

Western Kentucky Land Auction

Tuesday, September 22 · 6pm (GDT)



1,879[±] Acres

Offered in 19 Individual Tracts

- Tracts from 4[±] Acres to 300[±] Acres
- 435.9 Cropland Acres (Per FSA)
- Excellent Hunting & Recreation
- Potential Timber Investment
- 45 Miles South of Owensboro



Tract 1

INFORMATION BOOKLET



ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 · www.SchraderAuction.com

HERRON
Auction & Realty

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: Roman Catholic Diocese of Owensboro



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 19 individual tracts, any combination of tracts and as a total 1,879± 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 4% 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: After the Auction and prior to closing, Seller shall furnish at Seller's expense an updated attorney's title opinion confirming that Seller is able to convey fee simple title to the Purchase Tracts free and clear of any material encumbrance that does not constitute a Permitted Exception, and subject to standard requirements, conditions, and exceptions. If Buyer and/or Buyer's lender elect(s) to purchase title insurance, the cost of issuing the owner's and/or lender's title insurance policy shall be charged to Buyer.

DEED: Seller shall provide Special Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Buyer shall have possession of the Purchase Tracts effective as of the completion of closing; *provided, however*, possession of the farm land will be delivered subject to the rights of the farm tenant for the remainder of the 2020 crop year. Seller will retain all rights with respect to the 2020 farm rent. Buyer may elect to have immediate access to the Purchase Tracts for hunting privileges prior to closing. Call Auction Company for details.

REAL ESTATE TAXES: Real estate taxes assessed against and attributable to the Purchased Tracts 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: A new survey will be obtained after the auction (to the extent not completed before the auction) for each closing. One-half of the survey costs (as allocated between the respective closings) will be charged to the respective Buyer(s) at each closing.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and were not taken on the auction property.

AGENCY: Schradler 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.**

SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.
260-244-7606 • 1-800-451-2709 • www.schraderauction.com
e-mail: auctions@schraderauction.com

Auction Managers: Brad Horrall #253400 Kevin Herron #253285

BOOKLET INDEX

**BIDDER PRE-REGISTRATION
ONLINE BIDDING REGISTRATION FORM
LOCATION MAP
AERIAL MAP & TRACT DETAILS
SOIL MAPS
TOPOGRAPHY MAPS
PROPERTY TAX INFORMATION
FSA INFORMATION
PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, SEPTEMBER 22, 2020

1879 ACRES – MADISONVILLE, 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 Tuesday, September 15,
2020.

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
1879± Acres • Hamilton County, Kentucky
Tuesday, September 22, 2020

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 Tuesday, September 22, 2020 at 6:00 PM.
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

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, Tuesday, September 15, 2020**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

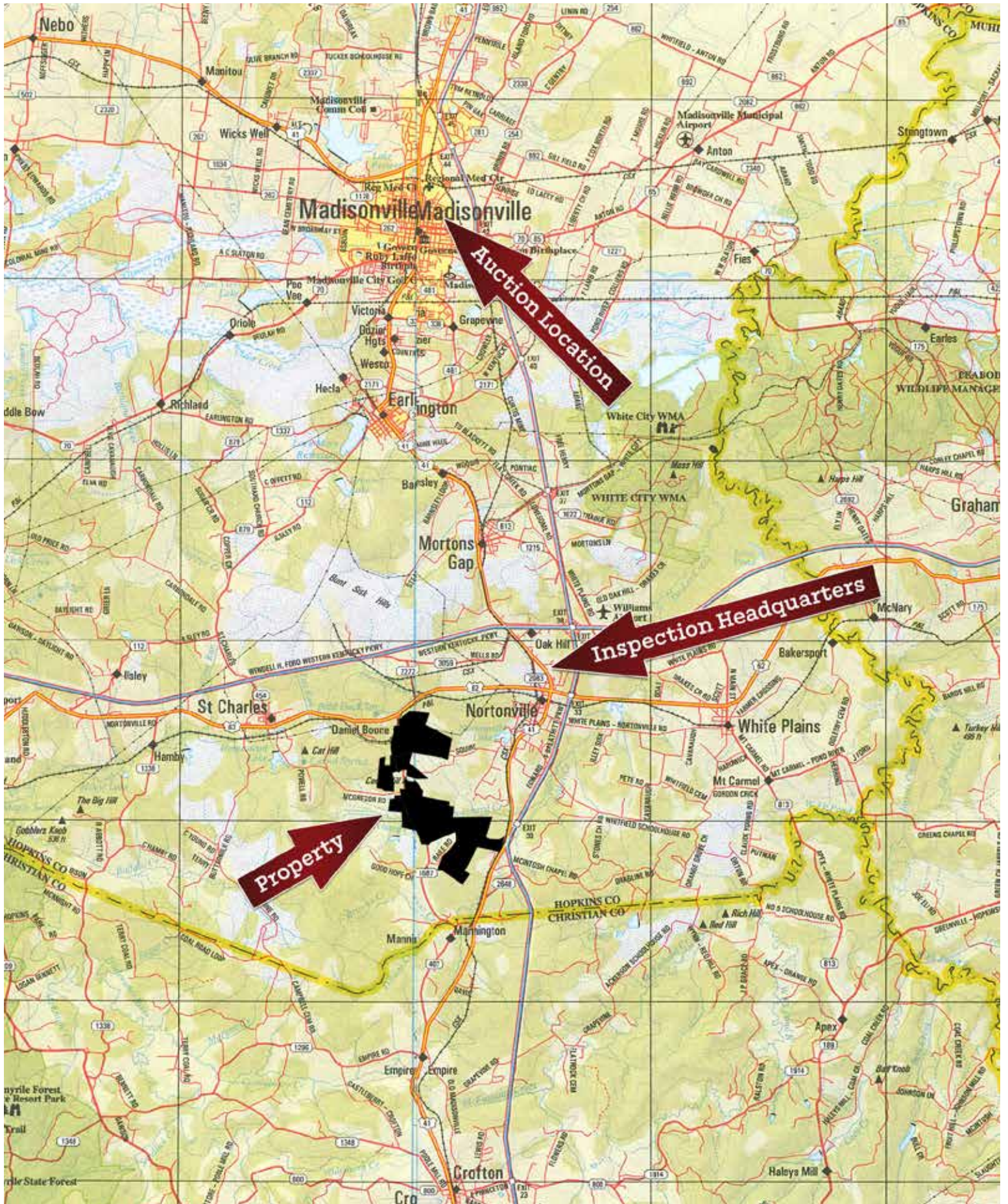
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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.

