

Wednesday, September 1

Auction held at The C

INFORMATION BOOKLET

TRACT 5 -
Looking Southeast

*Absolute
Without Reserve*

KENTUCKY

LAND AUCTION

Hart County, KY

674[±] Acres

Offered in 22 Tracts

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



*Incredible Sportsman
and Ranching Opportunity*

TRACT 18 -
Looking Northwest



3% 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.

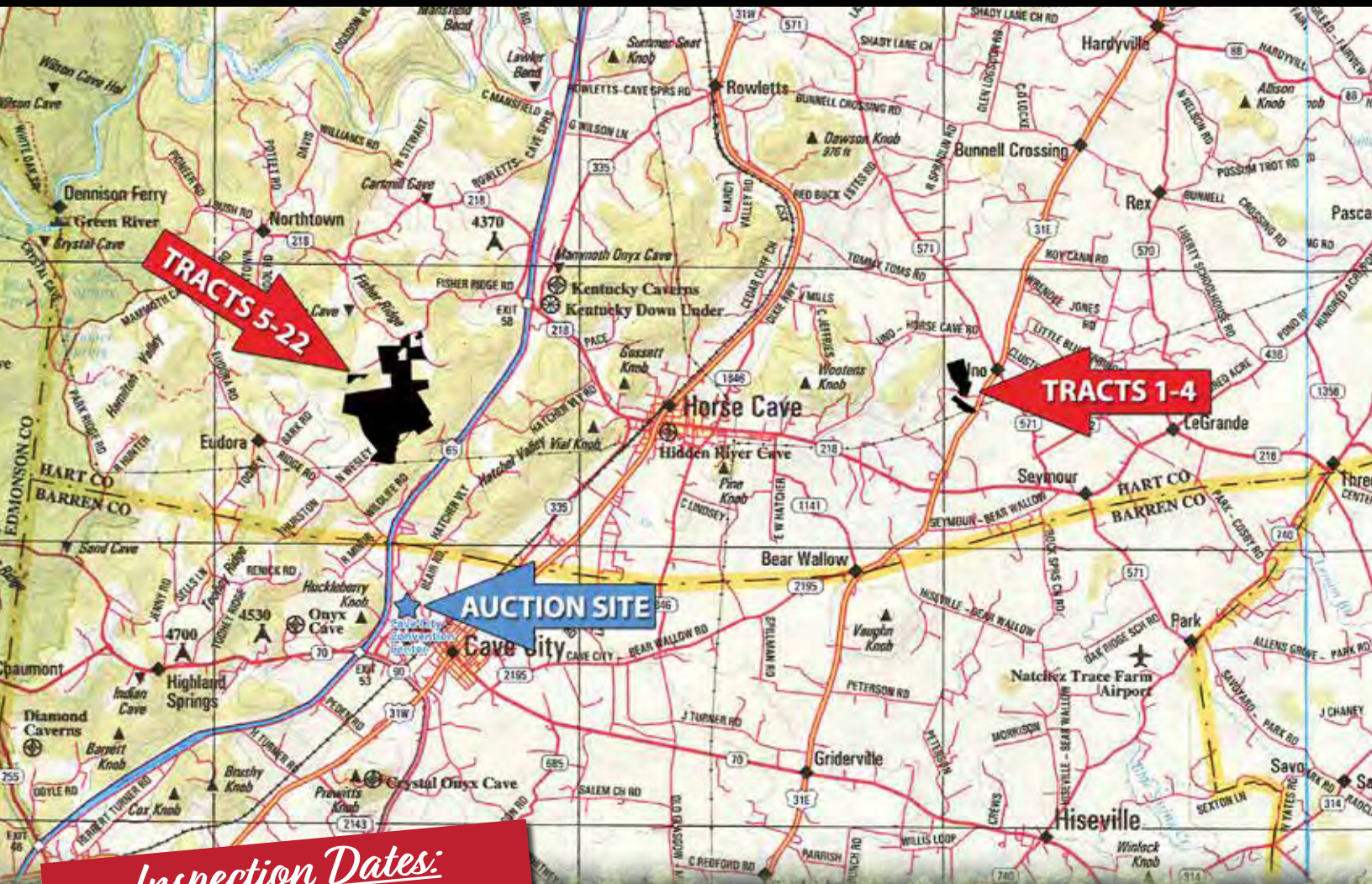
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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

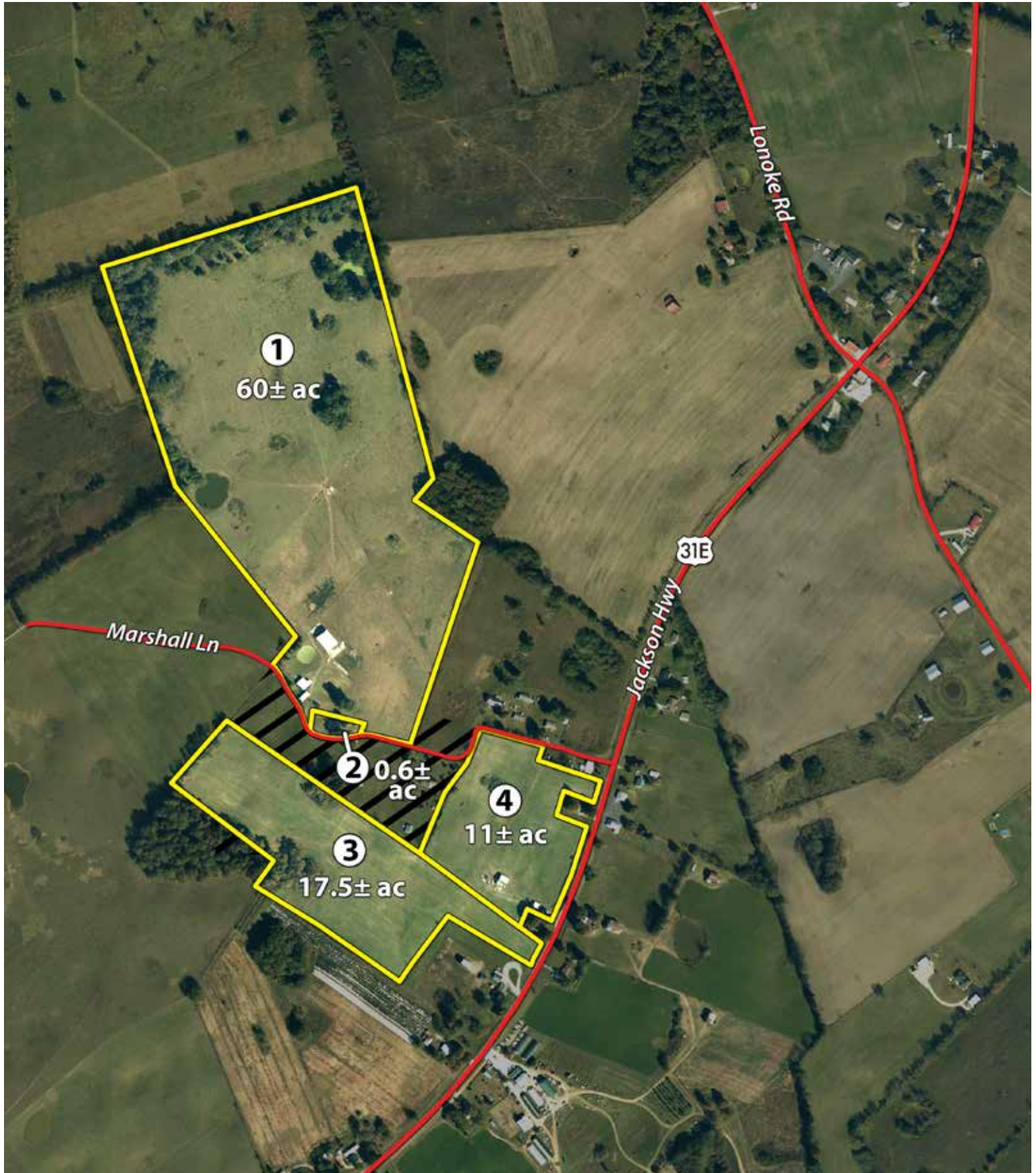
TRACT 1: 60± ACRES of excellent 5 strand barbed wire perimeter fenced and cross fenced pasture that includes 16' x 48' open face barn with 4 bays and metal siding, a 35' x 40' barn with wood frame construction, wooden plank siding, gravel floor and electricity. A 2nd pole building for hay and machine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

