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Real Estate and Auction Company, Inc.

Farms
available
as a whole unit
or individual
farms!

2 Farms
1,083[±]
Acres

Fleming and Bath County, KY

For Sale

Premier Property
INFORMATION BOOKLET

- Quality maintenance and stewardship
- Excellent soils
- Abundance of road frontage
- Existing cross fencing, water lines, and buildings
- Great hunting

800-451-2709 • SchraderAuction.com

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LISTING AGENT:

Corbin Cowles • 270-991-2534 • corbin@schraderauction.com



SCHRADER REAL ESTATE & AUCTION CO., INC.

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

260-244-7606 or 800-451-2709

SchraderAuction.com

BOOKLET INDEX

- LOCATION MAP & AERIAL TRACT MAPS Page 5-9
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Fleming and Bath County, KY

Farm 1
643±
Acres



Farm 2
440±
Acres



2 Farms
1,083±
Acres

LOCATION & TRACT MAPS

LOCATION MAP



FARM 1

Address: 944 Evans Sisters Rd,
Hillsboro, KY, 41049

Farm 1 Description: 643± acres in **Fleming County**, of which 410± acres is currently in crop production and the balance comprised of mostly pasture (125± acres) with a few buildings. The operation possesses strategic cross fencing into 20 separate pastures each containing its own water source making it ideal for rotational grazing. The cropland has historically been able to achieve a corn yield of 220 bu/acre and a 45 bu/acre bean yield.

From a residential standpoint, the farm contains a 2,224 sq. ft. house, a 1,736 sq. ft. house, and 2,824 sq. ft. house. A lake is located in the center of the property providing for attractive waterfowl habitat and abundance of water for supply to waterers for livestock. Several outbuildings for livestock and machinery are also located on the property.

The east end of the farm contains a small portion of woods, providing for quality deer habitat. The property has historically been leased for hunting on an annual basis.

TRACT MAP - FARM 1



\$8,500/acre

LOCATION MAP



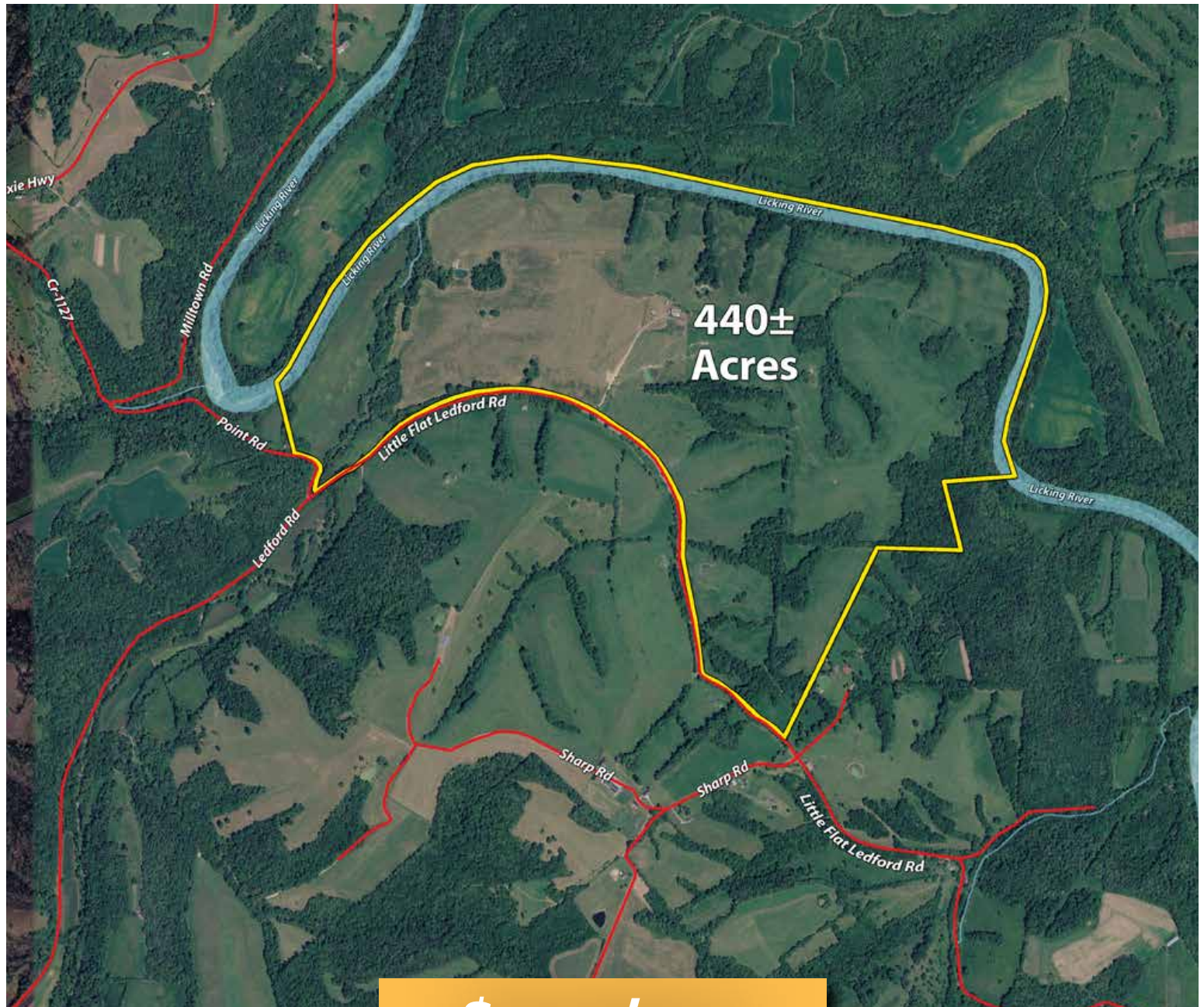
FARM 2

Address: 1517 Sharp Rd,
Sharpsburg, KY, 40374

Farm 2 Description: 440± acres in **Bath County**, of which 150± acres are in crop production, 230± in pasture, and the balance in wooded land. This property offers unlimited diversity with its abundance of access points and over 2 miles of frontage along the Licking River giving it tremendous recreational upside. The farm has tremendous deer and turkey traffic and is leased for hunting annually. Yields have been achieved at 220 bu/acre for corn and 45 bu/acre for beans.

The grass land is strategically cross fenced into 10 separate pastures. A new Cattle Handling Barn, 130'x104', with a 48'x60' gable attachment is being built, able to handle cattle onsite. As well as a Commodity Storage Barn, 30'x100' (hoop barn on concrete walls) for storage.