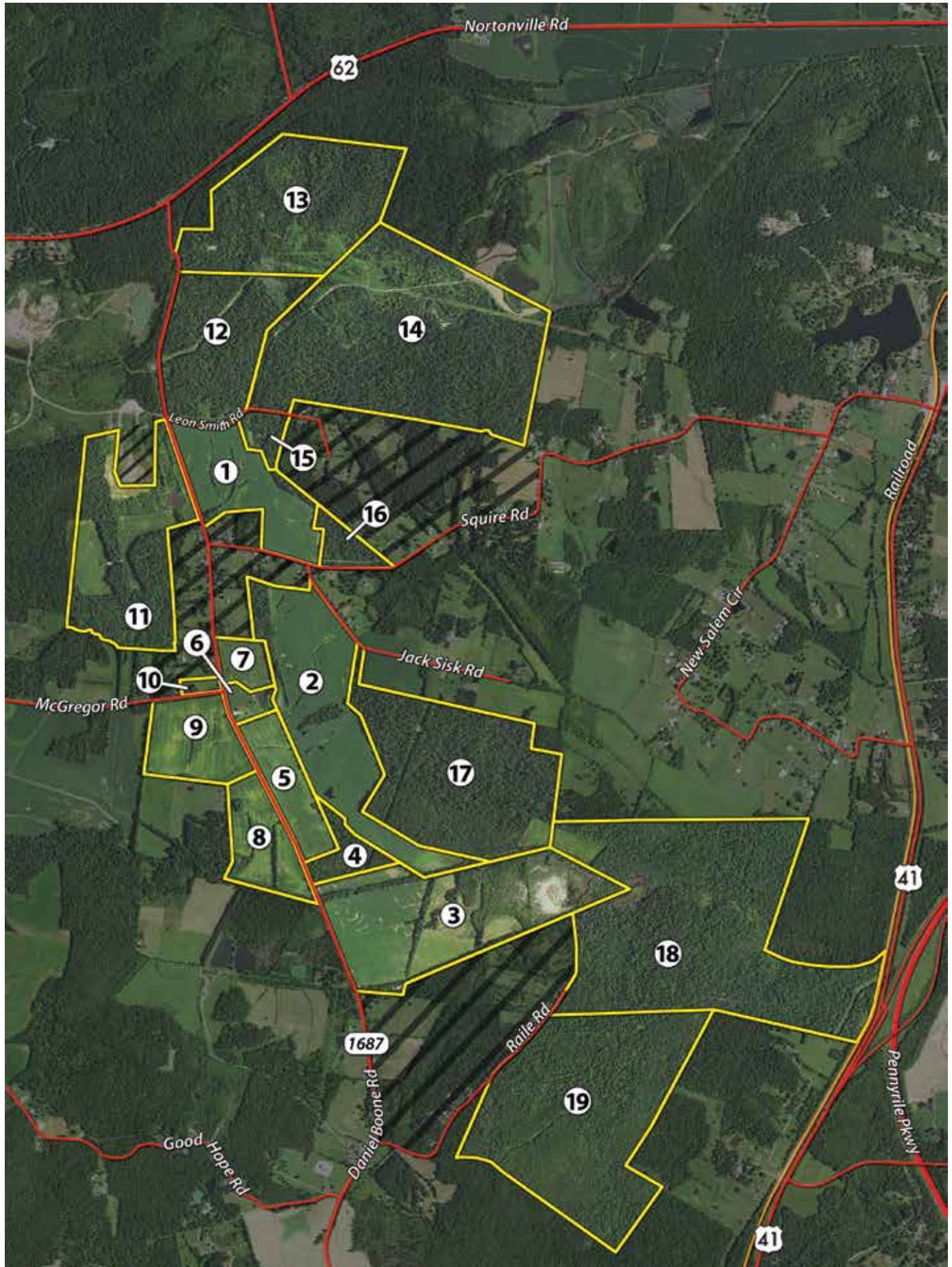
LOCATION MAP

LOCATION MAP



AERIAL & TRACT DETAILS

AERIAL & TRACT DETAILS



AERIAL & TRACT DETAILS

TRACT	ACREAGE	TILLABLE	WOODLAND
1	70±	X	
2	132±	X	
3	157±	X	X
4	19±	X	X
5	40±	X	
6	10±	X	
7	16±	X	
8	43±	X	
9	48±	X	
10	4±	X	X
11	126±	X	X
12	100±		X
13	140±		X
14	260±		X
15	12±		X
16	15±		X
17	168±		X
18	300±		X
19	219±		X