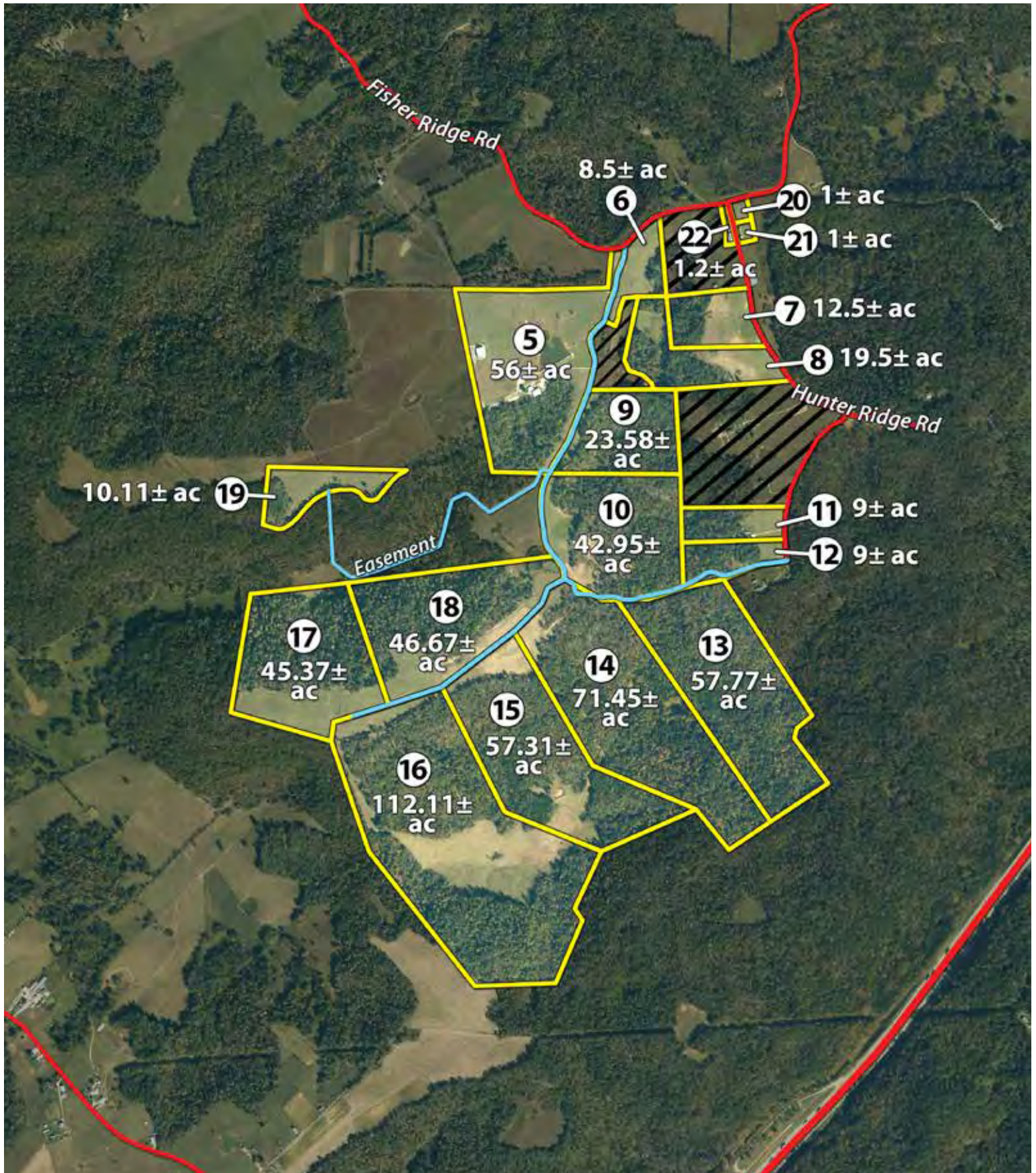
TRACT 19: 10.11± ACRES. Hunters look here!! This unique tract offers the highest level of seclusion with access via a recorded easement. The combination of privacy, open meadows, and timber create great hunting possibilities!

