	B-124
Acreage	3.52/1000	Acres Est Ac	Actual	Source	Listed
Neighborhood	Fair	Site Condition	Average	Zoning	Residential
Road	Secondary	Driveway	Gravel	Sidewalks	No
Topography	Rolling	Shape	Elongated Dapl	Drainage	None
Flood Hazard				Land Value	25000

Tenant Houses	0	Barns	0	Silos	0	Grain Bins	0	Fencing	0
---------------	---	-------	---	-------	---	------------	---	---------	---

<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Stalls	0	<input type="checkbox"/> Benches	0
--------------------------------------	------------------------------	--------------------------------	--------------------------------	---------------------------------	---	----------------------------------	---

No Stories	0.00	Avg Height	0
Residence Type	None	Commercial	
MobHome Type		Manufacturer	
Garage/Carport		Type	
Width	50	Length	100
Story Desc.	None	Bldg Cond	Good/Average
Framing Type	Steel Frame	Constr. Quality	Average/Standard
Roof Type	RV-None	Roof Cover	RF-None
Basement Type	BT-None	Basement Size	BS-None
Heat Type	None	Heat Source	None

Com2		Farm	Other
Model		Skirting	
Size		Exterior	
Area	5000	Driveway	None
Exterior Metal		Patio/Deck	
Foundation	None	Tennis Court	
Roof Pitch	RP-None	Pool	
Basement Finish	None	Pool Size	0
Supplemental	None	AirCond Type	None

Living	0	Dining	0	Family	0	Kitchen	0	BedRm	0	FullBaths	0	HalfBaths	0	OtherRm	0	Total	0	Fireplaces	0
Basemnt	0	Garage	0	Porch	0	Deck	0	Office	0	Manufacturing	0	Asphalt	0	Concrete	0	SqFeet			

<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	<input type="checkbox"/> Sprinklers	<input type="checkbox"/> Fire Alarm	<input checked="" type="checkbox"/> SpecialImprvmt
-------------------------------	----------------------------------	--------------------------------------	------------------------------	--------------------------------	--------------------------------	-------------------------------------	-------------------------------------	--

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmnts FCV	Ag Imprvmnts FCV	Total FCV
2022	35000	0	35000	25000	0	10000	25000	0	10000	35000
2021	35000	0	35000	25000	0	10000	25000	0	10000	35000
2020	105000	0	105000	30000	55000	10000	30000	65000	10000	105000

COUNTY TAX INFORMATION

TRACTS 20-22

Map 037-00-00-037.00

Printed On Monday, July 12, 2021

Page 2 of 2

Soil Capability Classification And Valuation				
Class	Acreage	Per Acre	Value/Class	Adjustment
Totals				

CHAIN OF OWNERSHIP				
Name	Deed	Sale Date	Sale Price	
	354-346	12/19/2019	105,000.00	
	292-342	01/11/2008	110,000.00	
	292-084	12/16/2007	110,000.00	
	280-137	01/29/2006	110,000.00	
	-	07/01/2001	51,930.00	

Property Sketch

Notes

PLAT B-124 TRACT 1
5 ACRES

D8356-226 9/22/20 \$82,297 DW & 1.47 AC LOT 1A TO JAMIE L COX



TRACT 4-Road Frontage

DEEDED EASEMENTS and RIGHT-OF-WAYS

DEEDED EASEMENT - TRACT 19

338

BOOK 256

PAGE 338

DEED

THIS DEED OF CONVEYANCE made and entered into on this the 8 day of March, 2002, by and between KENT S. LLOYD, JR. and his wife, DOROTHEA A. LLOYD of 23831 Winthrop Circle, Bonita Springs, Florida 34134, hereinafter called the first parties; and CHARLES J. HOPPER and his wife, EILEEN 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 Eighty Thousand Four Hundred Fifty 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" x 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 (23.58 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 368.89 feet, S 15 deg. 01 min. 25 sec. E 271.97 feet, and S

DEEDED EASEMENT - TRACT 19

BOOK 256

PAGE 339

23 deg. 30 min. 55 sec. E 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. W 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. E 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 84 deg. 48 min. 20 sec. E 290.07 feet, to an iron pin set,
S 46 deg. 45 min. 37 sec. E 71.03 feet, to an iron pin set,
S 70 deg. 56 min. 07 sec. E 124.56 feet, to an iron pin set,
and N 48 deg. 14 min. 37 sec. E 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. E 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 68.41 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 Hart 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

DEEDED EASEMENT - TRACT 19

340

BOOK 236

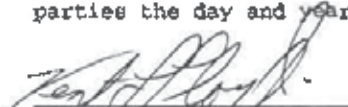
PAGE 340

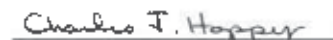
of the Second Part does not have the obligation to maintain the right-of-way to any particular standard, but any of the owners of the property as shown on the plat have the right, but not an obligation, to improve so much of the right-of-way as they see fit. The Party of the Second Part has the right 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 certifying that the consideration reflected in this deed is the consideration paid for the property pursuant to KRS Chapter 382 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 year first above written.