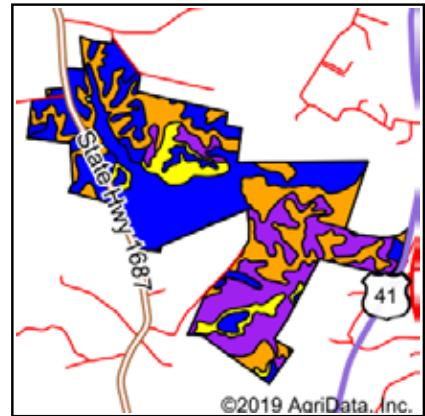
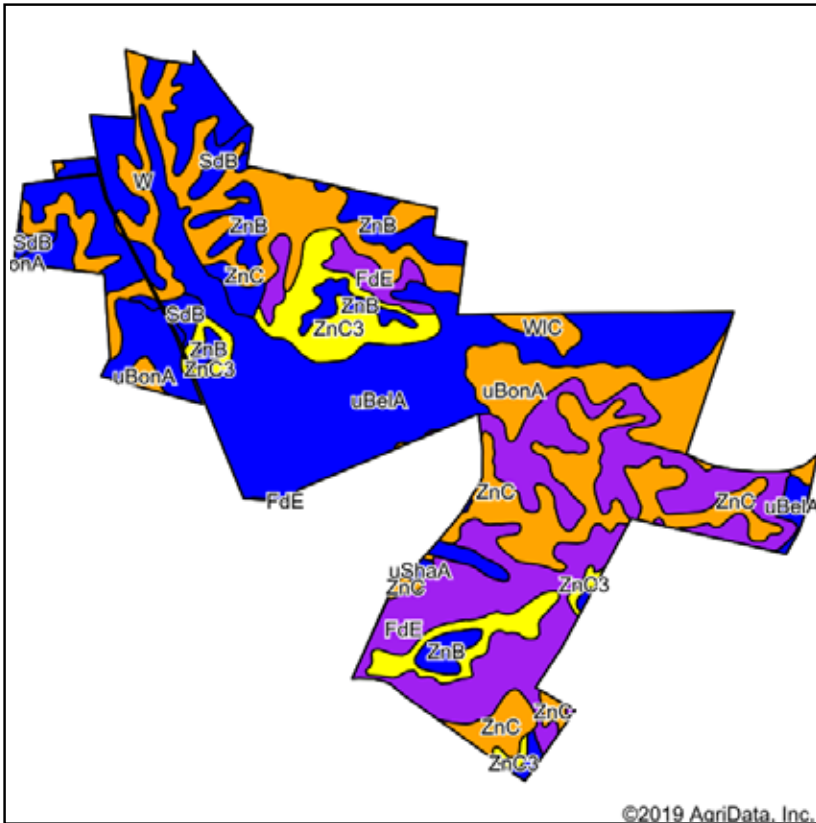
TRACT 12



SOIL MAPS

SOIL MAPS

Surety Soils Map - Southern Tracts



State: **Kentucky**
 County: **Hopkins**
 Location: **37° 9' 13.81, -87° 29' 12.21**
 Township: **Nortonville**
 Acres: **1152.73**
 Date: **2/20/2020**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



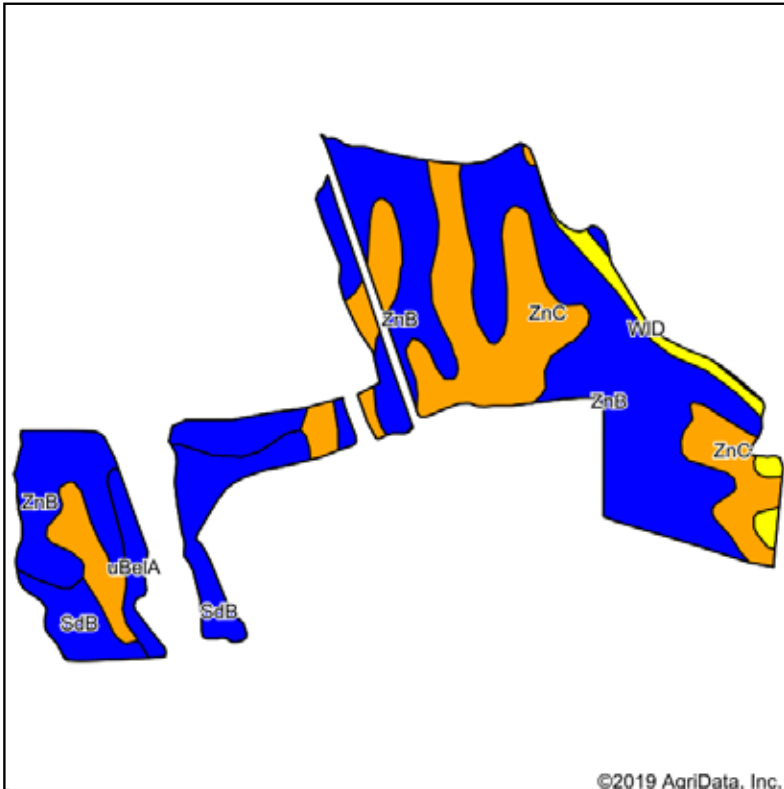
Soils data provided by USDA and NRCS.

Area Symbol: KY107, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Burley tobacco	Corn	Fire cured tobacco	Grass legume hay	Pasture	Soybeans	Winter wheat
uBelA	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	310.42	26.9%		IIw			166		5.2	9.5	62	60
FdE	Frondorf-Lenberg silt loams, 12 to 30 percent slopes	248.53	21.6%		Vle						4.7		
ZnC	Zanesville silt loam, 6 to 12 percent slopes	243.11	21.1%		IIIe		2880	123	3200	5.5	9.5	49	64
ZnB	Zanesville silt loam, 2 to 6 percent slopes	149.96	13.0%		Ile		3240	131		5.5	9.5	52	64
ZnC3	Zanesville silt loam, 6 to 12 percent slopes, severely eroded	87.71	7.6%		IVe		2340	105	2600	4.4	7.4	42	52
uBonA	Bonnie silt loam, 0 to 2 percent slopes, occasionally flooded	71.57	6.2%		IIIw			123		4.7	8.4	55	
SdB	Sadler silt loam, 2 to 6 percent slopes	20.69	1.8%		Ile		2880	123	3200	4.7	8.9	46	60
WIC	Wellston silt loam, 6 to 12 percent slopes	10.18	0.9%		IIIe	6.5	3060	140	3400	5.5	8.4	52	64
uRobA	Robbs silt loam, 0 to 2 percent slopes	7.93	0.7%		IIw		2520	123		4.7	8.4	52	52
uShaA	Sharon silt loam, 0 to 2 percent slopes, occasionally flooded	1.91	0.2%		IIw	5.5		158		5.5	10.5	59	72
W	Water	0.72	0.1%										
Weighted Average						0.1	1303	107.9	960.2	4.1	8.2	42.1	44.1

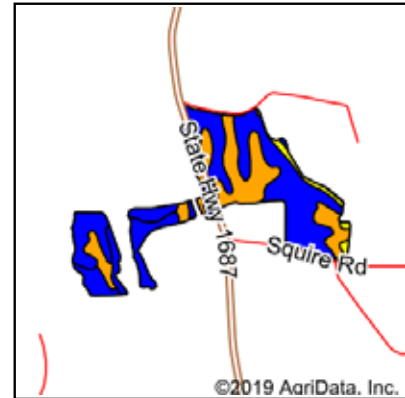
Soils data provided by USDA and NRCS.