TRACT MAP - FARM 2

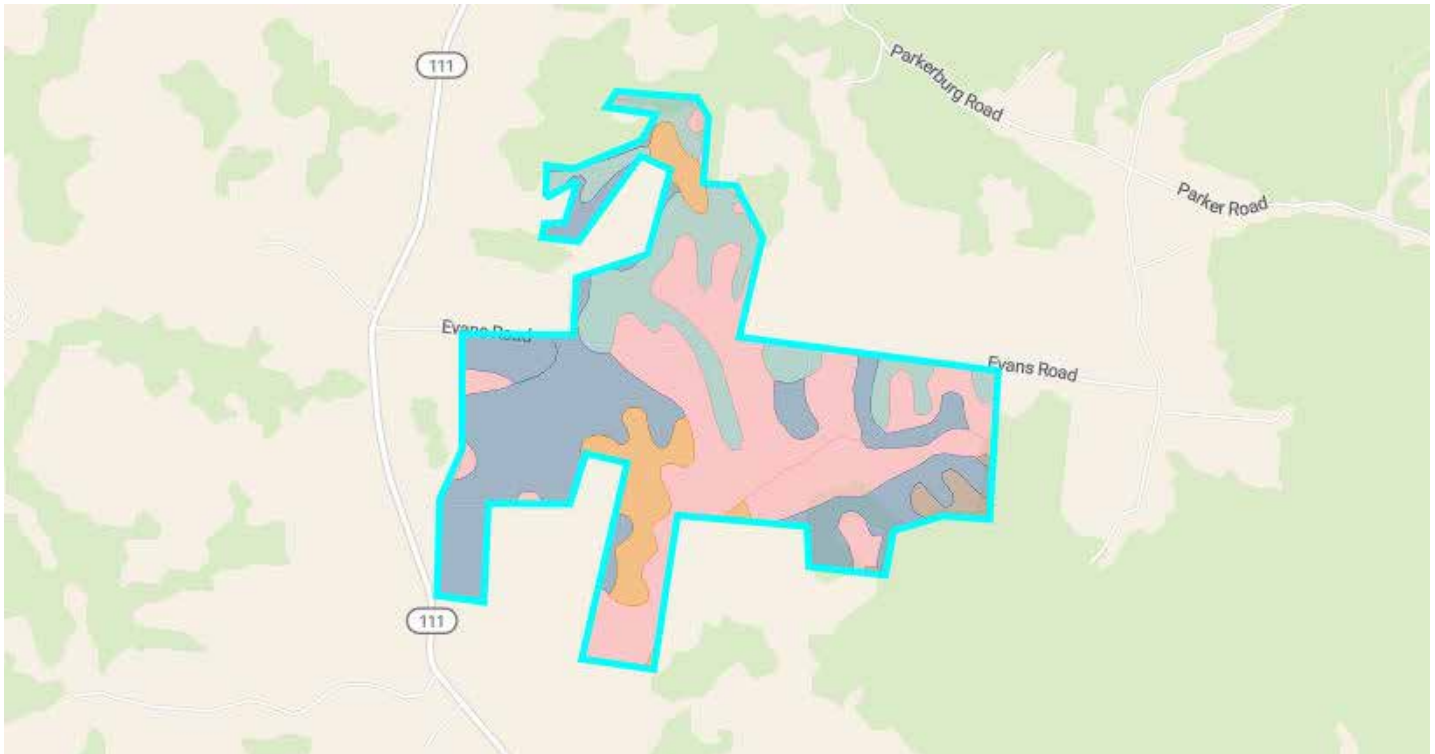


\$7,000/acre

SOIL INFORMATION

SOIL MAP - FARM 1

395.8 Acres, 1 Boundary



66.5/100 NCCPI

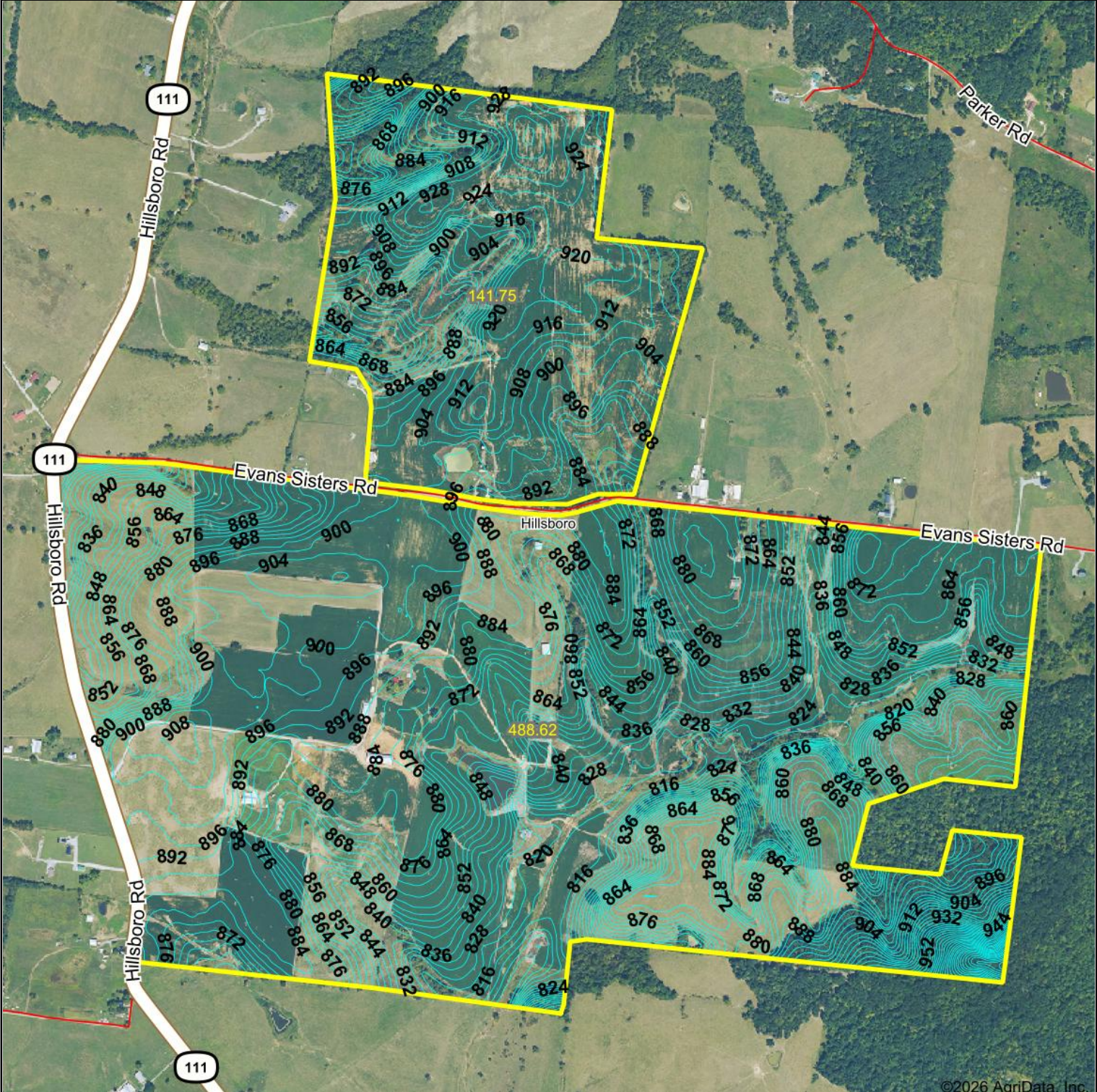
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	BeC2	Beasley silty clay loam, 6 to 12 percent slopes, eroded	31.7%	125.6	3e	--	62.4
●	CrB	Crider silt loam, 2 to 6 percent slopes	21.0%	83	2e	--	86
●	BaB	Beasley silt loam, 2 to 6 percent slopes	16.9%	66.7	2e	--	59.9
●	BhE3	Beasley-Shrouts complex, rocky, 12 to 30 percent slopes,...	13.7%	54.2	7e	--	41.2
●	WoB	Woolper silt loam, 2 to 6 percent slopes, rarely flooded	6.5%	25.6	2e	--	86

SOIL MAP - FARM 1

395.8 Acres, 1 Boundary

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	CrC	Crider silt loam, 6 to 12 percent slopes	6.2%	24.4	3e	--	83.1
●	SsB	Shrouts silty clay loam, 2 to 6 percent slopes	1.9%	7.3	2e	--	59.9
●	StC3	Shrouts silty clay, 6 to 12 percent slopes, severely eroded	1.8%	7.2	4e	--	48.4
●	Bs	Boonesboro silt loam, frequently flooded	0.4%	1.4	2w	--	61
●	W	Water	<0.1%	0.2	--	--	0

TOPO CONTOURS MAP - FARM 1



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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 797.9

Max: 1,048.2

Range: 250.3

Average: 875.5

Standard Deviation: 30.91 ft

0ft 1106ft 2211ft



2/6/2026

Fleming County
Kentucky

Boundary Center: 38° 20' 19.03, -83° 39' 35.02

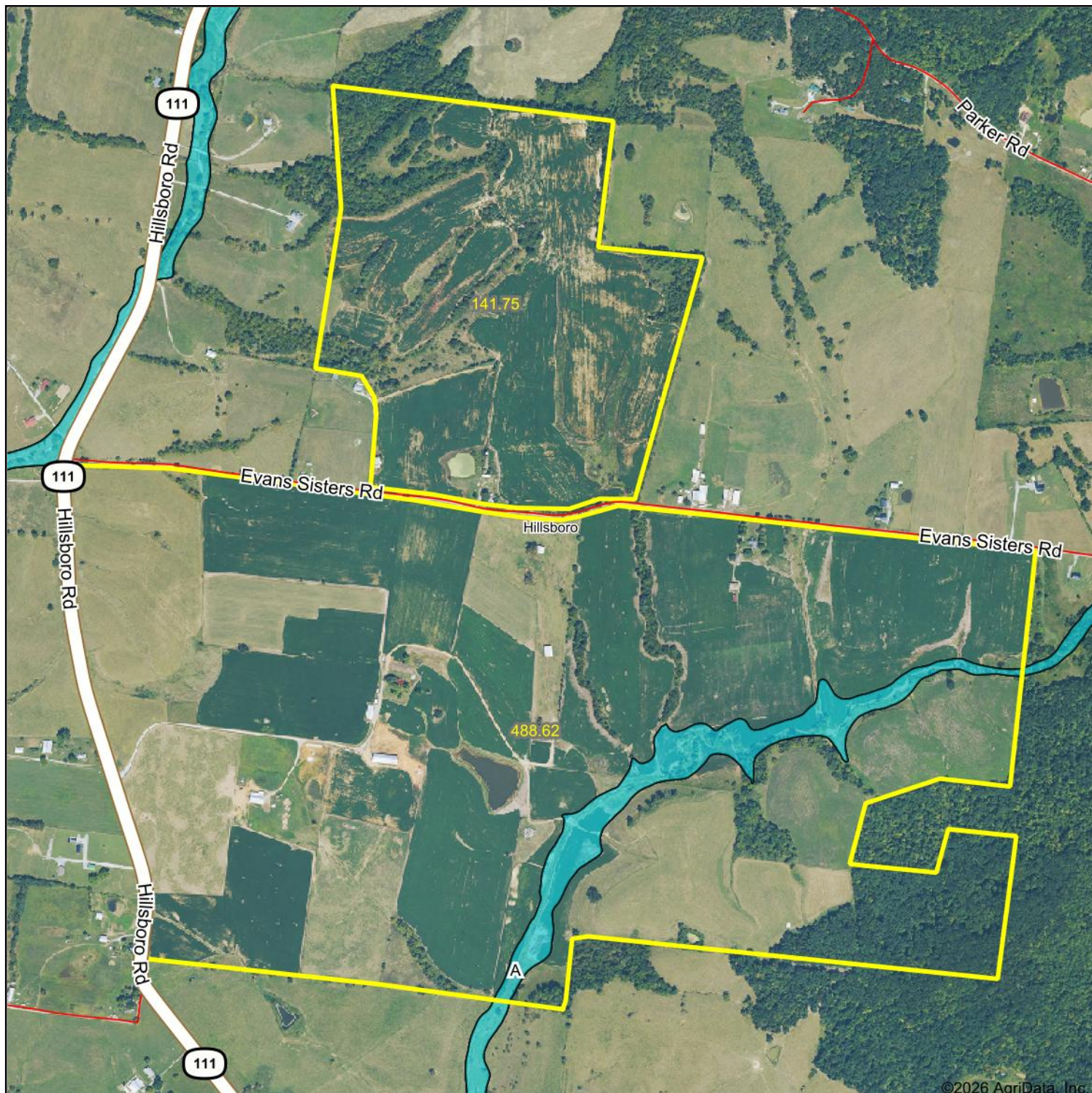
Maps Provided By:



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FLOOD ZONE MAP - FARM 1



Map Center: 38° 20' 19.03, -83° 39' 35.02

0ft 1119ft 2238ft

Maps Provided By:



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Fleming County
Kentucky

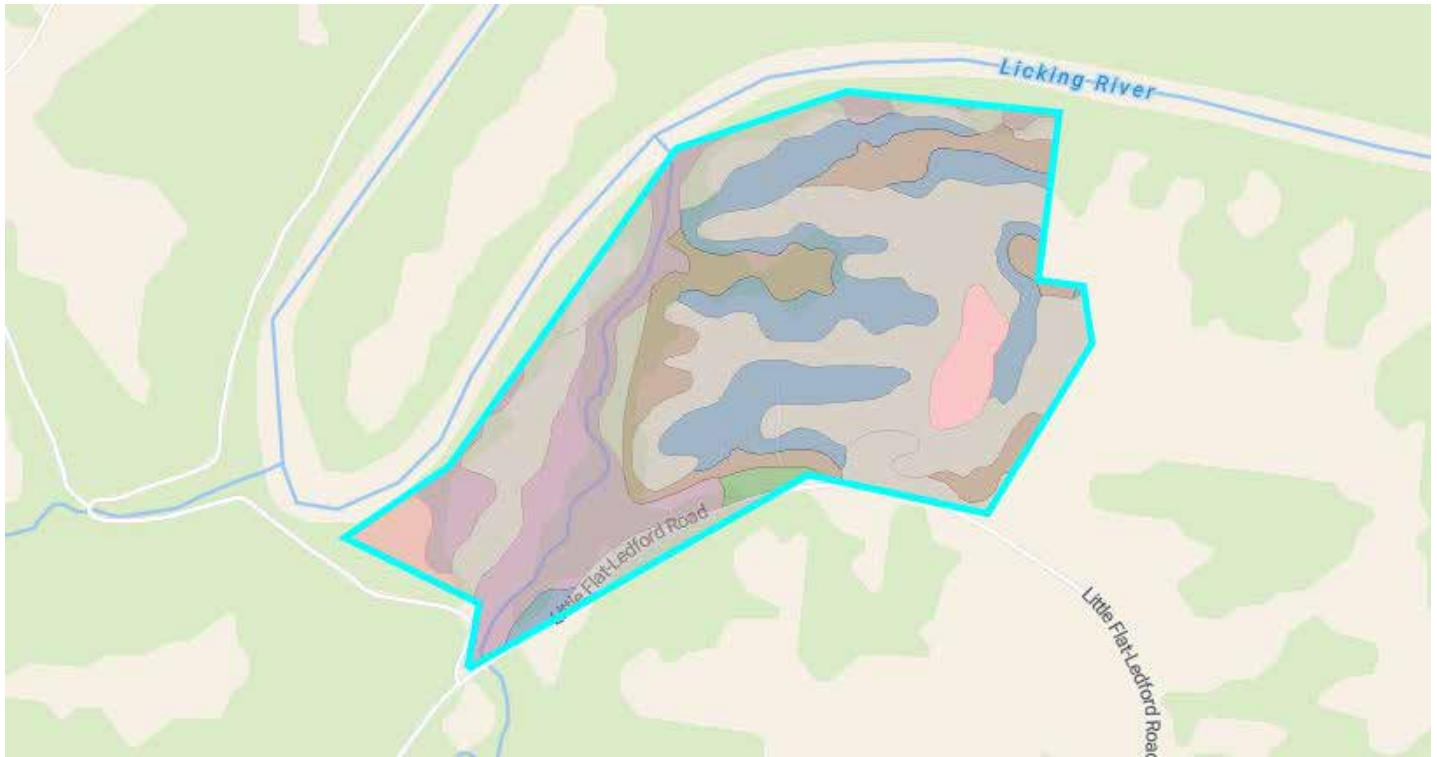


2/6/2026

Flood related information provided by FEMA

SOIL MAP - FARM 2

135.0 Acres, 1 Boundary



 **68.7**/100 NCCPI

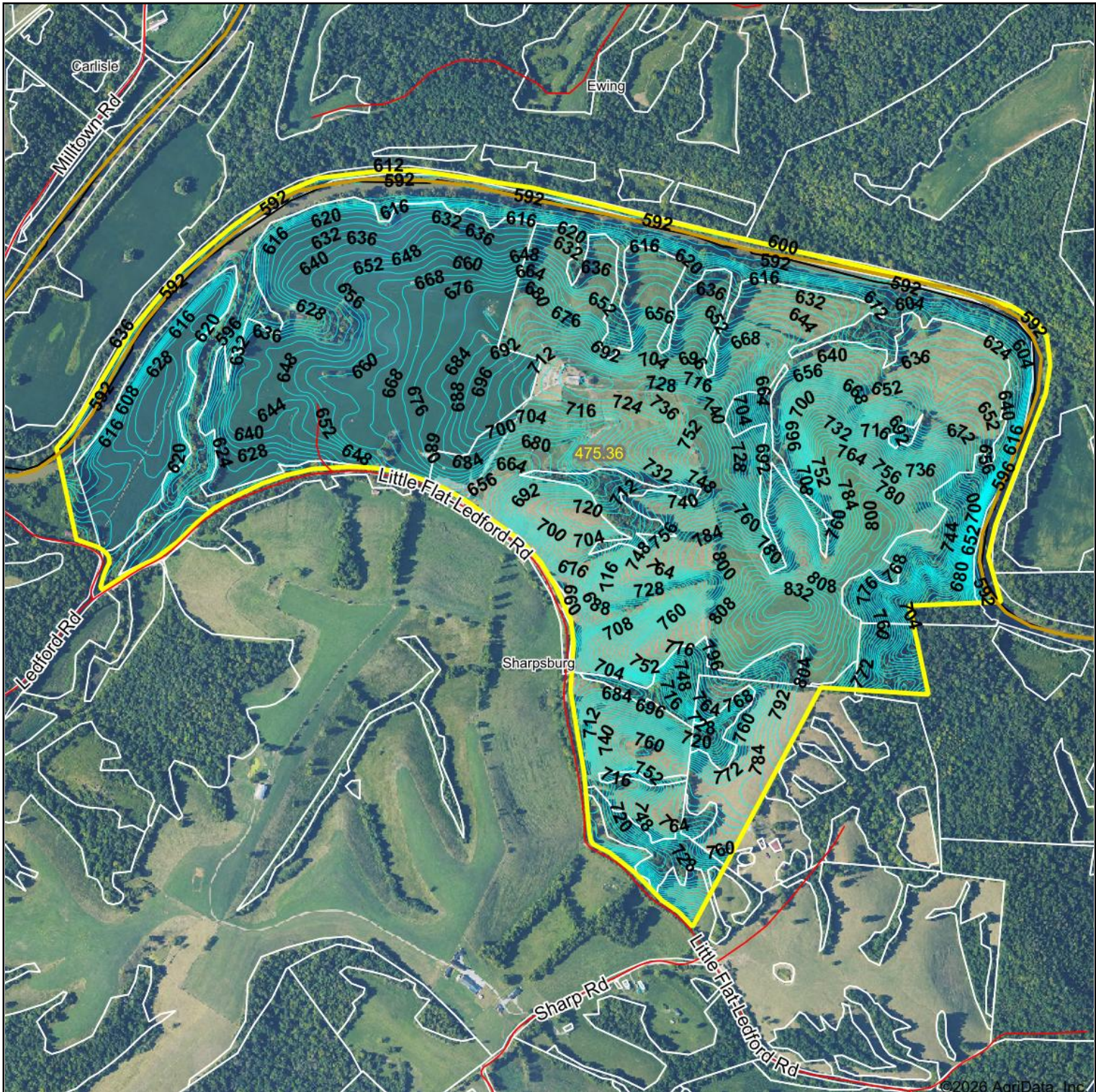
	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	AgB	Allegheny-Cotaco loams, 2 to 6 percent slopes	36.0%	48.6	2e	--	70.7
	AgC	Allegheny-Cotaco loams, 6 to 12 percent slopes	19.2%	26	3e	--	70
	NoA	Nolin silt loam, 0 to 4 percent slopes, frequently flooded	17.3%	23.4	2w	--	87.4
	AID2	Allegheny loam, 12 to 20 percent slopes, eroded	12.4%	16.8	4e	--	61.9
	CoB	Cotaco loam, 2 to 6 percent slopes	4.9%	6.7	2e	--	65.3

SOIL MAP - FARM 2

135.0 Acres, 1 Boundary

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	EeE2	Eden-Lowell complex, 20 to 40 percent slopes, eroded	4.7%	6.3	6e	--	11
●	GrA	Grigsby fine sandy loam, 0 to 4 percent slopes, frequently...	3.6%	4.9	2w	--	59.6
●	BwA	Boonewood silt loam, 0 to 4 percent slopes, frequently flooded	1.0%	1.3	2w	--	42.5
●	ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	0.7%	1	2e	--	83.2
●	W	Water	<0.1%	0	--	--	0

TOPO CONTOURS MAP - FARM 2



SCHRADER
Real Estate and Auction Company, Inc.

Source: USGS 10 meter dem

0ft 1169ft 2338ft

Interval(ft): 4.0

Min: 590.3

Max: 844.0

Range: 253.7

Average: 685.0

Standard Deviation: 63.42 ft



2/24/2026

Bath County
Kentucky

Boundary Center: 38° 17' 42.78, -83° 49' 59.94

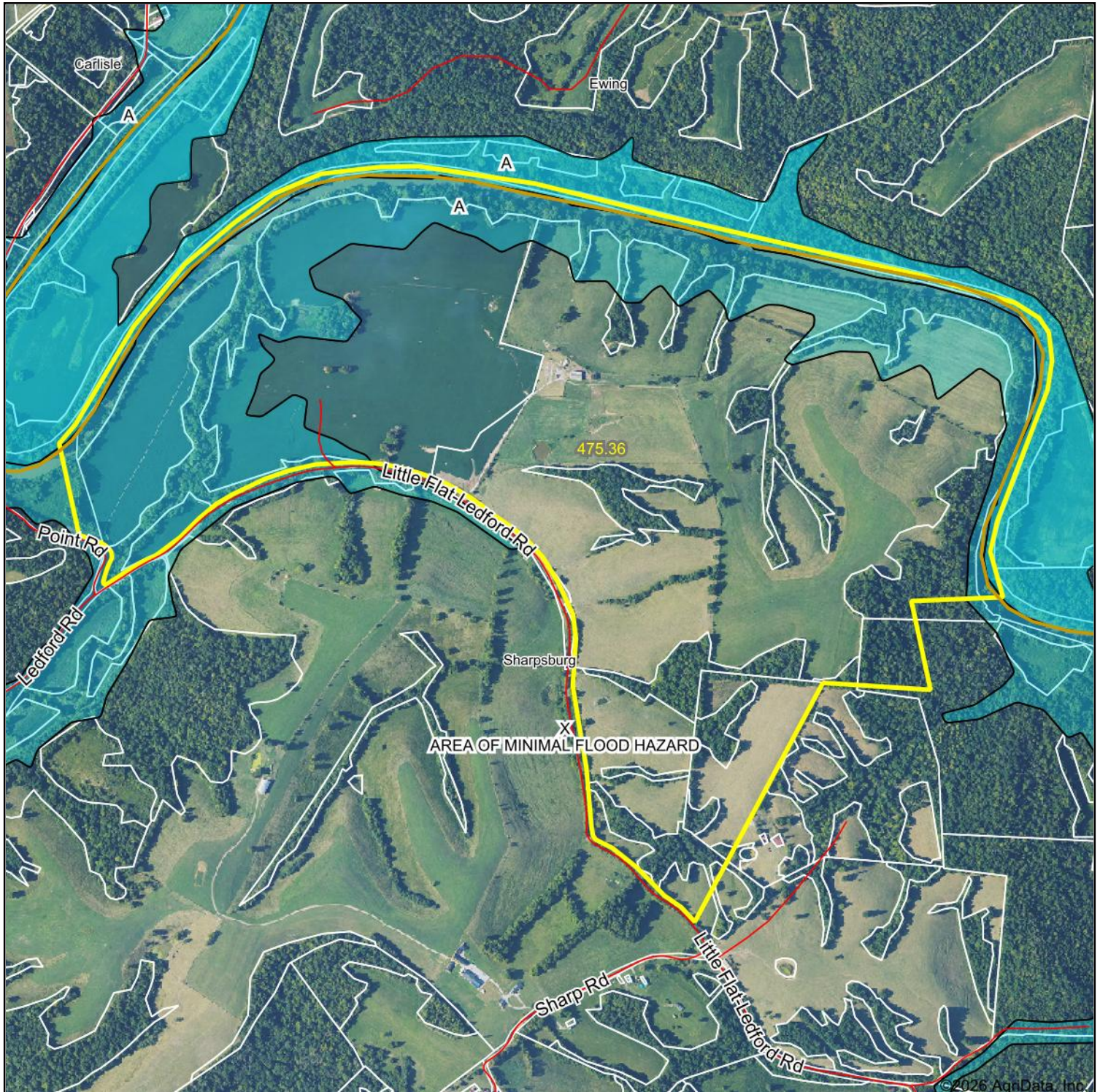
Maps Provided By

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FLOOD ZONE MAP - FARM 2



Boundary Center: 38° 17' 42.78, -83° 49' 59.94

0ft 1168ft 2337ft



Bath County
Kentucky



2/24/2026

Field borders provided by Farm Service Agency as of 5/21/2008. Flood related information provided by FEMA