KENT S. LLOYD JR.


CHARLES J. HOPPER

DEEDED EASEMENT - TRACT 19

BOOK 256

PAGE 341 341


DOROTHY A. LLOYD


BILEEN E. RUDERT

STATE 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 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 E. Rudert and was duly signed and acknowledged by them before me to be their free act and deed.

This the 2nd day of March, 2002.


NOTARY PUBLIC
My commission expires: 11-28-2002

This document prepared by:


ARTHUR WOODSON PULLIAM
ATTORNEY AT LAW
300 MAIN STREET
P. O. BOX 159
MUNFORDVILLE, KY 42765
PH: 270-524-9663/FAX 270-524-7955

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG665

RIGHT-OF-WAY DEED

This RIGHT-OF-WAY DEED, made and entered into on this the 17th day of January, 2020 by and between CAVEMEN II, LLC, a Florida limited liability company, 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, Illinois 61061; TORY M. KILMON (a/k/a TORY MICHELLE KLEINFELTER) and husband, MICHAEL 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, Kentucky 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 (a/k/a ELIZABETH CHRISTINE KEITH), 1751 Fisher 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 50' right-of-way to the County of Hart, Kentucky so it will be designated as a County road and maintained by the Grantee; and

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG666

WHEREAS, the Grantors wish to convey said 50' right-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 portion of a 50' 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 appurtenances 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 rules 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

Pursuant to KRS 142.050(7)(b), the conveyance herein is exempt from any transfer tax.

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG667

GRANTORS:

CAVEMEN II, LLC

BY:

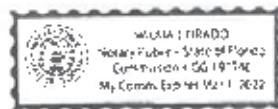
Kent S. Lloyd, Jr., Sole Member

STATE OF Florida

COUNTY OF Collier

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 said Kent S. Lloyd, Jr. personally appeared before me, after being first duly sworn, 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 24 day of January, 2020.



William J. Tirado
NOTARY PUBLIC

My Commission Expires: March 1, 2022

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG668

GRANTORS.

Darrell B Bailey
DARRELL BAILEY

Sheryl 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 Bailey and Sheryl Bailey, 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 7 day of February, 2020.



Jacquelyn B Crain
NOTARY PUBLIC

My Commission Expires: 11-4-2021

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG669

GRANTORS:

Brent Rutherford
BRENT RUTHERFORD

STATE OF ILLINOIS

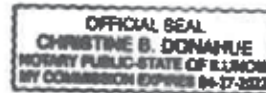
COUNTY OF Ogle

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 personally 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 23rd day of January, 2020.

Christine B. Donahue
NOTARY PUBLIC

My Commission Expires: 04-27-2022



RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG670

GRANTORS:

Tory M. Kilmon
TORY M. KILMON

Michael M. Kilmon
MICHAEL M. KILMON

COMMONWEALTH OF KENTUCKY

COUNTY OF Breath

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 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 act and deed.

Witness my hand on this the 21 day of January, 2020.

Mary Meadows
NOTARY PUBLIC

My Commission Expires: 10/21/23



RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG671

GRANTORS:

Thomas M. Wiestling
THOMAS M. WIESTLING

COMMONWEALTH OF KENTUCKY

COUNTY OF Bowling

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 acknowledged by him to be his free act and deed.

Witness my hand on this the 21 day of January, 2020.



Mary Meadors
NOTARY PUBLIC

My Commission Expires: 10/21/23

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG672

GRANTORS:

Daniel R. Gerber
DANIEL R. GERBER

Renee Gerber
RENEE GERBER

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 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.

[Signature]
NOTARY PUBLIC

My Commission Expires: 3-2-2023

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG673

GRANTORS.

Ricky Estes
RICKY ESTES

Regina Estes
REGINA ESTES

COMMONWEALTH OF KENTUCKY

COUNTY OF Bartons

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 January, 2020.