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 5-22

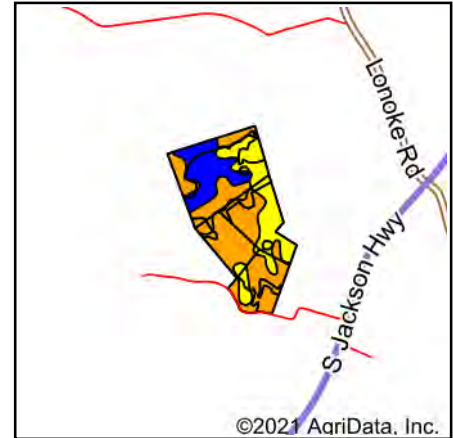
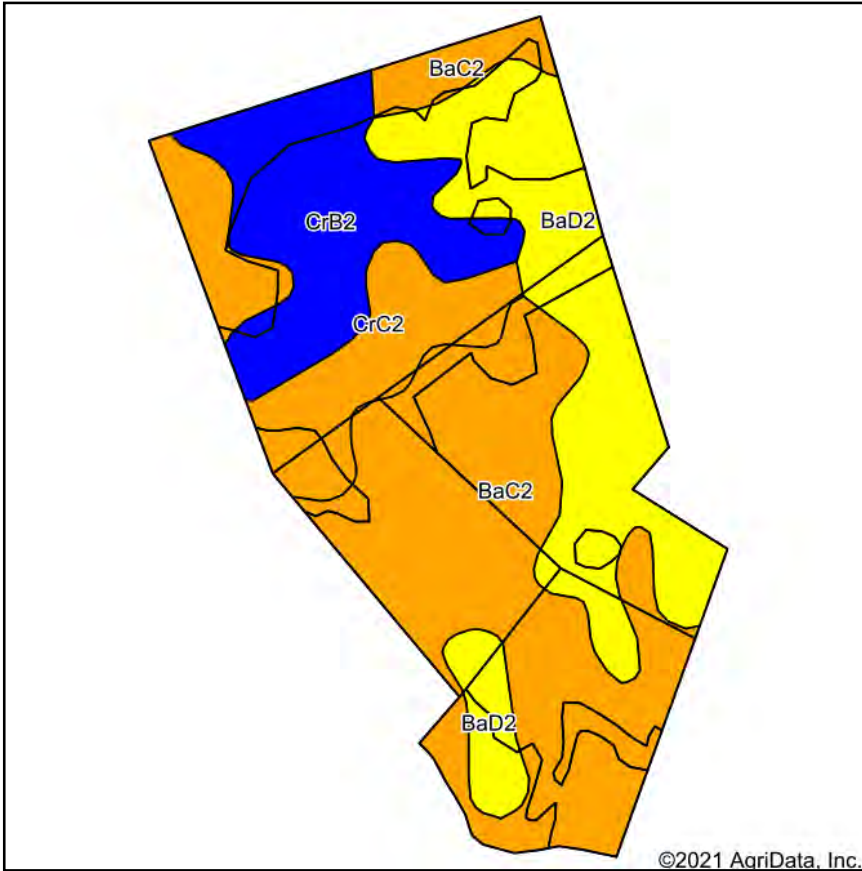




TRACT 1 - Fencing

SOIL INFORMATION

SOIL MAP - TRACT 1



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



Soils data provided by USDA and NRCS.

Area Symbol: KY647, Soil Area Version: 10

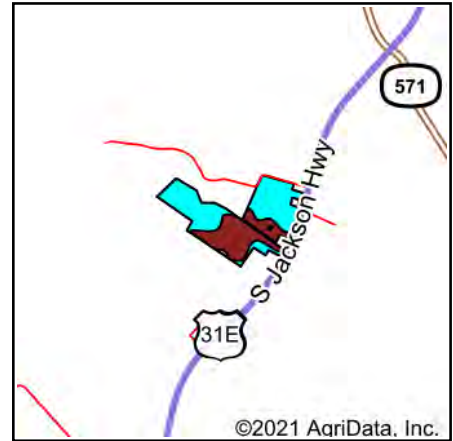
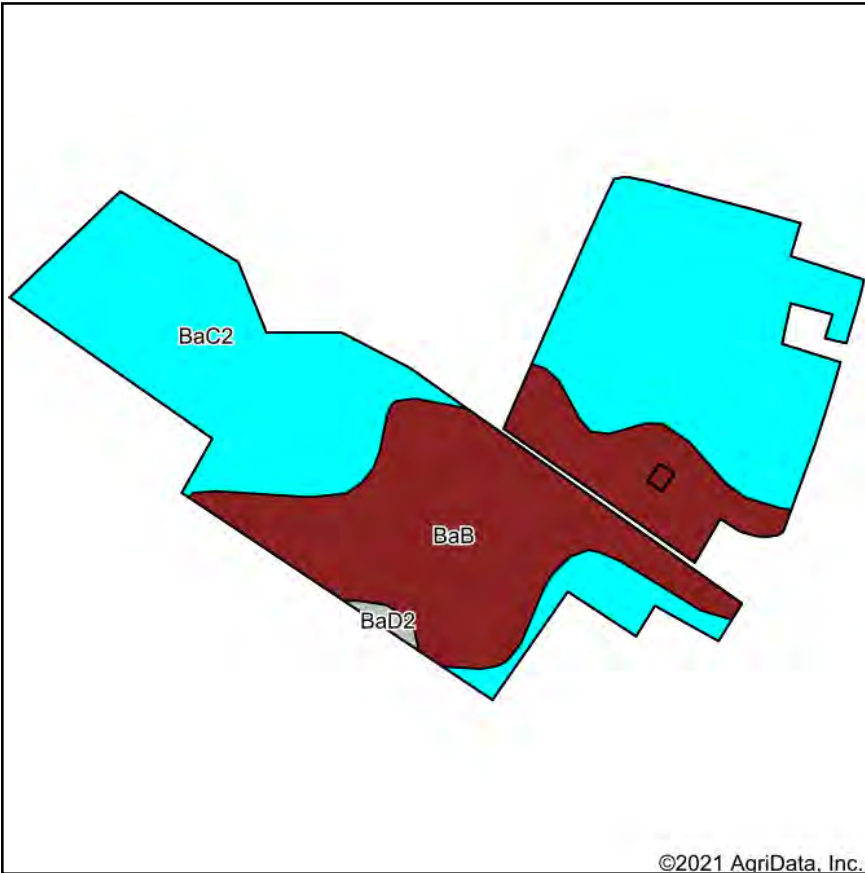
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
BaC2	Baxter gravelly silt loam, 6 to 12 percent slopes, eroded	23.63	39.8%		IIIe	6.5	123	46	57	45
BaD2	Baxter gravelly silt loam, 12 to 20 percent slopes, eroded	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



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



Maps Provided By




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Soils data provided by USDA and NRCS.