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

2/25/26, 9:33 AM

FARM 1

.00

Fleming County, KY PVA

Summary

Parcel Number 062-00-00-011.00
Account Number 29016
Location Address EVANS SISTERS RD-579
Description FARM 146AC W/NGE
(Note: Not to be used on legal documents)
Class Farm
Tax District 00 County
Rate Per Thousand 9.7100

[View Map](#)



Owner

Primary Owner
COLEY LAND HOLDINGS LLC
4545 HILLSBORO RD
HILLSBORO, KY 41049

Land Characteristics

Condition		Topography	Rolling
Plat Book/Page		Drainage	None
Subdivision		Flood Hazard	
Lot		Zoning	
Block		Electric	Yes
Acres	146.00	Water	Yes
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0	Road	Secondary
Lot Sq Ft	0	Sidewalk	No
Shape	0	Information Source	

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Land Value	\$72,900	\$58,200	\$58,200	\$89,300
+ Improvement Value	\$85,000	\$90,000	\$90,000	\$61,000
+ Ag Improvement Value	\$24,200	\$33,100	\$33,100	\$47,400
= Total Taxable Value	\$182,100	\$181,300	\$181,300	\$197,700
- Exemption Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$182,100	\$181,300	\$181,300	\$197,700
+ Land FCV	\$680,000	\$580,000	\$580,000	\$500,000
+ Improvement FCV	\$0	\$0	\$0	\$0
+ Ag Improvement FCV	\$0	\$0	\$0	\$0
= Total FCV	\$680,000	\$580,000	\$580,000	\$500,000
Exemption				
Farm Acres	146.00	146.00	146.00	224.00
Fire Protection Acres	0.00	0.00	0.00	0.00

Taxes

	2025	2024	2023	2022
Tax	\$1,748.22	\$1,784.00	\$1,816.63	\$1,977.01

When applicable, City taxes are not included in the calculated taxes as these taxes are billed separately. The Tax Estimator can be used to estimate the total amount owed.

Improvement Information

Building Number	1	Kitchens	1
Description	Hse @ 579 Evans Sisters Rd	Dining Rooms	0
Residence Type	Single Family	Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	3
Year Built	0	Full Baths	1
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	2 Story	Total Rooms	0
Number of Stories	2	Living Sq Ft	1,792
Exterior	Vinyl	Fireplaces/Water	0/1
Foundation	Concrete Block	Supplemental Heat	
Construction Type	Wood Frame	Mobile Home Model	
Construction Quality	Average/Standard	Mobile Home Manufacturer	
Building Condition	Fair	Mini Skirt Foundation	
Roof Type	Gable	Heat	Yes
Roof Cover	Metal	Heat Source	Bottled Gas
Roof Pitch		Heat Type	Stone/Space Htr
Basement Type	None	Air Conditioning	No
Basement Finish		AC Type	Wall Units
Basement Size		Special Improvements	No
Basement Sq Ft		Fire Alarm	No
Garage/Carport	0	Sprinklers	No
Garage Type		Porch/Deck	None
Garage Size	None	Porch Sq Ft	552
Garage Exterior		Deck Sq Ft	0
Width	0	Concrete Sq Ft	0
Length	0	Farm Bldg Type	Value
Garage Sq Ft	0	Value	\$85,000.00
Pool	0	Driveway	Gravel
Pool Size		Fence	0
Tennis Courts			

Building Number	6	Kitchens	0
Description	Barn	Dining Rooms	0
Residence Type		Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	0	Total Rooms	0
Number of Stories	0	Living Sq Ft	0
Exterior		Fireplaces/Water	0/0
Foundation		Supplemental Heat	
Construction Type	Wood Frame	Mobile Home Model	
Construction Quality		Mobile Home Manufacturer	
Building Condition		Mini Skirt Foundation	
Roof Type		Heat	No
Roof Cover		Heat Source	
Roof Pitch		Heat Type	
Basement Type		Air Conditioning	No
Basement Finish		AC Type	
Basement Size	0	Special Improvements	No
Basement Sq Ft		Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Type		Porch/Deck	
Garage Size		Porch Sq Ft	0
Garage Exterior		Deck Sq Ft	0
Width	58	Concrete Sq Ft	0
Length	86	Farm Bldg Type	Value
Garage Sq Ft	0	Value	Tobacco Barn
Pool	0	Driveway	\$7,497.00
Pool Size		Fence	Gravel
Tennis Courts			0

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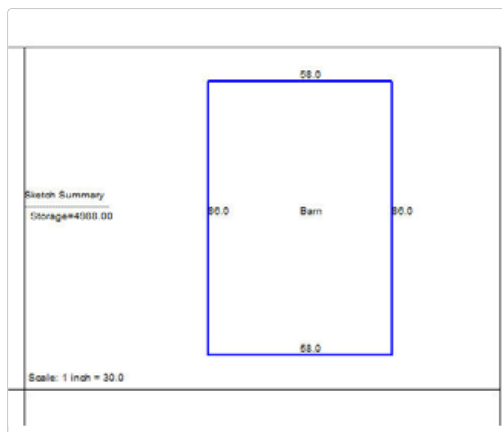
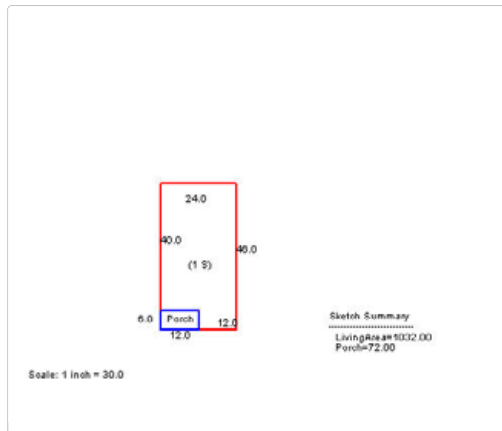
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Sale Information

Photos



Sketches

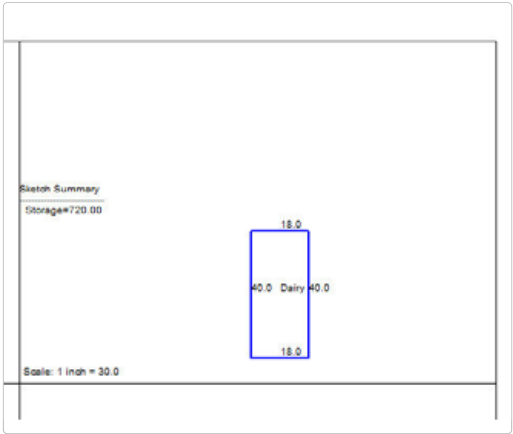


COUNTY TAX INFORMATION

2/25/26, 9:33 AM

FARM 1

.00



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ENERGY

COUNTY TAX INFORMATION

2/25/26, 9:34 AM

FARM 1

0.00

Fleming County, KY PVA

Summary

Parcel Number 062-00-00-014.00
Account Number 28292
Location Address EVANS SISTERS RD 944
Description FARM 153.957A W/HSE OFF HWY 111
(Note: Not to be used on legal documents)
Class Farm
Tax District 00 County
Rate Per Thousand 9.7100

[View Map](#)



Owner

Primary Owner
COLEY FARMERS FAMILY LIMITED
PARTNERSHIP
4545 HILLSBORO RD
HILLSBORO, KY 41049

Land Characteristics

Condition		Topography		Rolling
Plat Book/Page		Drainage		
Subdivision		Flood Hazard		None
Lot		Zoning		
Block		Electric		Yes
Acres	153.95	Water		Yes
Front	0	Gas		No
Depth	0	Sewer		No
Lot Size	0	Road		Secondary
Lot Sq Ft	0	Sidewalks		No
Shape		Information Source		

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Land Value	\$81,100	\$81,100	\$81,100	\$69,100
+ Improvement Value	\$90,000	\$90,000	\$90,000	\$85,000
+ Ag Improvement Value	\$29,300	\$29,300	\$29,300	\$28,900
= Total Taxable Value	\$200,400	\$200,400	\$200,400	\$181,000
- Exemption Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$200,400	\$200,400	\$200,400	\$181,000
+ Land FCV	\$700,000	\$700,000	\$700,000	\$350,000
+ Improvement FCV	\$0	\$0	\$0	\$0
+ Ag Improvement FCV	\$0	\$0	\$0	\$0
= Total FCV	\$700,000	\$700,000	\$700,000	\$350,000
Exemption				
Farm Acres	153.95	153.95	153.95	153.95
Fire Protection Acres	0.00	0.00	0.00	0.00

Taxes

	2025	2024	2023	2022
Tax	\$1,945.87	\$1,971.93	\$2,008.01	\$1,810.00

When applicable, City taxes are not included in the calculated taxes as these taxes are billed separately. The Tax Estimator can be used to estimate the total amount owed.