Daniel Davis
NOTARY PUBLIC

My Commission Expires: Aug 11, 2023

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG674

GRANTORS:

Robert L. McDonald
ROBERT L. McDONALD

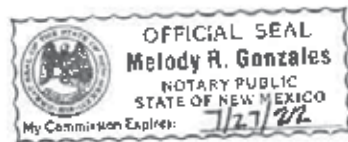
Angela D. McDonald
ANGELA D. McDONALD

STATE OF New Mexico

COUNTY OF Bernalillo

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 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 18th day of January, 2020.



Melody R. Gonzales
NOTARY PUBLIC

My Commission Expires: 7/27/22

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG675

GRANTORS:

Philip R. Keith
PHILLIP R. KEITH

Elizabeth C. Keith
ELIZABETH C. KEITH

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 Deed was executed before me by Phillip R. Keith and Elizabeth 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 19th day of February, 2020.

Charles L. Snyder
NOTARY PUBLIC 578605

My Commission Expires: 5/1/2021

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG676

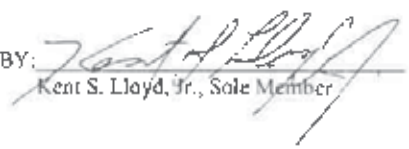
CERTIFICATE OF CONSIDERATION

We do hereby certify, pursuant to KRS Chapter 382, that the foregoing right-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 listed 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

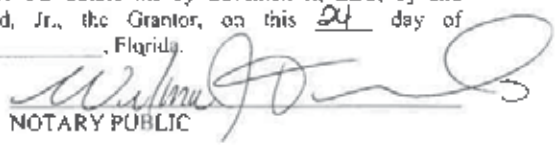
BY:


Kent S. Lloyd, Jr., Sole Member

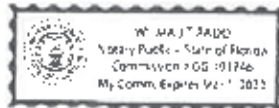
STATE OF FLORIDA

COUNTY OF Collier

SUBSCRIBED AND SWORN TO before me by Cavemen II, LLC, by and through its sole member, Kent S. Lloyd, Jr., the Grantor, on this 24 day of January, 2020, in Naples, Florida.


NOTARY PUBLIC

My Commission Expires: March 1, 2022



RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG677

GRANTORS:

Darrell Bailey
DARRELL BAILEY

Sheryl Bailey
SHERYL BAILEY

COMMONWEALTH OF KENTUCKY

COUNTY OF Hart

SUBSCRIBED AND SWORN TO before me by Darrell Bailey and Sheryl Bailey, the Grantor, on this 28 day of February 2020, in Hart, Kentucky.



Jacquelyn R. Crain
NOTARY PUBLIC

My Commission Expires: 11-9-2021

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG678

GRANTORS:

Brent Rutherford
BRENT RUTHERFORD

STATE OF ILLINOIS

COUNTY OF Ogle

SUBSCRIBED AND SWORN TO before me by Brent Rutherford, the Grantor,
on this 23rd day of January, 2020, in Oregon, Kentucky, Illinois.

Christine B. Donahue
NOTARY PUBLIC

My Commission Expires: 04-27-2020



RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG679

GRANTORS:

Tory M. Kilmon
TORY M. KILMON

Michael M. Kilmon
MICHAEL M. KILMON

COMMONWEALTH OF KENTUCKY

COUNTY OF Bassett

SUBSCRIBED AND SWORN TO before me by Tory M. Kilmon and Michael M. Kilmon, the Grantor, on this 21 day of January 2020, in Cave City, Kentucky.

Mary Meadows
NOTARY PUBLIC



My Commission Expires: 10/21/2023

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG680

GRANTORS:

Thomas M. Wiestling
THOMAS M. WIESTLING

COMMONWEALTH OF KENTUCKY

COUNTY OF Bartlett

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



Mary Meadors
NOTARY PUBLIC

My Commission Expires: 10/21/23

RIGHT-OF-WAY DEED

GRANTORS:

HART COUNTY
RW6 PG681

Daniel R Gerber
DANIEL R. GERBER

Renee Gerber
RENEE GERBER

COMMONWEALTH OF KENTUCKY

COUNTY OF Barton

SUBSCRIBED AND SWORN TO before me by Daniel R. Gerber and Renee Gerber, the Grantor, on this 30 day of January 2020, in Barton County, Kentucky.

Tina W. [Signature]
NOTARY PUBLIC

My Commission Expires: 3-2-2023

17

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG682

GRANTORS:

Ricky Estes
RICKY ESTES

Regina Estes
REGINA ESTES

COMMONWEALTH OF KENTUCKY

COUNTY OF Barnes

SUBSCRIBED AND SWORN TO before me by Ricky Estes and Regina Estes,
the Grantor, on this 11 day of February, 2020, in Cave City,
Kentucky.