SOIL MAPS

Tillable Soils Map - Northern Tracts



Soils data provided by USDA and NRCS.



State: **Kentucky**
 County: **Hopkins**
 Location: **37° 10' 40.16, -87° 29' 56.35**
 Township: **Nortonville**
 Acres: **94.23**
 Date: **2/20/2020**

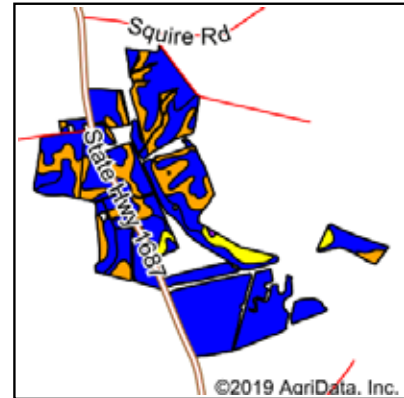
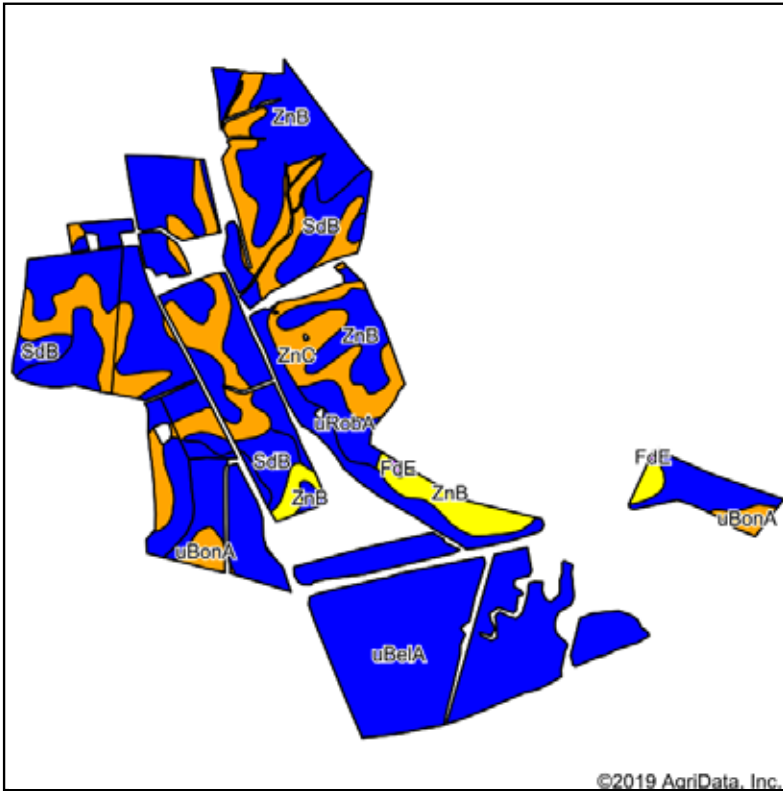


Area Symbol: KY107, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Burley tobacco	Corn	Fire cured tobacco	Grass legume hay	Pasture	Soybeans	Winter wheat
ZnB	Zanesville silt loam, 2 to 6 percent slopes	50.36	53.4%		Ile		3240	131		5.5	9.5	52	64
ZnC	Zanesville silt loam, 6 to 12 percent slopes	27.71	29.4%		IIle		2880	123	3200	5.5	9.5	49	64
SdB	Sadler silt loam, 2 to 6 percent slopes	9.69	10.3%		Ile		2880	123	3200	4.7	8.9	46	60
WID	Wellston silt loam, 12 to 20 percent slopes	3.29	3.5%		IVe	6.2		123		5.2	8.4	46	64
uBeIA	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	3.18	3.4%		IIlw			166		5.2	9.5	62	60
Weighted Average						0.2	2874.7	128.7	1270.1	5.4	9.4	50.6	63.5

Soils data provided by USDA and NRCS.

SOIL MAPS

Tillable Soils Map - Southern Tracts



State: **Kentucky**
 County: **Hopkins**
 Location: **37° 9' 13.81, -87° 29' 12.21**
 Township: **Nortonville**
 Acres: **354.38**
 Date: **2/20/2020**











Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: KY107, Soil Area Version: 18												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Burley tobacco	Corn	Fire cured tobacco	Grass legume hay	Pasture	Soybeans	Winter wheat
uBelA	Belknap silt loam, 0 to 2 percent slopes, occasionally flooded	153.33	43.3%		IIw		166		5.2	9.5	62	60
ZnB	Zanesville silt loam, 2 to 6 percent slopes	87.63	24.7%		Ile	3240	131		5.5	9.5	52	64
ZnC	Zanesville silt loam, 6 to 12 percent slopes	67.45	19.0%		IIIe	2880	123	3200	5.5	9.5	49	64
SdB	Sadler silt loam, 2 to 6 percent slopes	19.37	5.5%		Ile	2880	123	3200	4.7	8.9	46	60
ZnC3	Zanesville silt loam, 6 to 12 percent slopes, severely eroded	13.81	3.9%		IVe	2340	105	2600	4.4	7.4	42	52
uRobA	Robbs silt loam, 0 to 2 percent slopes	6.56	1.9%		IIw	2520	123		4.7	8.4	52	52
uBonA	Bonnie silt loam, 0 to 2 percent slopes, occasionally flooded	5.75	1.6%		IIIw		123		4.7	8.4	55	
FdE	Fronsdorf-Lenberg silt loams, 12 to 30 percent slopes	0.48	0.1%		Vle					4.7		
Weighted Average						1644.6	142.7	885.3	5.2	9.3	55	60.2

Soils data provided by USDA and NRCS.