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Area Symbol: KY647, Soil Area Version: 10

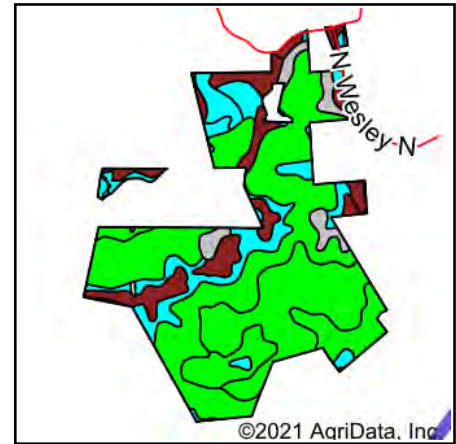
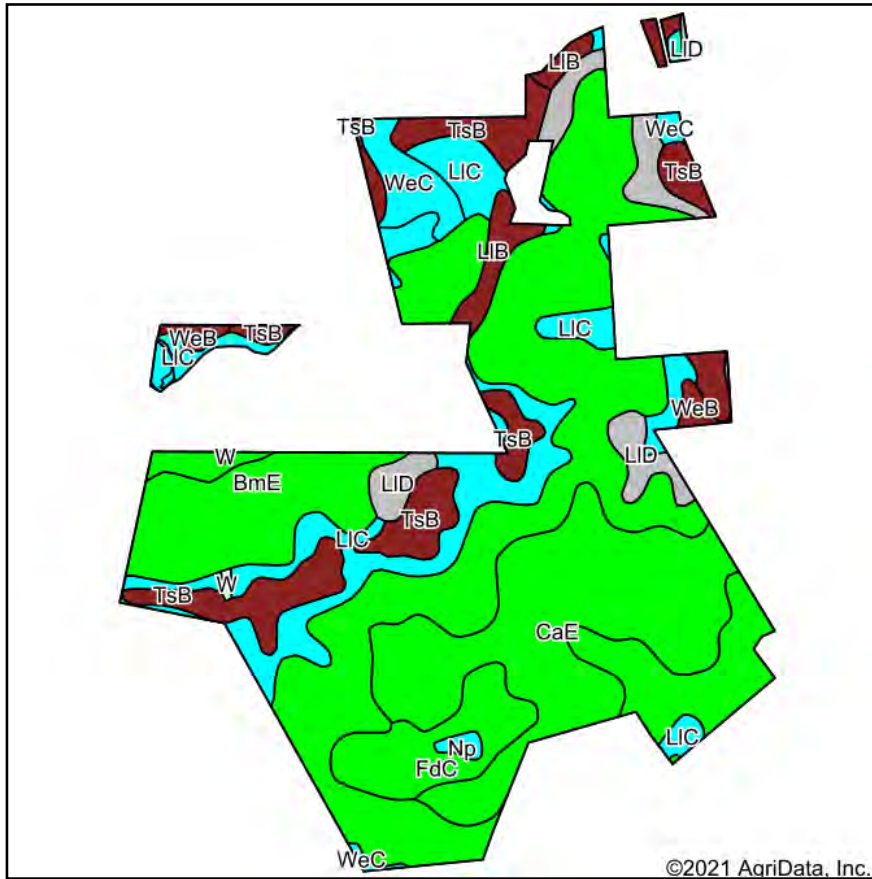
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Pasture	Soybeans	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
BaC2	Baxter gravelly silt loam, 6 to 12 percent slopes, eroded	17.76	62.4%		IIIe	123	9.5	46	57	57	45
BaB	Baxter gravelly silt loam, 2 to 6 percent 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



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



Soils data provided by USDA and NRCS.

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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%		IIIe	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



Forest Inventory and Appraisal For

**Caveman II LLC Farm
July 29, 2021**

By:

**Kraig Moore ACF
Consulting Forester/Broker
Land And Timber Realty LLC
1609 Harmony Way
Bowling Green, KY 42103
270-792-4018
Kraig@kentuckylandandtimber.com**

TIMBER APPRAISAL

Background Information

Client's Objective: The client wants to determine a volume and dollar estimate for an upcoming auction of the Caveman II LLC farm.

The Report: The report gives background information about the methodology of the inventory, past history of tract, and potential products. The report also contains a summary of each species, their average volume per tree for trees 16" diameter and larger, and trees 13-15". Lastly, I provide my estimate of the fair market value at time of inventory.

Methodology of Inventory & Analysis: The property was inventoried by systematic forest inventory using a 10 factor prism. In this systematic cruise, preset GPS inventory points were established in the office to avoid bias. This inventory was designed for an intended sampling intensity of one plot per 3.1 acres. All hardwood sawtimber trees 13" diameter at breast height and larger were measured at each sample point. Redcedar was measured down to 10" diameter. Volume estimates were determined using the Doyle Rule, Form Class 78 for sawtimber and the Cedar 2/3 log rule.

Potential Products: Grade lumber, veneer (white oak and walnut), crossties, mat logs and crating material.

Past History: Twenty one years ago, during ownership by the Fisher family, I conducted a selective harvest of the timber on this farm. We found that some of the tracts have been harvested again, such as tracts 9-12. We did find some damage to standing timber from past forest fires. However, most of the fire damaged trees were removed with the previous sale.

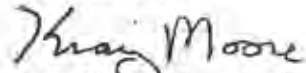
Summary: This is a nice small sawtimber stand that has a bright future. While marketable, allowing the timber to grow another 10 years would be a wise financial decision that will pay off in the future. Tracts 9-12 appear to have the least amount of timber due to more recent harvest. Tract 5 has the best timber, and portions of tract 15-16 have nice woodland sections. Any tract with the presence of sinkholes has and will grow good quality timber. I have broken the volumes down to 16"+ diameter and 13-15" diameter trees. This will be most helpful to timber buyers in determining their value of the timber.

The volume estimates contained in this appraisal were obtained using sound forestry principles. However, even though I have great confidence in the estimates, they are only a sample of the total tree population and in no way can be guaranteed. The value estimate is the average value over all the tracts. Some tracts will have less value, and some more value. In order to determine the timber value of each tract, a separate inventory would have to be conducted.

TIMBER APPRAISAL

The stated volumes are based on sample points placed across the property and expanded using published volume equations. These equations were used to estimate the entire volume on the property. The volumes, market values, and other information can vary from tract to tract. This could include tree form differences from published equations, changes in timber markets, logger utilization of trees, or other reasons.

Respectfully,

A handwritten signature in black ink that reads "Kraig Moore". The signature is written in a cursive style with a large, prominent "K" and "M".