Improvement Information

Building Number	1	Kitchens	0
Description	House	Dining Rooms	0
Residence Type	Single Family	Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	1 Story	Total Rooms	0
Number of Stories	0	Living Sq Ft	2,224
Exterior	Aluminum/Vinyl	Fireplaces/Water	0/1
Foundation	Poured Concrete	Supplemental Heat	
Construction Type	Average/Standard	Mobile Home Model	
Construction Quality	Good/Average	Mobile Home Manufacturer	
Building Condition	Cable	MH Skirt Foundation	
Roof Type	Comp.Shingles	Heat	Yes
Roof Cover		Heat Source	
Roof Pitch		Heat Type	
Basement Type	None	Air Conditioning	No
Basement Finish		AC Type	
Basement Size		Special Improvements	No
Basement Sq Ft	0	Fire Alarm	No
Garage/Carport	Garage	Sprinklers	No
Garage Size	2 Car	Porch/Deck	None
Garage Type	Detached	Porch Sq Ft	140
Garage Exterior		Deck Sq Ft	0
Width	0	Concrete Sq Ft	0
Length	0	Farm Bldg Type	
Garage Sq Ft	400	Value	\$90,000.00
Pool		Driveway	Paved/Asphalt
Pool Size	0	Fence	0
Tennis Courts			
Building Number	2	Kitchens	0
Description	Barn w/16ft shed	Dining Rooms	0
Residence Type		Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	0	Total Rooms	0
Number of Stories	0	Living Sq Ft	0/0
Exterior		Fireplaces/Water	
Foundation		Supplemental Heat	
Construction Type	Wood Frame	Mobile Home Model	
Construction Quality		Mobile Home Manufacturer	
Building Condition		MH Skirt Foundation	
Roof Type		Heat	No
Roof Cover		Heat Source	
Roof Pitch		Heat Type	
Basement Type		Air Conditioning	No
Basement Finish		AC Type	
Basement Size	0	Special Improvements	No
Basement Sq Ft		Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Type		Porch/Deck	
Garage Exterior		Porch Sq Ft	0
Width	40	Deck Sq Ft	0
Length	60	Concrete Sq Ft	
Garage Sq Ft	0	Farm Bldg Type	
Pool		Value	General Barn
Pool Size	0	Driveway	\$8,560.00
Tennis Courts		Fence	Paved/Asphalt

COUNTY TAX INFORMATION

2/25/26, 9:34 AM

FARM 1

.00

Building Number	3	Kitchens	0
Description	Barn	Dining Rooms	0
Residence Type		Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	0	Total Rooms	0
Number of Stories	0	Living Sq Ft	0
Exterior		Fireplaces/Water	0.0
Foundation		Supplemental Heat	
Construction Type		Mobile Home Model	
Construction Quality		Mobile Home Manufacturer	
Building Condition		MH Skirt Foundation	
Roof Type		Heat	No
Roof Cover		Heat Source	
Roof Pitch		Heat Type	
Basement Type		Air Conditioning	No
Basement Finish		AC Type	
Basement Size		Special Improvements	No
Basement Sq Ft	0	Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Size		Porch/Deck	
Garage Type		Porch Sq Ft	0
Garage Exterior		Deck Sq Ft	0
Width	30	Concrete Sq Ft	0
Length	50	Farm Bldg Type	General Barn
Garage Sq Ft	0	Value	\$4,500.00
Pool	0	Driveway	Paved/Asphalt
Pool Size		Fence	0
Tennis Courts			

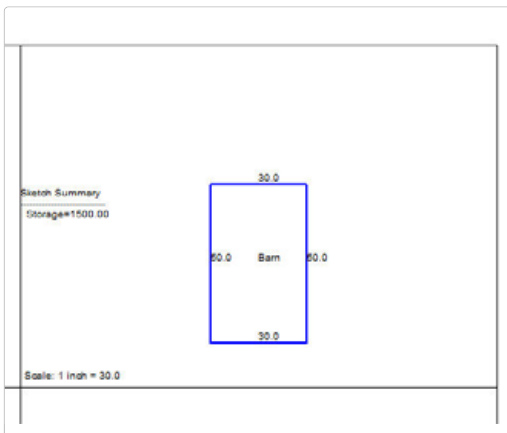
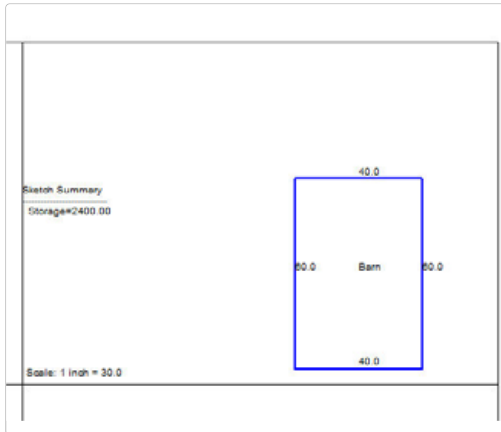
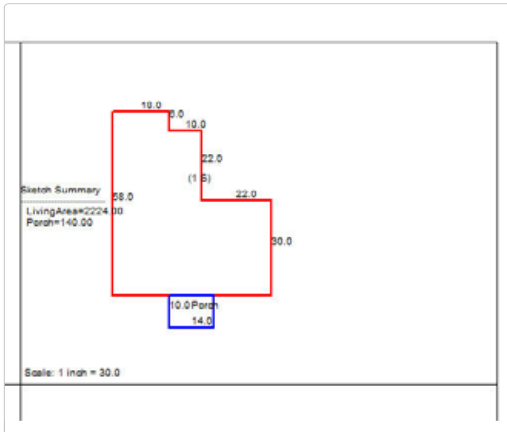
Sale Information

Sale Date	Sale Price	Sale Type	Book-Page	Grantee	Grantor
10/14/2022	\$2,250,000	Multiple Properties	285-411	COLEY FARMS FAMILY LIMITED	FRALEY JOHN G & JOANNE H TRUST
2/15/2013	\$0	Exempt Sale	249-479	FRALEY JOHN G & JOANNE H TRUST	FRALEY JOHN G & JOANNE H
10/14/1994	\$202,500	Arms-Length Transaction	180-607	FRALEY JOHN G & JOANNE H	LEE ELISABETH
12/18/1968	\$27,846		127-357	LEE ELISABETH	EVANS JACK

Photos



Sketches



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COUNTY TAX INFORMATION

2/25/26, 9:34 AM

FARM 1

1.00

Fleming County, KY PVA

Summary

Parcel Number 062-00-00-012.00
Account Number 28292
Location Address EVANS SISTERS RD 0
Description FARM 167.25AC
(Note: Not to be used on legal documents)
Class Farm
Tax District 00 County
Rate Per Thousand 9.7100

[View Map](#)

Owner

Primary Owner
COLEY FARMS FAMILY LIMITED
PARTNERSHIP
4545 HILLSBORO RD
HILLSBORO, KY 41049

Land Characteristics

Condition		Topography	Rolling
Plat Book/Page		Drainage	
Subdivision		Flood Hazard	None
Lot		Zoning	No
Block		Electric	No
Acres	167.25	Water	No
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0	Road	Secondary
Lot Sq Ft	0	Sidewalks	
Shape		Information Source	

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Land Value	\$80,400	\$80,400	\$80,400	\$68,800
+ Improvement Value	\$0	\$0	\$0	\$0
+ Ag Improvement Value	\$36,300	\$36,300	\$36,300	\$34,000
= Total Taxable Value	\$116,700	\$116,700	\$116,700	\$102,800
- Exemption Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$116,700	\$116,700	\$116,700	\$102,800
+ Land FCV	\$550,000	\$550,000	\$550,000	\$325,000
+ Improvement FCV	\$0	\$0	\$0	\$0
+ Ag Improvement FCV	\$0	\$0	\$0	\$0
= Total FCV	\$550,000	\$550,000	\$550,000	\$325,000
Exemption				
Farm Acres	167.25	167.25	167.25	167.25
Fire Protection Acres	49.00	49.00	49.00	49.00

Taxes

	2025	2024	2023	2022
Tax	\$1,134.40	\$1,149.56	\$1,170.57	\$1,029.23

When applicable, City taxes are not included in the calculated taxes as these taxes are billed separately. The Tax Estimator can be used to estimate the total amount owed.

Improvement Information

Building Number	1	Kitchens	0
Description	Barn	Dining Rooms	0
Residence Type		Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure		Total Rooms	0
Number of Stories	0	Living Sq Ft	0
Exterior		Fireplaces/Water	0/0
Foundation		Supplemental Heat	
Construction Type		Mobile Home Model	
Construction Quality		Mobile Home Manufacturer	
Building Condition		MH Skirt Foundation	
Roof Type		Heat	
Roof Cover		Heat Source	No
Roof Pitch		Heat Type	
Basement Type		Air Conditioning	No
Basement Finish		AC Type	
Basement Size	0	Special Improvements	No
Basement Sq Ft		Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Size		Porch/Deck	
Garage Type		Porch Sq Ft	0
Garage Exterior		Deck Sq Ft	0
Width	40	Concrete Sq Ft	0
Length	50	Farm Bldg Type	
Garage Sq Ft	0	Value	\$9,000.00
Pool		Driveway	Gravel
Pool Size	0	Fence	0
Tennis Courts			

Building Number	2	Kitchens	0
Description	Barn	Dining Rooms	0
Residence Type		Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure		Total Rooms	0
Number of Stories	0	Living Sq Ft	0
Exterior		Fireplaces/Water	0/0
Foundation		Supplemental Heat	
Construction Type		Mobile Home Model	
Construction Quality		Mobile Home Manufacturer	
Building Condition		MH Skirt Foundation	
Roof Type		Heat	
Roof Cover		Heat Source	No
Roof Pitch		Heat Type	
Basement Type		Air Conditioning	No
Basement Finish		AC Type	
Basement Size	0	Special Improvements	No
Basement Sq Ft		Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Size		Porch/Deck	
Garage Type		Porch Sq Ft	0
Garage Exterior		Deck Sq Ft	0
Width	50	Concrete Sq Ft	0
Length	75	Farm Bldg Type	
Garage Sq Ft	0	Value	\$11,250.00
Pool		Driveway	Gravel
Pool Size	0	Fence	0
Tennis Courts			

Sale Information

Sale Date	Sale Price	Sale Type	Book-Page	Grantee	Grantor
10/14/2022	\$2,250,000	Multiple Properties	285-411	COLEY FARMS FAMILY LIMITED	FRALEY JOHN G & JOANNE H TRUST
2/15/2013	\$0	Exempt Sale	249-479	FRALEY JOHN G & JOANNE H TRUST	FRALEY JOHN G & JOANNE H
5/01/1983	\$132,000		156-202	FRALEY JOHN G & JOANNE H	DREXEL CONLEY
5/01/1983	\$132,000		217-522	DREXEL CONLEY	CONLEY DREXEL

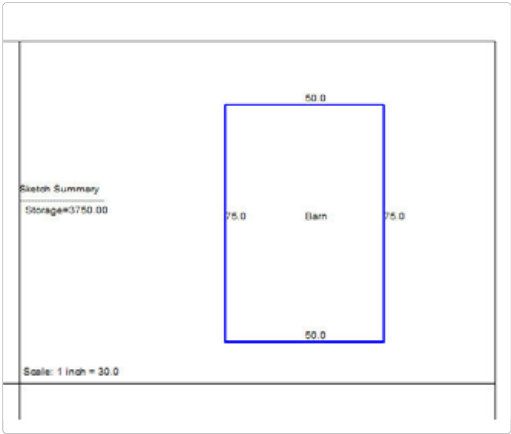
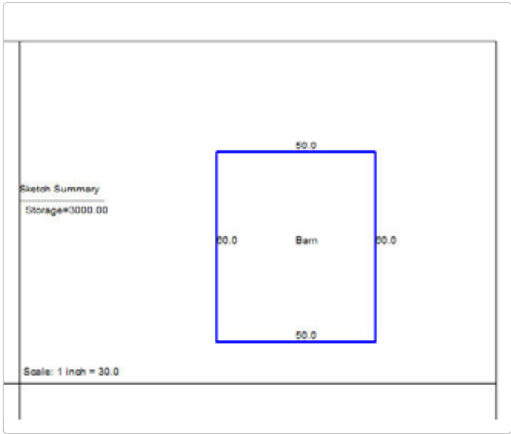
Sketches