Doreen Davis
NOTARY PUBLIC

My Commission Expires: August 14, 2023

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG683

GRANTORS:

Robert L. McDonald
ROBERT L. McDONALD

Angela D. McDonald
ANGELA D. McDONALD

STATE OF New Mexico

COUNTY OF Bernalillo

SUBSCRIBED AND SWORN TO before me by Robert L. McDonald and
Angela D. McDonald, the Grantor, on this 18th day of January, 2020, in
Albuquerque, NM.

Melody R. Gonzales
NOTARY PUBLIC

My Commission Expires: 7/27/22



RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG684

GRANTORS:

Phillip R. Keith
PHILLIP R. KEITH

Elizabeth C. Keith
ELIZABETH C. KEITH

COMMONWEALTH OF KENTUCKY

COUNTY OF Bartow

SUBSCRIBED AND SWORN TO before me by Phillip R. Keith and Elizabeth C. Keith, the Grantor, on this 22nd day of January 2020, in Craigsville, Kentucky.

Benjamin Ray
NOTARY PUBLIC

My Commission Expires: 07/18/2020

RIGHT-OF-WAY DEED

GRANTEE:

HART COUNTY
RW6 PG685

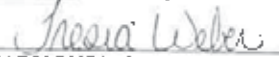
COUNTY OF HART, KENTUCKY


JOHN CHOATE, County Judge/Executive

COMMONWEALTH OF KENTUCKY

COUNTY OF Hart

SUBSCRIBED AND SWORN TO before me by ^{Joe}~~John~~ Choate, County Judge/Executive of County of Hart, Kentucky, the Grantee, on this 9th day of March 2020, in Hart, Kentucky.

 #557851
NOTARY PUBLIC

My Commission Expires: 6/18/2020

RIGHT-OF-WAY DEED

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

HART COUNTY
RW6 PG686

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

BY:


BRETT A. REYNOLDS

RIGHT-OF-WAY DEED

EXHIBIT A

HART COUNTY
RW6 PG687

PARCEL I:

Being Tract I 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 Debra Holderman and husband, James Holderman, by deed dated 19 December 2019 and of record in Deed Book 334, Page 346, in the office of the Hart County Clerk.

PARCEL II:

Being Tract 8 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 Darrell Bailey and wife, Sheryl Bailey, from Gordon Board and wife, Bernett Board, by deed dated 13 August 2001 and of record in Deed Book 251, Page 391, and by deed of correction dated 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 Brent Rutherford from Ann Rutherford by deed dated 21 March 2019 and of record in Deed Book 330, Page 216, in the office of the Hart County Clerk.

PARCEL IV:

Being Tract 12 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 Evelyn F. Dieffenderfer, 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 Tracts 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, Jr. and wife, Dorothy A. Lloyd, and Cavemen Ltd. II, LLC by deed dated 11 April 2019 and of record in Deed Book 330, Page 426, in the office of the Hart County Clerk.

PARCEL VI:

Being Tract 14 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 Steven Roy Kleinfelter and wife, Tory Michele Kleinfelter (now Tory M. Kilmon) from J. B. Watts, Jr. and wife, Rebecca Watts, by deed dated 14 July 2006 and of record in Deed Book 282, Page 228, in the office of the Hart County Clerk.

PARCEL VII:

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

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG688

This being a portion of the same property conveyed to Daniel R. Gerber and wife, Renee Gerber, from Robert W. Smith, by deed dated 10 April 2015 and of record in Deed Book 329, Page 41, in the office of the Hart County Clerk.

PARCEL VIII:

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 Clerk.

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 2016 and of record in Deed Book 336, Page 229, in the office of the Hart County Clerk.

PARCEL X:

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

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

DOCUMENT NO: 120532
RECORDED: March 12 2020 12:54:00 PM
TOTAL FEES \$107.00 TRANSFER TAX \$0.00
COUNTY CLERK HART COUNTY CLERK
DEPUTY CLERK VICKIE F SPRADLIN
COUNTY HART COUNTY
BOOK RW6 PAGES 685 688

PRELIMINARY TITLE

PRELIMINARY TITLE

COMING SOON!

PRELIMINARY TITLE

COMING SOON!