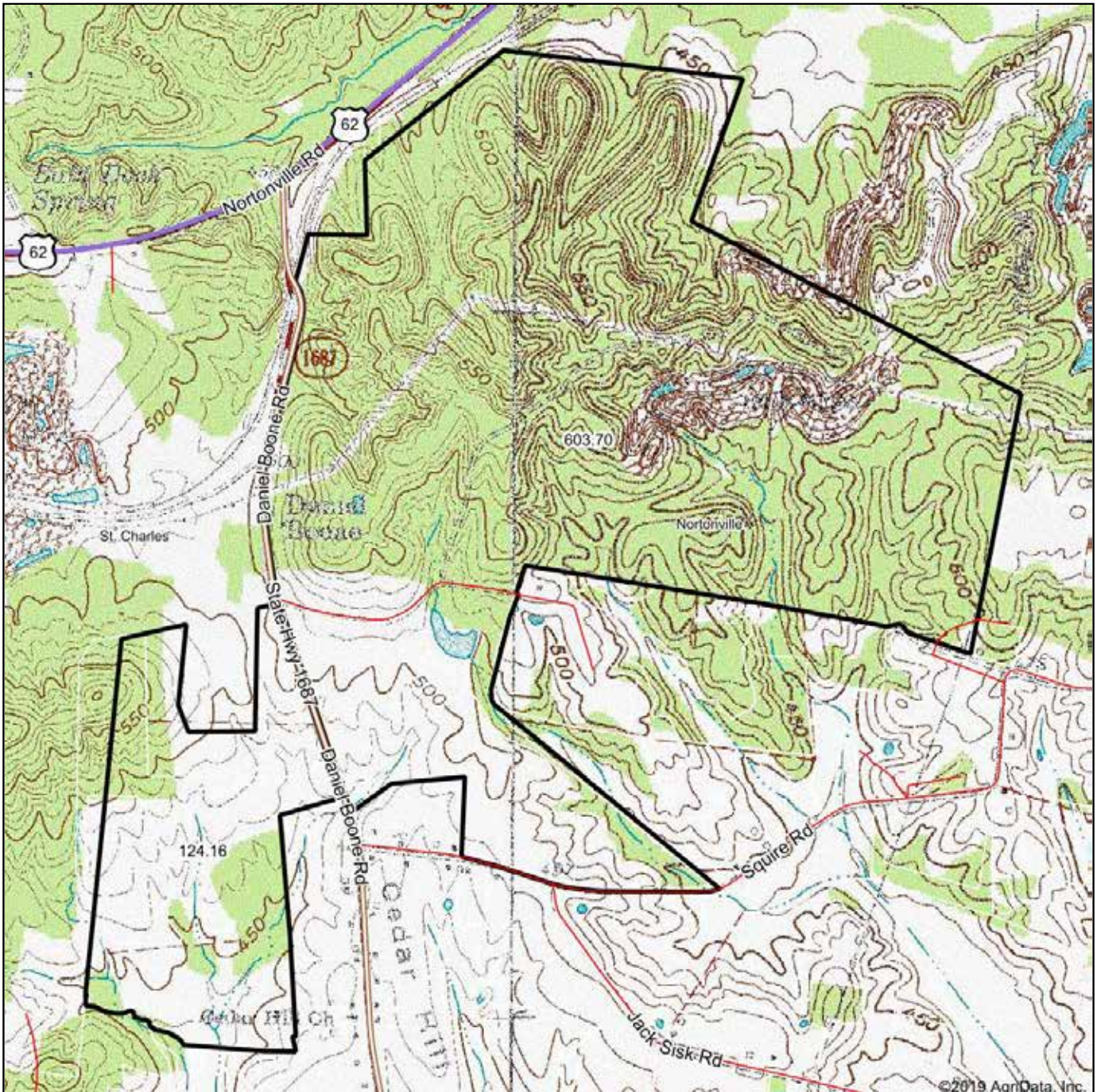
TRACTS 12 & 13



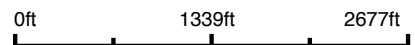
TOPOGRAPHY MAPS

TOPOGRAPHY MAPS

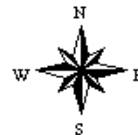
Topography Map - Northern Tracts



map center: 37° 10' 40.16, -87° 29' 56.35



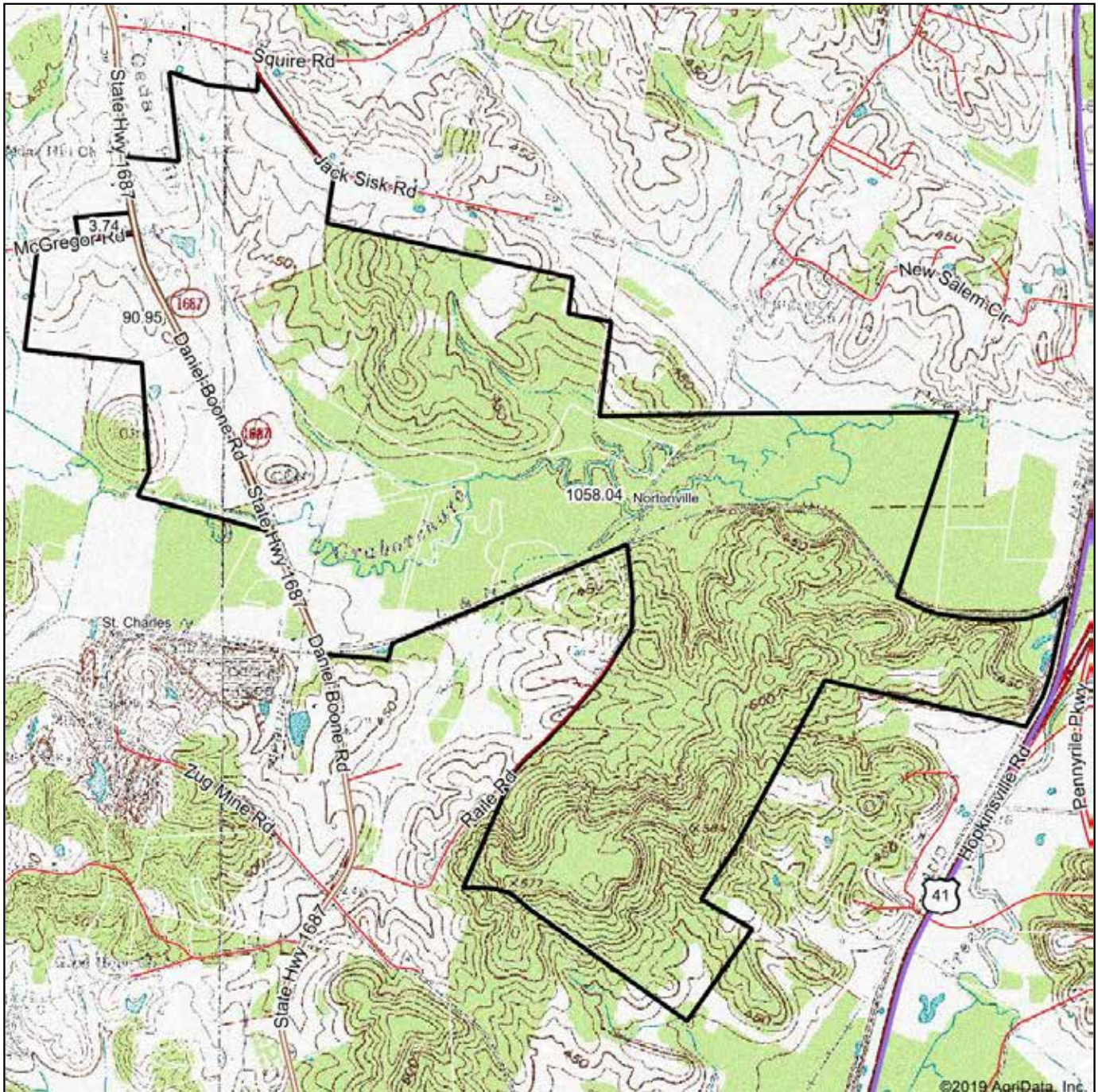
Hopkins County
Kentucky



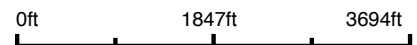
2/20/2020

TOPOGRAPHY MAPS

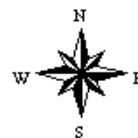
Topography Map - Southern Tracts



map center: 37° 9' 13.81, -87° 29' 12.21



Hopkins County
Kentucky



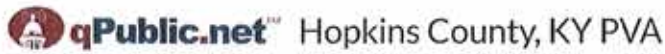
2/20/2020

TRACT 11



PROPERTY TAX INFORMATION

PROPERTY TAX INFORMATION



Summary

Parcel Number MAP-84-21
 Account Number 8363
 Location Address DANIEL BOONE RD 00000
 Description ASSESS WITH MAP-97-25
 (Note: Not to be used on legal documents)
 Class Farm
 Tax District 01 County
 2018 Rate Per Thousand 10.1400

[View Map](#)

Owner

Primary Owner
 GANNON PAUL P EST
 % INDEPENDENCE BANK TRUST & INVEST
 PO BOX 948
 OWENSBORO, KY 42302

Land Characteristics

Condition	Good	Topography	Rolling
Plat Book/Page		Drainage	
Subdivision		Flood Hazard	
Lot		Zoning	Residential
Block		Electric	No
Acres	126.10	Water	No
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0x0	Road	2 Lane
Lot Sq Ft	0	Sidewalks	None
Shape		Information Source	

Valuation

	2020 Working	2019 Certified	2018 Certified	2017 Certified
+ Land Value	\$0	\$0	\$0	\$0
+ Improvement Value	\$0	\$0	\$0	\$0
+ Ag Improvement Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$0	\$0	\$0	\$0
- Exemption Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$0	\$0	\$0	\$0
+ Land FCV	\$0	\$0	\$0	\$0
+ Improvement FCV	\$0	\$0	\$0	\$0
+ Ag Improvement FCV	\$0	\$0	\$0	\$0
= Total FCV	\$0	\$0	\$0	\$0
Exemption				
Farm Acres	0.00	0.00	0.00	0.00
Fire Protection Acres	0.00	0.00	0.00	0.00

Taxes

	2017
Tax	\$0.00

Improvement Information

PROPERTY TAX INFORMATION

Building Number	1	Kitchens	0