COUNTY TAX INFORMATION

2/25/26, 9:34 AM

FARM 1

0.00



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COUNTY TAX INFORMATION

2/25/26, 9:34 AM

FARM 1

\$0.00

Fleming County, KY PVA

Summary

Parcel Number 062-00-00-018.00
Account Number 28292
Location Address HILLSBORO RD 4539
Description FARM 183.66AC W/HOUSE
(Note: Not to be used on legal documents)
Class Farm
Tax District 00 County
Rate Per Thousand 9.7100

[View Map](#)



Owner

Primary Owner
COLEY FARMER FAMILY LIMITED
PARTNERSHIP
4545 HILLSBORO RD
HILLSBORO, KY 41049

Land Characteristics

Condition		Topography	Rolling
Plat Book/Page		Drainage	
Subdivision		Flood Hazard	None
Lot		Zoning	
Block		Electric	No
Acres	183.66	Water	No
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0	Road	2 Lane
Lot Sq Ft	0	Sidewalks	Yes
Shape	0	Information Source	

Valuation

	2025 Certified	2024 Certified	2023 Certified	2022 Certified
+ Land Value	\$106,800	\$106,800	\$106,800	\$90,600
+ Improvement Value	\$65,000	\$65,000	\$150,000	\$48,500
+ Ag Improvement Value	\$81,100	\$81,100	\$81,100	\$60,000
= Total Taxable Value	\$252,900	\$252,900	\$337,900	\$199,100
- Exemption Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$252,900	\$252,900	\$337,900	\$199,100
+ Land FCV	\$1,000,000	\$1,000,000	\$1,000,000	\$365,000
+ Improvement FCV	\$0	\$0	\$0	\$0
+ Ag Improvement FCV	\$0	\$0	\$0	\$0
= Total FCV	\$1,000,000	\$1,000,000	\$1,000,000	\$365,000
Exemption				
Farm Acres	183.66	183.66	183.66	183.66
Fire Protection Acres	0.00	0.00	0.00	0.00

Taxes

	2025	2024	2023	2022
Tax	\$2,455.66	\$2,488.53	\$3,385.76	\$1,991.02

When applicable, City taxes are not included in the calculated taxes as these taxes are billed separately. The Tax Estimator can be used to estimate the total amount owed.

Improvement Information

Building Number	1	Kitchens	1
Description	House	Dining Rooms	0
Residence Type	Single Family	Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	5
Year Built	0	Full Baths	1
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	1 1/2 Story	Total Rooms	0
Number of Stories	0	Living Sq Ft	1,736
Exterior	Masonite	Fireplace/Water	0/0
Foundation	Brick/Stone	Supplemental Heat	
Construction Type	Average/Standard	Mobile Home Model	
Building Condition		Mobile Home Manufacturer	
Roof Type	Gable	MH Skirt Foundation	
Roof Cover	Comp.Shingles	Heat	Yes
Roof Pitch		Heat Source	
Basement Type	None	Heat Type	Radiant/Wall
Basement Finish		Air Conditioning	No
Basement Size		AC/Type	None
Basement Sq Ft	0	Special Improvements	No
Garage/Carport		Fire Alarm	No
Garage Size		Sprinklers	No
Garage Type	None	Porch/Deck	None
Garage Exterior		Porch Sq Ft	216
Width	0	Deck Sq Ft	0
Length	0	Concrete Sq Ft	0
Garage Sq Ft	0	Farm Bldg Type	\$65,000.00
Pool		Value	Gravel
Pool Size	0	Driveway	0
Tennis Courts		Fence	

Building Number	2	Kitchens	0
Description	Barn w/16Shed	Dining Rooms	0
Residence Type		Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	0	Total Rooms	0
Number of Stories	0	Living Sq Ft	0/0
Exterior		Fireplace/Water	
Foundation		Supplemental Heat	
Construction Type	Wood Frame	Mobile Home Model	
Building Condition		Mobile Home Manufacturer	
Roof Type		MH Skirt Foundation	
Roof Cover		Heat	No
Roof Pitch		Heat Source	
Basement Type		Heat Type	
Basement Finish		Air Conditioning	No
Basement Size	0	AC/Type	No
Basement Sq Ft		Special Improvements	No
Garage/Carport		Fire Alarm	No
Garage Type		Sprinklers	No
Garage Exterior		Porch/Deck	0
Width	40	Porch Sq Ft	0
Length	95	Deck Sq Ft	0
Garage Sq Ft	0	Concrete Sq Ft	0
Pool	0	Farm Bldg Type	General Barn
Pool Size	0	Value	\$4,400.00
Tennis Courts		Driveway	Gravel
		Fence	0

COUNTY TAX INFORMATION

2/25/26, 9:34 AM

FARM 1

0.00

Building Number	3	Kitchens	0
Description	Barn	Dining Rooms	0
Residence Type		Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	0	Total Rooms	0
Number of Stories	0	Living Sq Ft	0
Exterior		Fireplace/Water	0/0
Foundation		Supplemental Heat	
Construction Type		Mobile Home Model	
Construction Quality		Mobile Home Manufacturer	
Building Condition		MHI Skirt Foundation	
Roof Type		Heat	No
Roof Cover		Heat Source	
Roof Pitch		Heat Type	
Basement Type		Air Conditioning	No
Basement Finish		AC/Type	
Basement Size		Special Improvements	No
Basement Sq Ft	0	Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Size		Porch/Deck	
Garage Type		Porch Sq Ft	0
Garage Exterior		Deck Sq Ft	0
Width	60	Concrete Sq Ft	0
Length	180	Farm Bldg Type	
Garage Sq Ft	0	Value	\$22,400.00
Pool	0	Driveway	Gravel
Pool Size		Fence	0
Tennis Courts			

Building Number	4	Kitchens	0
Description	Barn w/12ft shed	Dining Rooms	0
Residence Type		Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure	0	Total Rooms	0
Number of Stories	0	Living Sq Ft	0
Exterior		Fireplace/Water	0/0
Foundation		Supplemental Heat	
Construction Type		Mobile Home Model	
Construction Quality		Mobile Home Manufacturer	
Building Condition		MHI Skirt Foundation	
Roof Type		Heat	No
Roof Cover		Heat Source	
Roof Pitch		Heat Type	
Basement Type		Air Conditioning	No
Basement Finish		AC/Type	
Basement Size		Special Improvements	No
Basement Sq Ft	0	Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Size		Porch/Deck	
Garage Type		Porch Sq Ft	0
Garage Exterior		Deck Sq Ft	0
Width	75	Concrete Sq Ft	0
Length	100	Farm Bldg Type	
Garage Sq Ft	0	Value	\$22,940.00
Pool	0	Driveway	Gravel
Pool Size		Fence	0
Tennis Courts			

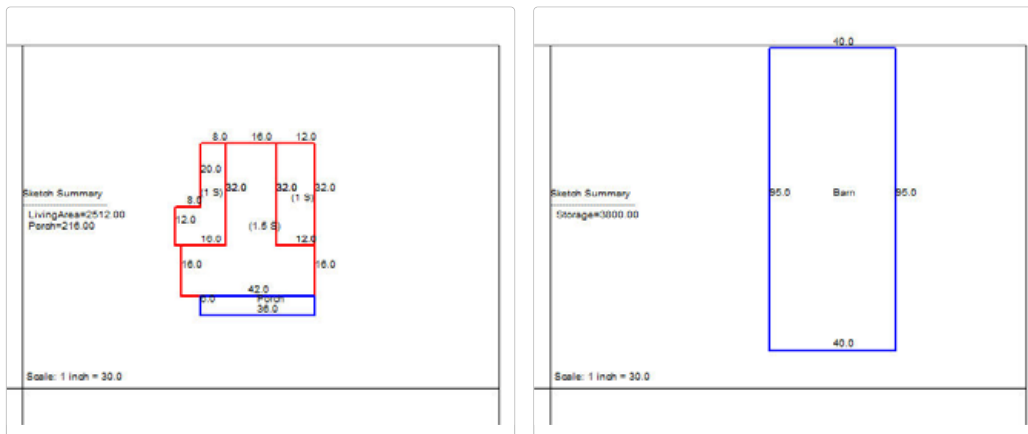
Sale Information

Sale Date	Sale Price	Sale Type	Book Page	Grantee	Grantor
10/14/2022	\$2,250,000	Multiple Properties	285-411	COLEY FARMS FAMILY LIMITED	FRALEY JOHN G & JOANNE H TRUST
1/15/2013	\$0	Exempt Sale	249-479	FRALEY JOHN G & JOANNE H TRUST	FRALEY JOHN G & JOANNE H TRUST
8/27/1984	\$0	Close Relative Sale	WBV-347	FRALEY JOHN G & JOANNE H TRUST	FRALEY GLENNIS
11/7/1974	\$10,000		138-375	FRALEY JOHN G & JOANNE H	MARION CRAWFORD (7 AC)
10/4/1974	\$10,500		138-377	MARION CRAWFORD	VERDINE JAMES (1.66 AC)
5/2/1967	\$68,000		125-179	FRALEY GLENNIS	CORNELIUS TURNER

Photos



Sketches

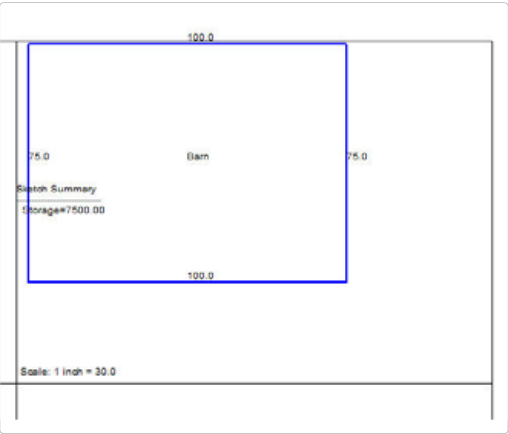
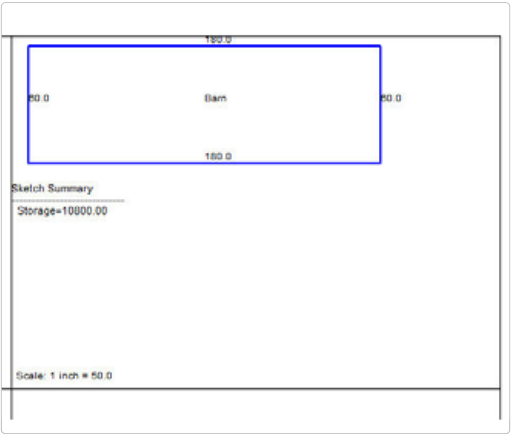


COUNTY TAX INFORMATION

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FARM 1

0.00



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COUNTY TAX INFORMATION

2/25/26, 9:37 AM

FARM 2

03

Bath County, KY PVA

Summary

Parcel Number 019-00-00-001.03
Account Number 46392
Location Address 4665 N LITTLE FLAT LEDFORD RD
Description 396.76 AC FARM & 5MMH/W ADDITION
(Note: Not to be used on legal documents)
Class FARM(20)
Tax District 00 Bath County
Rate Per Thousand 1.278

[View Map](#)

MAPS are to be used for IDENTIFICATION only and NOT for CONVEYANCE.