Kraig Moore, Forester/Broker

TIMBER APPRAISAL

Summary of Inventory and Appraisal for Caveman II LLC

Tract Location: The tract is located on the south side of Fisher Ridge Road, 1.5 miles west of I-65 in Hart County, Kentucky.

Accessibility: The tract has good access from Fisher Ridge Road, farm roads and fields.

Topography: Topography is gently to moderately sloping and offers good logging conditions.

Estimated Wooded Acres: 409 marketable hardwood acres

Estimated Total Volume: 1,538,000 Board Feet, Doyle Rule, Form Class 78

SUMMARY OF TIMBER FOR CAVEMAN II LLC

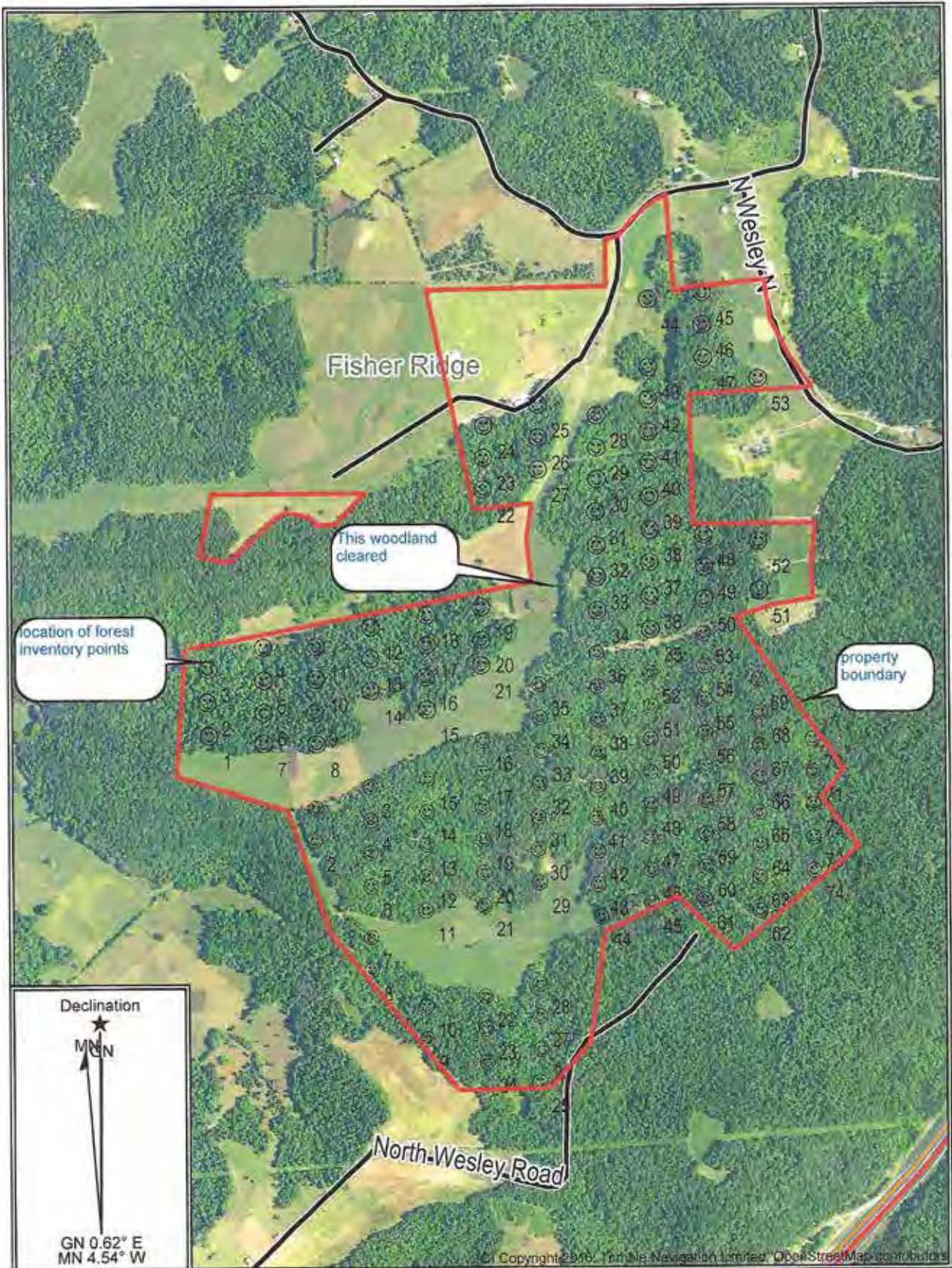
<u>SPECIES</u>	<u>BD/FT/VOLUME</u>	<u>AVE. VOL/TREE</u>
Yellow Poplar	441,000	260
Misc. Red Oak	280,000	173
Hickory	166,000	164
White Oak	105,000	138
Black Walnut	62,000	127
Post Oak	33,000	86
Hard Maple	17,000	105
Black Cherry	14,000	191
Chestnut Oak	12,000	120
Chinkapin Oak	12,000	120
Virginia Pine	11,000	150
Ash	6,000	160
Soft Maple	5,000	100
Blackgum	4,000	100
Scarlet Oak	4,000	260
Sycamore	4,000	250
Sweetgum	4,000	230
Misc. Hardwoods	10,000	120
<hr/>		
Total 16" DBH +	1,190,000	169
Total 13-15"	348,000	55
<hr/>		
Total All:	1,538,000	120

13-15' diameter trees include red oak (83,000'), poplar (60,000'), white oak (53,000'), hickory (44,000'), Virginia pine (23,000'), walnut (22,000'), cedar (17,000'), post oak (15,000') Cherry (13,000'), soft maple (5,000'), Blackgum (5,000'), hard maple (4,000'), chestnut oak (4,000').