Description		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	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	0	Concrete Sq Ft	0
Length	0	Farm Bldg Type	
Garage Sq Ft	0	Value	\$0.00
Pool		Driveway	None
Pool Size	0	Fence	0
Tennis Courts			

Sale Information

Sale Date	Sale Price	Sale Type	Book-Page	Grantee	Grantor
7/1/1973	\$0			GANNON PAUL P EST	

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

The Hopkins County Property Valuation Administrator's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Developed by


Last Data Upload: 4/9/2020, 3:18:25 PM

Version 2.3.54

PROPERTY TAX INFORMATION



Summary

Parcel Number MAP-97-25
 Account Number 8363
 Location Address DANIEL BOONE RD 01645
 Description (Note: Not to be used on legal documents)
 Class Farm
 Tax District 01 County
 2018 Rate Per Thousand 10.1400

[View Map](#)

Owner

Primary Owner
[GANNON PAUL P EST](#)
 % INDEPENDENCE BANK TRUST & INVEST
 PO BOX 948
 OWENSBORO, KY 42302-

Land Characteristics

Condition	Good	Topography	Level
Plat Book/Page		Drainage	
Subdivision		Flood Hazard	
Lot		Zoning	Residential
Block		Electric	No
Acres	1,816.10	Water	No
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0x0	Road	Secondary
Lot Sq Ft	0	Sidewalks	No
Shape		Information Source	

Valuation

	2020 Working	2019 Certified	2018 Certified	2017 Certified
+ Land Value	\$483,700	\$483,700	\$483,700	\$483,700
+ Improvement Value	\$0	\$0	\$0	\$0
+ Ag Improvement Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$483,700	\$483,700	\$483,700	\$483,700
- Exemption Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$483,700	\$483,700	\$483,700	\$483,700
+ Land FCV	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
+ Improvement FCV	\$0	\$0	\$0	\$0
+ Ag Improvement FCV	\$0	\$0	\$0	\$0
= Total FCV	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
Exemption				
Farm Acres	1816.10	1816.10	1816.10	1816.10
Fire Protection Acres	1411.00	1411.00	1411.00	1411.00