TRACT 5 - Fencing

PHOTOS

PHOTOS



PHOTOS



PHOTOS

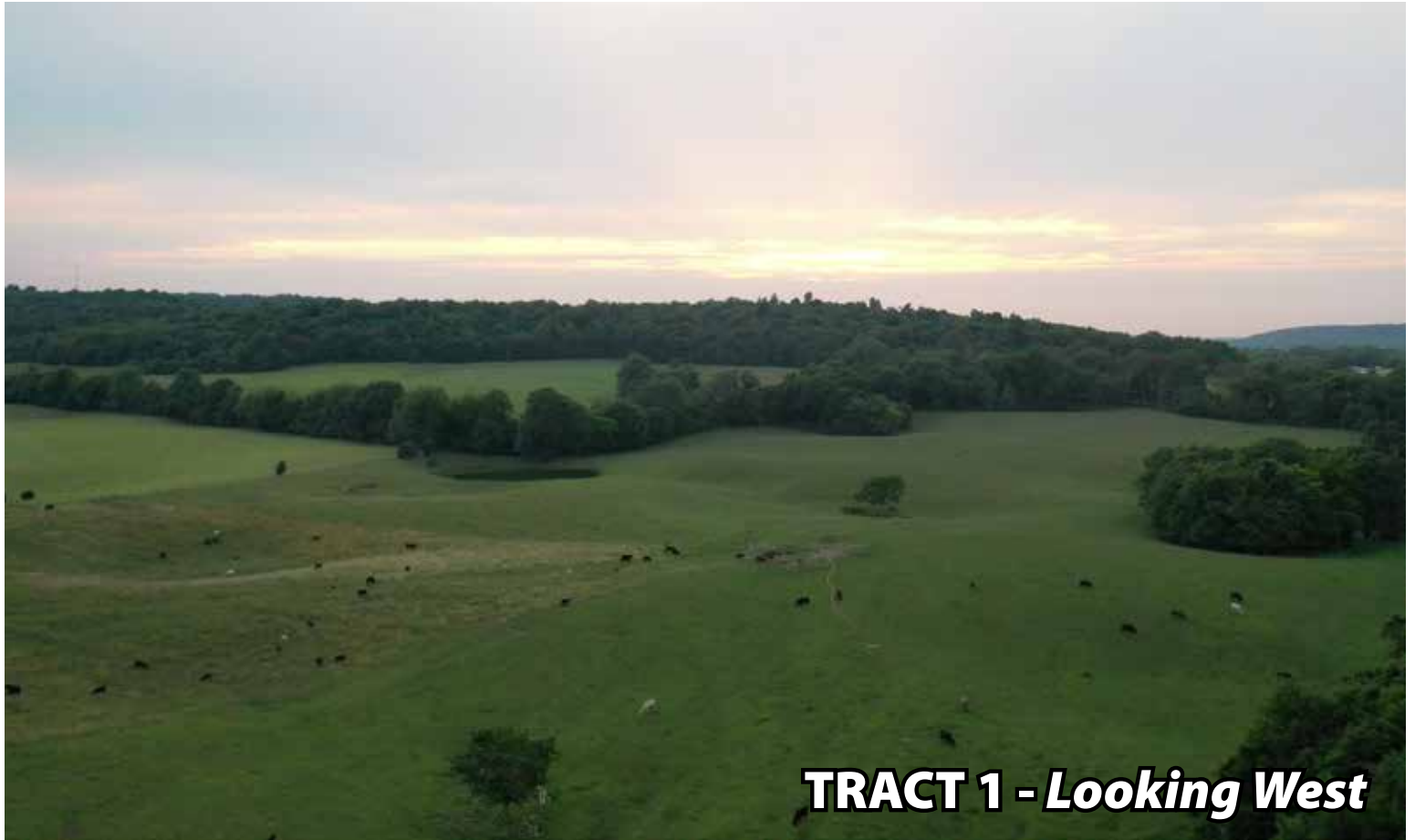


TRACT 1 - *Looking South*



TRACT 1 - *Looking West*

PHOTOS



PHOTOS



PHOTOS



PHOTOS



TRACT 5 - Fencing



TRACT 5 - Looking Southeast

PHOTOS



PHOTOS



TRACT 5



TRACTS 5 & 6

PHOTOS



TRACT 6 - *Looking Southwest*



TRACT 6 - *Loadout Corral*

PHOTOS



PHOTOS



TRACT 10



TRACT 11

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



TRACT 15



TRACT 16 - Cave Access

PHOTOS



PHOTOS



PHOTOS



PHOTOS



TRACT 18 - *Looking Northwest*



TRACT 18

PHOTOS



PHOTOS



PHOTOS



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