TIMBER APPRAISAL

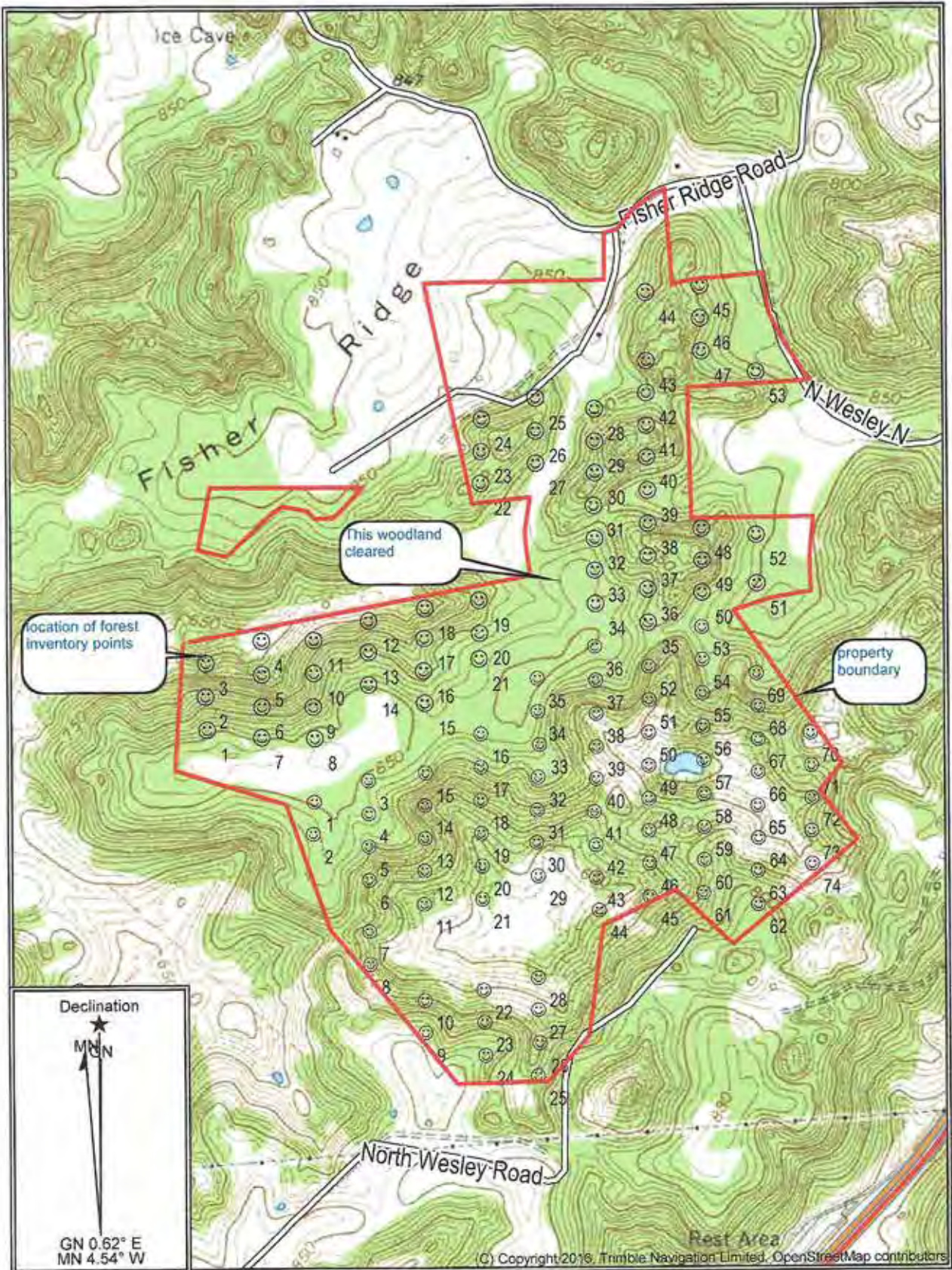
Estimated Value: I estimate the standing value of all trees that would be 13" diameter at breast height and larger in July 2021, to be \$594,700.00 plus or minus 10%. This is what the landowner could expect to receive from a competitive timber buyer.

TIMBER APPRAISAL



SCALE 1:16000

TIMBER APPRAISAL



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACTS 1 & 2

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 30,000
 Effective Age 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			
Tenant Houses 0	Barns 0	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 1.50	Avg Height 0	Stalls 0	Bents 0		
Residence Type Single Family	Commercial	Com2			
ModHomeType	Manufacturer	Model			
Garage/Carport	Type	Size			
Width 0	Length 0	Area 1437			
Story Desc. 1 1/2 Story	Bldg Cond Fair	Exterior Vinyl			
Framing Type None	Constr. Quality Fair/Economy	Foundation Post & Pier			
Roof Type RY-Gable	Roof Cover RF-Metal	Roof Pitch RP-None			
Basement Type BT-None	Basement Size BS-None	Basement Finish None			
Heat Type Stove/Space	Heat Source None	Supplemental None			

Farm	Living 0	SqFeet
Skirting	Dining 0	Living 1437
Exterior	Family 1	Basement 0
Driveway None	Kitchen 1	Garage 0
Patio/Deck None	BedRm 3	Porch 108
Tennis Court None	FullBaths 1	Deck 0
Pool None	HalfBaths 0	Office 0
Pool Size 0	OtherRm 0	Manufacturing 0
AirCond Type None	Total 6	Asphalt 0
	Fireplaces 0	Concrete 0

Heat
 Cooling
 Electricity
 Gas
 Water
 Sewer
 Sprinklers
 Fire Alarm
 SpecialImprmt

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

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

COUNTY TAX INFORMATION

TRACTS 1 & 2

Additional Photos



COUNTY TAX INFORMATION

TRACTS 1 & 2

Description H & 59.669 AC 284 MARSHALL LN Location 284 MARSHALL LN Total Taxable 94,300
 District 01-County Owner Class FARM (20) Deed 350-426 Building Value 1,700
 Year Const 0 Effective Age 0

Subdivision		Block		Lot	
Date Checked	01/27/2020	Date Assessed	01/27/2020		
Lot Size	0x0	Lot Est Actual			
Frontage	0	Plat Book			
Acres	59.660000	Source			
Neighborhood	Typical	Zoning	Residential		
Road	Secondary	Sidewalks	No		
Topography	Rolling	Drainage	None		
Flood Hazard		Land Value	180000		
Tenant Houses	0	Grain Bins	0	Fencing	0
<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Barns	0	Silos	0
<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	Stalls	0	Bents	0
No Stories	0.00	Com2			
Residence Type	None	Model			
Mobile Home Type		Size			
Garage/Carport		Area	1680		
Width	42	Exterior	None		
Story Desc	None	Foundation	None		
Framing Type	Wood Frame	Roof Pitch	RP-None		
Roof Type	RY-None	Basement Finish	None		
Basement Type	BT-None	Supplemental	None		
Heat 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	30700	30700	180000	30000	30700	240700
2021	94300	0	94300	33600	30700	30700	180000	30000	30700	240700
2020	94300	0	94300	33600	30700	30700	180000	30000	30700	240700