Taxes

	2019	2018	2017
Tax	\$4,905.34	\$4,966.60	\$4,938.59

Improvement Information

PROPERTY TAX INFORMATION

Building Number		
Description		
Residence Type		
Comm Type		
Mobile Home Type		
Year Built		
Effective Age		
Ave. Wall Height		
Structure		
Number of Stories		
Exterior		
Foundation		
Construction Type		
Construction Quality		
Building Condition		
Roof Type		
Roof Cover		
Roof Pitch		
Basement Type		
Basement Finish		
Basement Size		
Basement Sq Ft		
Garage/Carport		
Garage Size		
Garage Type		
Garage Exterior		
Width		
Length		
Garage Sq Ft		
Pool		
Pool Size		
Tennis Courts		
1	Kitchens	0
	Dining Rooms	0
	Living Rooms	0
	Family Rooms	0
0	Bedrooms	0
0	Full Baths	0
0	Half Baths	0
	Other Rooms	0
0	Total Rooms	0
	Living Sq Ft	0
	Fireplaces/Water	0/0
	Supplemental Heat	
	Mobile Home Model	
	Mobile Home Manufacturer	
	MH Skirt Foundation	
	Heat	No
	Heat Source	
	Heat Type	
	Air Conditioning	No
	AC/Type	
0	Special Improvements	No
	Fire Alarm	No
	Sprinklers	No
	Porch/Deck	
	Porch Sq Ft	0
	Deck Sq Ft	0
0	Concrete Sq Ft	0
0	Farm Bldg Type	
0	Value	\$0.00
0	Driveway	None
	Fence	0

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

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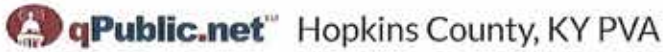
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PROPERTY TAX INFORMATION



Summary

Parcel Number MAP-97-4
 Account Number 8363
 Location Address DANIEL BOONE 00000
 Description ASSESSED WITH MAP-97-25
 (Note: Not to be used on legal documents)
 Class Farm
 Tax District 01 County
 2018 Rate Per Thousand 10.1400

[View Map](#)

Owner

Primary Owner
 GANNON PAUL P EST
 % INDEPENDENCE BANK TRUST & INVEST
 PO BOX 948
 OWENSBORO, KY 42302

Land Characteristics

Condition	Good	Topography	Level
Plat Book/Page		Drainage	Natural
Subdivision		Flood Hazard	
Lot		Zoning	Residential
Block		Electric	No
Acres	570.00	Water	No
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0x0	Road	Secondary
Lot Sq Ft	0	Sidewalks	None
Shape		Information Source	

Valuation

	2020 Working	2019 Certified	2018 Certified	2017 Certified
+ Land Value	\$0	\$0	\$0	\$0
+ Improvement Value	\$0	\$0	\$0	\$0
+ Ag Improvement Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$0	\$0	\$0	\$0
- Exemption Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$0	\$0	\$0	\$0
+ Land FCV	\$0	\$0	\$0	\$0
+ Improvement FCV	\$0	\$0	\$0	\$0
+ Ag Improvement FCV	\$0	\$0	\$0	\$0
= Total FCV	\$0	\$0	\$0	\$0
Exemption				
Farm Acres	0.00	0.00	0.00	0.00
Fire Protection Acres	0.00	0.00	0.00	0.00

Taxes

Tax	2017
	\$0.00

Improvement Information

PROPERTY TAX INFORMATION

Building Number	1	Kitchens	0
Description		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	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	0	Concrete Sq Ft	0
Length	0	Farm Bldg Type	
Garage Sq Ft	0	Value	\$0.00
Pool		Driveway	None
Pool Size	0	Fence	0
Tennis Courts			

Sale Information

Sale Date ↕	Sale Price ↕	Sale Type ↕	Book-Page ↕	Grantee ↕	Grantor ↕
8/1/1973	\$0			GANNON PAUL P EST	

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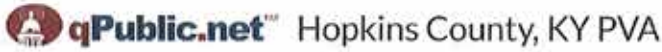
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[Version 2.3.54](#)

PROPERTY TAX INFORMATION



Summary

Parcel Number MAP-98-2
 Account Number 8363
 Location Address DANIEL BOONE RD 00000
 Description ASSESSED W/ MAP-97-25
 (Note: Not to be used on legal documents)
 Class Farm
 Tax District 01 County
 2018 Rate Per Thousand 10.1400

[View Map](#)

Owner

Primary Owner
[GANNON PAUL P EST](#)
 % INDEPENDENCE BANK TRUST & INVEST
 PO BOX 948
 OWENSBORO, KY 42302-

Land Characteristics

Condition	Good	Topography	Rolling
Plat Book/Page		Drainage	
Subdivision		Flood Hazard	
Lot		Zoning	Residential
Block		Electric	No
Acres	790.00	Water	No
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0x0	Road	Secondary
Lot Sq Ft	0	Sidewalks	No
Shape		Information Source	

Valuation

	2020 Working	2019 Certified	2018 Certified	2017 Certified
+ Land Value	\$0	\$0	\$0	\$0
+ Improvement Value	\$0	\$0	\$0	\$0
+ Ag Improvement Value	\$0	\$0	\$0	\$0
= Total Taxable Value	\$0	\$0	\$0	\$0
- Exemption Value	\$0	\$0	\$0	\$0
= Net Taxable Value	\$0	\$0	\$0	\$0
+ Land FCV	\$0	\$0	\$0	\$0
+ Improvement FCV	\$0	\$0	\$0	\$0
+ Ag Improvement FCV	\$0	\$0	\$0	\$0
= Total FCV	\$0	\$0	\$0	\$0
Exemption				
Farm Acres	0.00	0.00	0.00	0.00
Fire Protection Acres	0.00	0.00	0.00	0.00

Taxes

	2017
Tax	\$0.00

Improvement Information

PROPERTY TAX INFORMATION

Building Number	1	Kitchens	0
Description		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	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	0	Concrete Sq Ft	0
Length	0	Farm Bldg Type	
Garage Sq Ft	0	Value	\$0.00
Pool		Driveway	None
Pool Size	0	Fence	0
Tennis Courts			

Sale Information

Sale Date	Sale Price	Sale Type	Book-Page	Grantee	Grantor
8/1/1973	\$0			GANNON PAUL P EST	

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

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TRACTS 9 & 10



FSA INFORMATION

FSA INFORMATION

KENTUCKY
HOPKINS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 103
Prepared : 7/9/20 1:02 PM
Crop Year : 2020

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : DANNY H BASHAM JR

Farms Associated with Operator :

CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,868.38	435.90	435.90	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	435.90	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	80.90	0.00	94	
Soybeans	26.70	0.00	32	
TOTAL	107.60	0.00		