Ownership

COLEY FARMS FAMILY LIMITED PARTNERSHIP COLEY JOHN D
4545 HILLSBORO RD
HILLSBORO, KY 41049

Land Characteristics

[Click here](#) for more information regarding the Flood Zone in Bath County

Condition Fair
Plat Book/Page
Subdivision
Lot
Block
Acres 380.10
Front 0
Depth 0
Lot Size 0x0
Lot Sq Ft 16357199
Shape None

Topography
Drainage
Flood Hazard
Zoning
Electric
Water
Gas
Sewer
Road
Sidewalks
Information Source

Not Used
None
Slight
No Zoning
No
Yes
No
No
Secondary
No

Tax Roll Information

	Working Value	Certified Value
+ Land Value	\$0	\$150,959
+ Improvement Value	\$0	\$35,000
= Total Taxable Value	\$0	\$185,959
- Exemption Value	\$0	\$0
= Net Taxable Value	\$0	\$185,959
+ Land FCV	\$0	\$1,000,000
+ Improvement FCV	\$0	\$35,000
= Total FCV	\$0	\$1,035,000
Exemption	Homestead: No	Homestead: No

Improvement Information

Building Number 1
Description BARNS
Residence Type None
Comm Type
Mobile Home Type
Year Built 0
Effective Age 0
Ave. Wall Height 0
Structure None
Number of Stories 0
Exterior None
Foundation None
Construction Type None
Construction Quality Average/Standard
Building Condition Good/Average
Roof Type RV-None
Roof Cover RP-None
Roof Pitch RP-None
Basement Type BT-None
Basement Finish None
Basement Size BS-None
Garage/Carport
Garage Size
Garage Type
Garage Exterior
Width 0
Length 0
Garage Sq Ft 0
Pool
Pool Size 0
Tennis Courts

Kitchens 0
Dining Rooms 0
Living Rooms 0
Family Rooms 0
Bedrooms 0
Full Baths 0
Half Baths 0
Other Rooms 0
Total Rooms 0
Living Sq Ft 0
Basement Sq Ft 0
Fireplaces 0
Water N
Supplemental Heat None
Mobile Home Model
Mobile Home Manufacturer
MH Skin Foundation
Heat N
Heat Source None
Heat Type None
Air Conditioning N
AC Type None
Special Improvements Y
Fire Alarm N
Sprinklers N
Porch/Deck
Porch Sq Ft 0
Deck Sq Ft 0
Concrete Sq Ft 0
Farm Bldg Type General Barn
Value \$25,000.00
Driveway Gravel
Fence 0
Building Notes: 9-9-2025 NO VALUE ENTERED IN ASSESSMENT IN 2025 - NOT FLAGGED FOR 2025 - CORRECTED TODAY JJW

Sales

Sale Date	Sale Price	Deed Book	Deed Page	Grantee	Grantor
1/5/2024	\$1,000,000	262	617	COLEY FARMS FAMILY LIMITED PARTNERSHIP	OVINGTON ROBERT DAREN

Recent Sales In Area

Sale date range:

From: 02/25/2023 To: 02/25/2026

[Sales by Area](#)

Distance: 1500 Units: Feet Search Sales by Distance

No data available for the following modules: Photos, Sketches.

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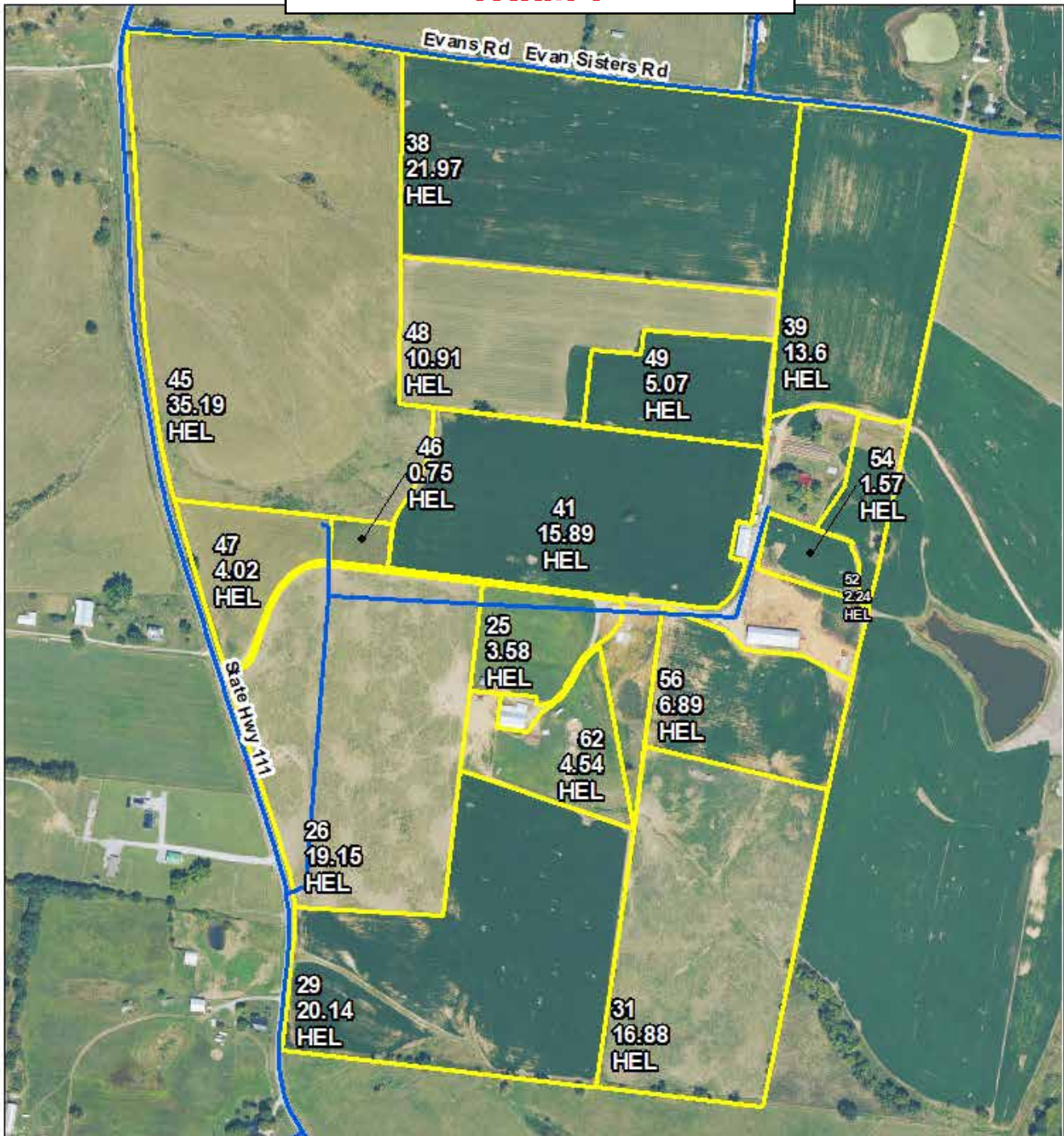
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FSA INFORMATION

FSA INFORMATION

FARM 1



United States Department of Agriculture
Farm Service Agency

Farm: 3162
Tract: 1242

Fleming County, KY

1:5,743

February 11, 2025



Legend

National Wetland SDE wetlands
Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