COUNTY TAX INFORMATION

TRACTS 1 & 2

Description H & 59.669 AC 284 MARSHALL LN
 Location 284 MARSHALL LN
 District 01-County
 Owner
 Class FARM (20)
 Total Taxable 94,300
 Building Value 4,000
 Effective Age 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			
Acres 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			
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	<input type="checkbox"/> Water <input type="checkbox"/> Sewer	Stalls 0		
			Bents 0		
No Stories 0.00	Avg Height 0	Com2			
Residence Type None	Commercial	Model			
Mobile Home Type	Manufacturer	Size			
Garage/Carport	Type	Area 560			
Width 20	Length 50	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				

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Improvements FCV	Ag Imprvmts FCV	Total FCV
2022	94,300	0	94,300	336,000	30,700	30,000	180,000	30,000	30,700	240,700
2021	94,300	0	94,300	336,000	30,700	30,000	180,000	30,000	30,700	240,700
2020	94,300	0	94,300	336,000	30,700	30,000	180,000	30,000	30,700	240,700

COUNTY TAX INFORMATION

TRACTS 1 & 2

Description H & 59.669 AC 284 MARSHALL LN Location 284 MARSHALL LN Total Taxable 94,300
 District 01-County Deed 350-425 Building Value 25,000
 Owner Class FARM (20) Year Const 2019 Effective Age 0

Subdivision	Block	Lot
Date Checked 01/27/2020 Lot Size 0x0 Frontage 0 Acreage 59.660000 Neighborhood Typical Road Secondary Topography Rolling Flood Hazard	Date Assessed 01/27/2020 Lot Est Actual Plat Book Source Zoning Residential Sidewalks No Drainage None Land Value 180000	Checked By Cindy Atwell Lot Size Sq Ft 2598789 Depth 0 Acres Est Ac Site Condition None Driveway Gravel Shape None Bams 0 Silos 0 Grain Bins 0 Fencing 0 Stalls 0 Bents 0
<input type="checkbox"/> Electricity <input type="checkbox"/> Gas No Stories 0.00 Residence Type None MobHome Type Garage/Carport Width 0 Story Desc. None Framing Type Wood Frame Roof Type RY-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	Farm Hay Barn Skirting Exterior Driveway None Patio/Deck Tennis Court Pool Pool Size 0 AirCond Type 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"/> Special Imprvmt	Tenant Houses 0 <input type="checkbox"/> Electricity <input type="checkbox"/> Gas No Stories 0.00 Residence Type None MobHome Type Garage/Carport Width 0 Story Desc. None Framing Type Wood Frame Roof Type RY-Gable Basement Type BT-None Heat Type None	Living 0 Dining 0 Family 0 Kitchen 0 BedRm 0 FullBaths 0 HalfBaths 0 OtherRm 0 Total 0 Fireplaces 0

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

TRACT 3

Map 077-00-00-138.00

Description 19.67 AC S JACKSON HWY

Location S JACKSON HWY

Total Taxable 15,425

Building Value 3,000

Effective Age 0

Class FARM (20)

District 01-County

Owner

Deed 292-299

Building 1

Year Const 0

Subdivision		Block		Lot	
Date Checked 01/27/2020	Checked By Cindy Atwell	Date Assessed 07/06/2021			
Lot Size 0x0	Lot Size Sq Ft 853776	Lot Est Actual			
Frontage 0	Depth 0	Plat Book			
Acreage 19.600000	Acres Est Ac	Source			
Neighborhood Typical	Site Condition None	Zoning Residential			
Road 2 Lane	Driveway Gravel	Sidewalks No			
Topography Rolling	Shape None	Drainage None			
Flood Hazard		Land Value 70000			
Tenant Houses 0	Barns 0	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	Stalls 0	Bents 0		
Residence Type None	Commercial				
Mobile Home Type	Manufacturer				
Garage/Carport	Type				
Width 28	Length 56				
Story Desc. None	Bldg Cond Good/Average				
Framing Type Wood Frame	Constr. Quality Average/Standard				
Roof Type RY-Gable	Roof Cover RF-Metal				
Basement Type BT-None	Basement Size BS-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"/> Sprinklers	<input type="checkbox"/> Fire Alarm	<input checked="" type="checkbox"/> Special Imprvmt		
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

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

COUNTY TAX INFORMATION

TRACT 3

Location S JACKSON HWY
 Deed 292-299
 Building 2
 Year Const 0

Total Taxable 15,425
 Building Value 2,000
 Effective Age 0

Class FARM (20)

Description 19.67 AC S JACKSON HWY
 District 01-County
 Owner

Subdivision		Block		Lot	
Date Checked 01/27/2020	Checked By Cindy Atwell	Date Assessed 07/06/2021			
Lot Size 0x0	Lot Size Sq Ft 853776	Lot Est Actual			
Frontage 0	Depth 0	Plat Book			
Acreage 19.600000	Acres Est Ac	Source			
Neighborhood Typical	Site Condition None	Zoning Residential			
Road 2 Lane	Driveway Gravel	Sidewalks No			
Topography Rolling	Shape None	Drainage None			
Flood Hazard		Land Value 70000			
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"/> Sheds <input type="checkbox"/> Bents			
No Stories 0.00	Avg Height 0	Com2			
Residence Type None	Commercial	Model			
MobHome Type	Manufacturer	Size			
Garage/Carport	Type	Area 624			
Width 0	Length 0	Exterior Metal			
Story Desc. None	Bldg Cond Good/Average	Foundation Post & Pier			
Framing Type Wood Frame	Constr. Quality Average/Standard	Roof Pitch RP-None			
Roof Type RV-Gable	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"/> Sprinklers	<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Special Imprvmt		
Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	15425	0	15425	10425	5000	0	70000	0	5000	75000
2021	16400	0	16400	11400	5000	0	70000	0	5000	75000
2020	16400	0	16400	11400	5000	0	70000	0	5000	75000

COUNTY TAX INFORMATION

TRACT 4

Total Taxable 7,500
 Building Value 2,300
 Effective Age 0

Location S JACKSON HWY
 Deed 352-474
 Building 1
 Year Const 0

Description BARN & 10.008 AC TRACT 1 S JACKSON HW
 District 01-County
 Owner
 Class FARM (20)