NOTES

Tract Number : 1742

Description : F7/1A

FSA Physical Location : KENTUCKY/HOPKINS

ANSI Physical Location : KENTUCKY/HOPKINS

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : NANCY W WALTON, ROSEGAYLE W HARDY, ST JOSEPH FEMALE URSULINE ACADEMY INC, DIOCESE OF OWENSBORO, ESTATE OF HARRY LEE WATERFIELD II

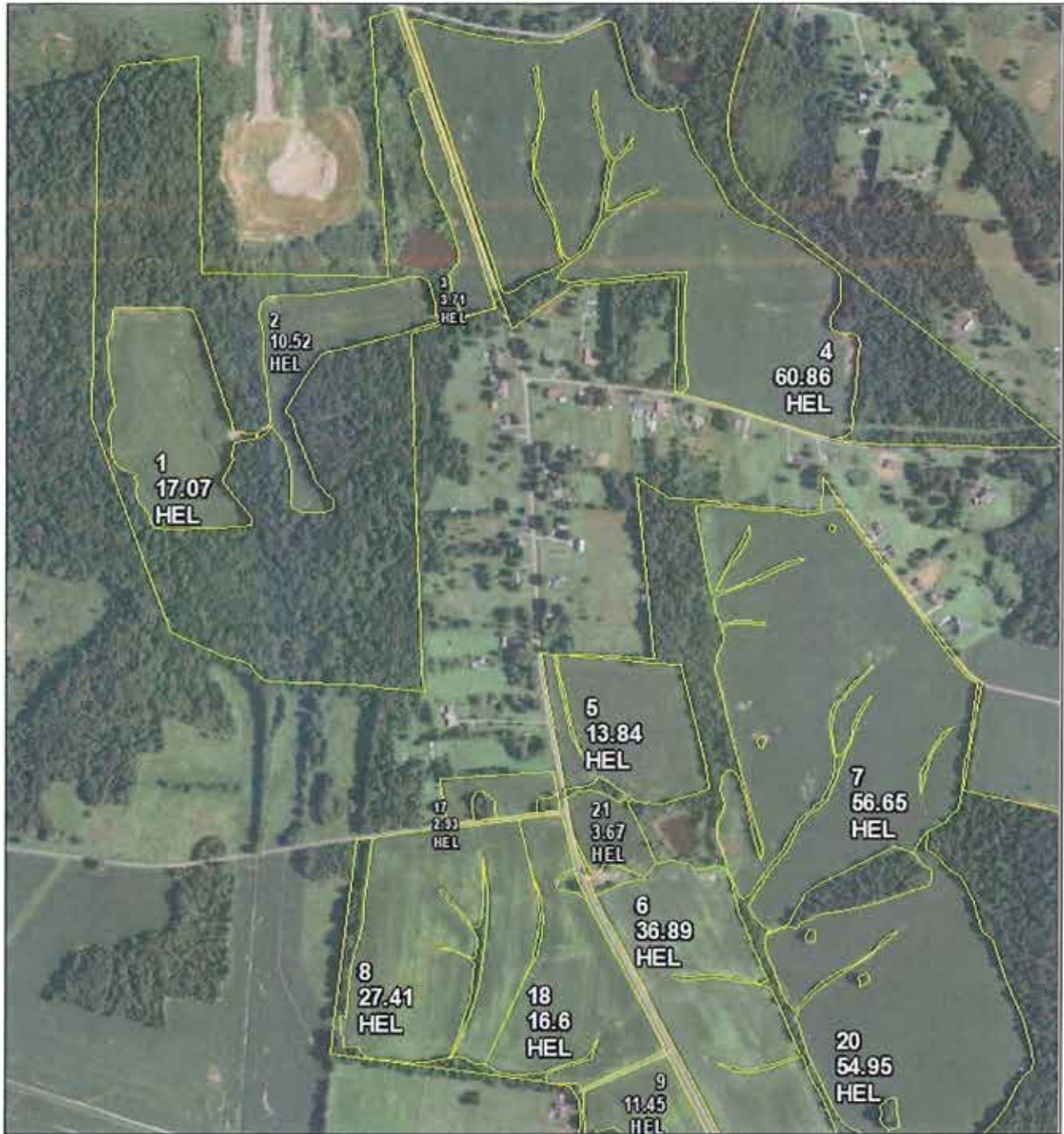
Other Producers : KALI BASHAM, BASHAM FARMS

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
1,868.38	435.90	435.90	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	435.90	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION



United States Department of Agriculture
Farm Service Agency

Farm: 103
Tract: 1742

Hopkins County, KY

1:9,179



March 27, 2020
Program Year 2020

Legend

National_Wetland.SDE.wetlands
Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- GIS_KY.sde.olu_a_ky107

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



United States Department of Agriculture
Farm Service Agency



March 27, 2020
Program Year 2020





Farm: 103
Tract: 1742

Hopkins County, KY

1:9,179

Legend

National_Wetland.SDE.wetlands
Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions
-  GIS_KY.sde.clu_a_kyf07

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-020 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. This map is for FSA program purposes only.

FSA INFORMATION



United States Department of Agriculture
Farm Service Agency

Farm: 103
Tract: 1742

Hopkins County, KY

1:9,179



March 27, 2020
Program Year 2020

Legend

National_Wetland.SDE.wetlands

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- GIS_KY.sde.clu_a_ky107

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FSA INFORMATION



United States Department of Agriculture
Farm Service Agency



June 29, 2020
Program Year 2020





Farm: 103
Tract: 1742

Hopkins County, KY

1:28,009

Legend

National_Wetland.SDE.wetlands
Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions
-  GIS_KY.sde.olw_a_ky07

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.

PHOTOS

PHOTOS



TRACT 1



TRACT 1

PHOTOS



PHOTOS



TRACT 3



TRACT 5

PHOTOS



TRACT 5



TRACTS 6 & 7

PHOTOS



TRACT 9



TRACT 11

PHOTOS



TRACT 12



TRACTS 12 & 13

PHOTOS



TRACT 14



TRACT 17

PHOTOS



TRACT 19



TRACTS 19 & 18





SCHRADER REAL ESTATE & AUCTION CO., INC.
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260-244-7606 or 800-451-2709
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