street100k 1 ky069

GIS KY_ade.dwg 2 ky069

NA IP/KY_PRODUCTION_4B_2024

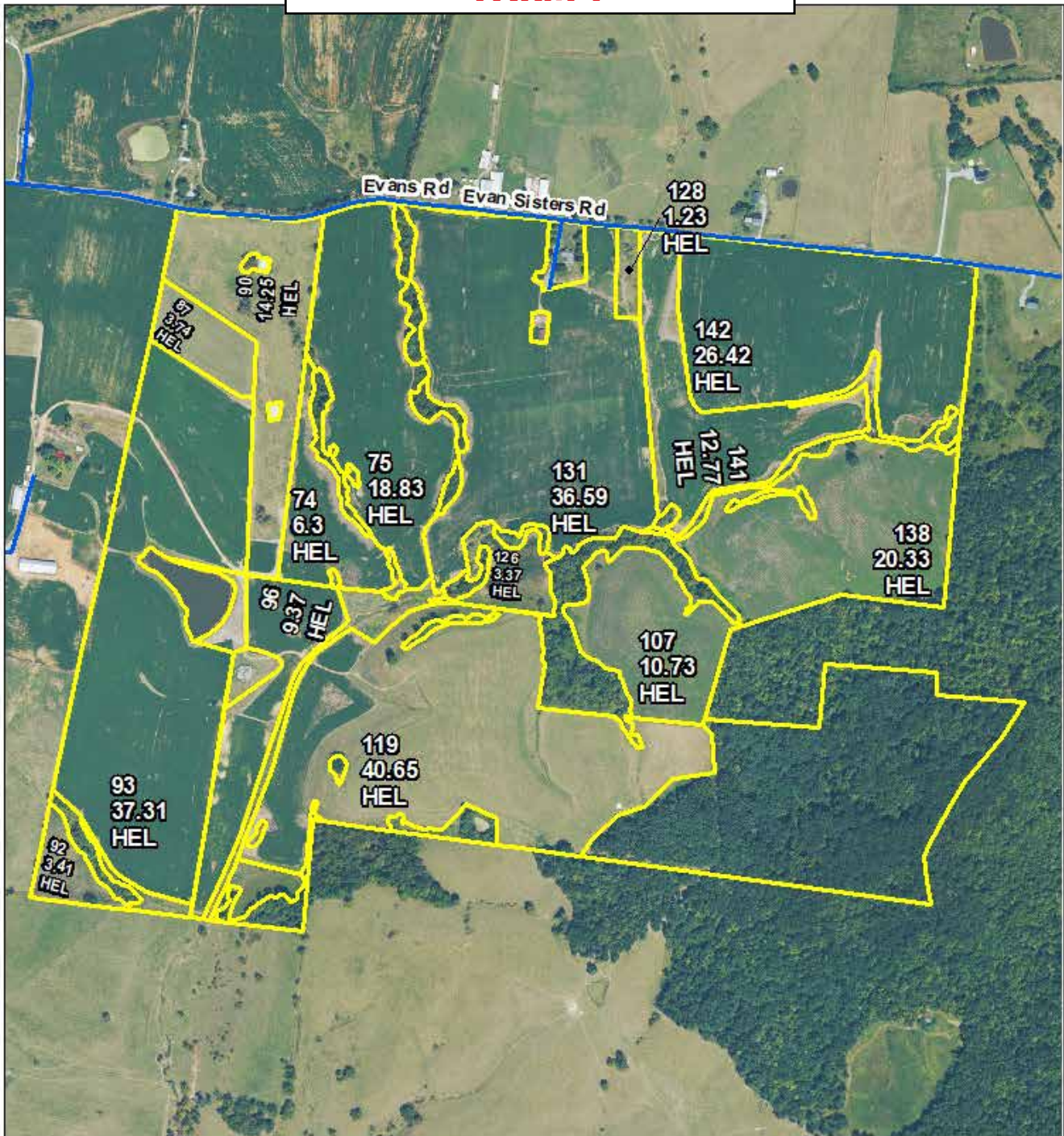
RGB

- Red: Band 1
- Green: Band 2
- Blue: Band 3

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. This map is for FSA program purposes only.

FSA INFORMATION

FARM 1



United States Department of Agriculture
Farm Service Agency

Farm: 3162
Tract: 5744

Fleming County, KY

1:8,147

February 11, 2025



Legend

National Wetland SDE wetlands
Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

street100k 1 ky069

GIS KY.sde.dbf 2 ky069

NAIP_KY_PRODUCTION_4B_2024

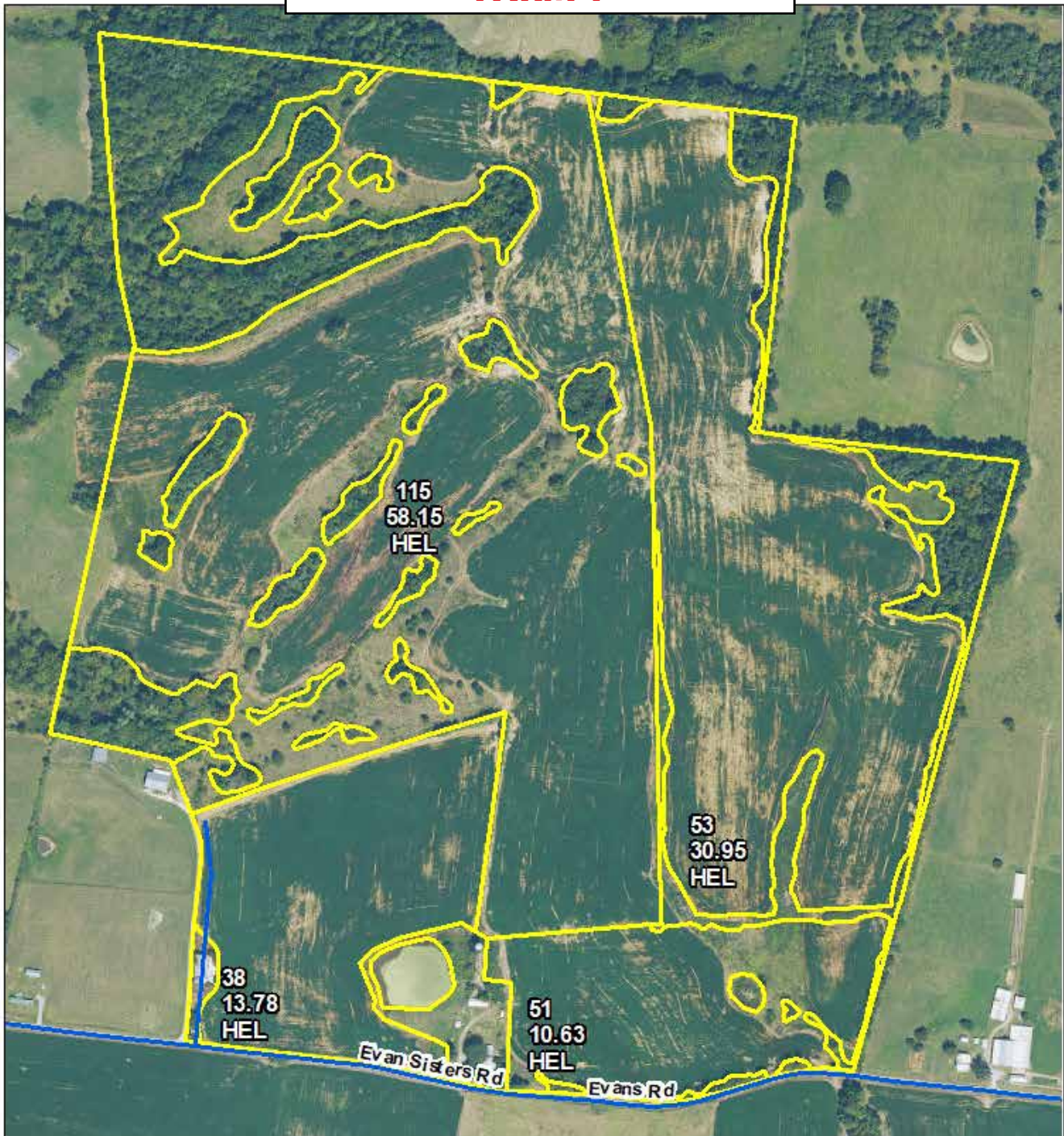
RGB

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- Blue: Band 3

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FSA INFORMATION

FARM 1



United States Department of Agriculture
Farm Service Agency

Farm: 6790
Tract: 5648

Fleming County, KY

1:4,684

February 11, 2025



Legend

National Wetland SDE wetlands
Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

street100k 1 ky069

GIS KY.sde.db 2 ky069

NAIP/KY_PRODUCTION_4B_2024

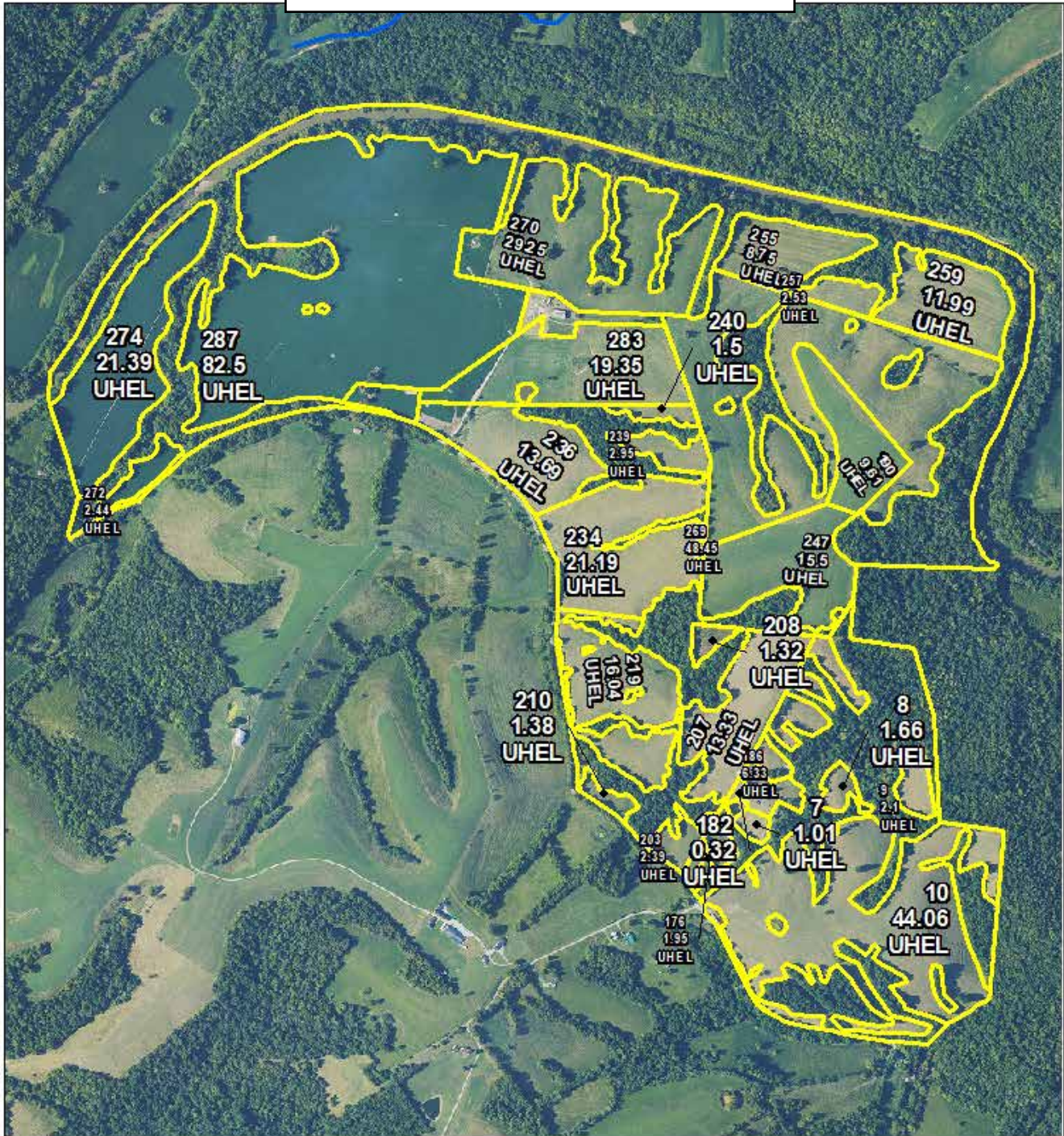
RGB

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- Green: Band 2
- Blue: Band 3

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FSA INFORMATION

FARM 2



United States Department of Agriculture
Farm Service Agency

Farm: 7168
Tract: 5898

Fleming County, KY

1:11,916

January 27, 2026



Legend

National Wetland SDE wetlands
Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- street100k | ky069
- GIS KY.sde.dbf | ky069
- ortho_1-1_hm_s_ky069_2024_1.sid
- RGB
- Red: Band 1
- Green: Band 2
- Blue: Band 3

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