Subdivision	Block	Lot
Date Checked 04/09/2019	Date Assessed 10/09/2019	
Lot Size 0x0	Lot Est Actual	
Frontage 0	Plat Book F-94	
Acres Est Ac 10.008000	Source	
Neighborhood Typical	Zoning Residential	
Road 2 Lane	Sidewalks No	
Topography Not Used	Drainage None	
Flood Hazard	Land Value 33000	
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
No Stories 0.00	Avg Height 0	Berths 0
Residence Type None	Commercial	
MobHome Type	Manufacturer	
Garage/Carport	Type	
Width 48	Length 43	
Story Desc. None	Bldg Cond None	
Framing Type Wood Frame	Constr. Quality	
Roof Type RY-None	Roof Cover RF-Metal	
Basement Type BT-None	Basement Size BS-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"/> Sprinklers <input type="checkbox"/> Fire Alarm	
	<input type="checkbox"/> Special Imprmt	
	<input type="checkbox"/> Farm General Barn	
	Skirting	Living 0
	Exterior	Dining 0
	Driveway None	Family 0
	Patio/Deck	Kitchen 0
	Tennis Court	BedRm 0
	Pool	FullBaths 0
	Pool Size 0	HalfBaths 0
	AirCond Type None	OtherRm 0
		Total 0
		Fireplaces 0
		Concrete 0
		Living 0
		Dining 0
		Family 0
		Kitchen 0
		BedRm 0
		FullBaths 0
		HalfBaths 0
		OtherRm 0
		Total 0
		Fireplaces 0
		Concrete 0

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts 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

Printed On Monday, July 12, 2021

Page 2 of 2

Map 077-00-00-153.00

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

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

Notes

Property Sketch

COUNTY TAX INFORMATION

TRACTS 5 & 6

Description BARNES & 61.07 AC FISHER RIDGE RD Location FISHER RIDGE RD
 District 01-County Deed 350-426 Total Taxable 46,500
 Owner Class FARM (20) Building 1 Building Value 7,700
 Year Const 0 Effective Age 0



Subdivision		Block		Lot	
Date Checked	01/20/2017	Checked By		Date Assessed	01/20/2017
Lot Size	0x0	Lot Size Sq Ft	2660209	Lot Est Actual	
Frontage	0	Depth	0	Plat Book	
Acres	61.070000	Acres Est Ac	None	Source	
Neighborhood	Fair	Site Condition	None	Zoning	Residential
Road	Secondary	Driveway	Gravel	Sidewalks	No
Topography	Rolling	Shape	None	Drainage	None
Flood Hazard				Land Value	135000
Tenant Houses	0	Barns	4	Grain Bins	0
Electricity	<input type="checkbox"/>	Water	<input type="checkbox"/>	Silos	0
Gas	<input type="checkbox"/>	Sewer	<input type="checkbox"/>	Fencing	0
No Stories	0.00	Avg Height	0	Stalls	0
Residence Type	None	Commercial		Bents	0
Mobile Home Type		Manufacturer		Com2	
Garage/Carport		Type		Model	
Width	80	Length	96	Size	
Story Desc	None	Bldg Cond	None	Area	7680
Framing Type	Wood Frame	Constr. Quality		Exterior	None
Roof Type	RY-None	Roof Cover	RF-Metal	Foundation	None
Basement Type	BT-None	Basement Size	BS-None	Roof Pitch	RP-None
Heat Type	None	Heat Source	None	Supplemental	None

Farm	Tobacco Barn	Living	0
Skirting		Dining	0
Exterior		Family	0
Driveway	None	Kitchen	0
Patio/Deck		BedRm	0
Tennis Court		FullBaths	0
Pool		HalfBaths	0
Pool Size	0	OtherRm	0
AirCond Type	None	Total	0
		Fireplaces	0

Heat Cooling Electricity Gas Water Sewer Sprinklers Fire Alarm Special Imprvmt

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

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

Notes

COUNTY TAX INFORMATION

TRACTS 5 & 6

Page 3 of 6

Printed On Monday, July 12, 2021

Map 037-00-00-034.00

Additional Photos



COUNTY TAX INFORMATION

TRACTS 5 & 6

Printed On Monday, July 12, 2021

Map 037-00-00-034.00

Location FISHER RIDGE RD

Description BARN & 61.07 AC FISHER RIDGE RD

Deed 350-426

Total Taxable 46,500

Building Value 3,500

Effective Age 0

District 01-County

Class FARM (20)

Owner

Year Const 0



Block **Subdivision** **Lot**

Date Checked	01/20/2017	Checked By	
Lot Size	0x0	Lot Size Sq Ft	2660209
Frontage	0	Depth	0
Acreage	61.070000	Acres Est Ac	
Neighborhood	Fair	Site Condition	None
Road	Secondary	Driveway	Gravel
Topography	Rolling	Shape	None
Flood Hazard			

Tenant Houses **Barns** **4** **Silos** **0** **Fencing** **0**

Electricity **Gas** **Water** **Sewer** **Stalls** **0** **Bents** **0**

No Stories	0.00	Avg Height	0
Residence Type	None	Commercial	
MobHome Type		Manufacturer	
Garage/Carport		Type	
Width	36	Length	48
Story Desc	None	Bldg Cond	None
Framing Type	Wood Frame	Constr. Quality	
Roof Type	RY-None	Roof Cover	RF-Metal
Basement Type	BT-None	Basement Size	BS-None
Heat Type	None	Heat Source	None

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

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Improvements 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

Description BARN & 61.07 AC FISHER RIDGE RD

Location FISHER RIDGE RD

District 01-County
Owner

Class FARM (20)

Deed 350-426
Building 3
Year Const 0

Total Taxable 46,500

Building Value 2,000

Effective Age 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	Barns	4	Silos	0
Electricity	<input type="checkbox"/>	Water	<input type="checkbox"/>	Sewer	<input type="checkbox"/>
Gas	<input type="checkbox"/>	Grain Bins	0	Fencing	0
Avg Height	0.00	Stalls	0	Barns	0
Residence Type	None	Barns	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
Fire Alarm	<input type="checkbox"/>
Sprinklers	<input type="checkbox"/>
Sewer	<input type="checkbox"/>
Water	<input type="checkbox"/>
Gas	<input type="checkbox"/>
Electricity	<input type="checkbox"/>
Cooling	<input type="checkbox"/>
Heat	<input type="checkbox"/>
Special Imprmt	<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

Description BARN & 61.07 AC FISHER RIDGE RD

District 01-County

Class FARM (20)

Owner

Location FISHER RIDGE RD

Deed 350-426

Total Taxable 46,500

Building 4

Building Value 7,000

Year Const 0

Effective Age 0



Subdivision		Block		Lot	
Date Checked	01/20/2017	Date Assessed	01/20/2017		
Lot Size	0x0	Lot Est Actual			
Frontage	0	Plat Book			
Acres	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	Barns	4	Silos	0
		<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	Stalls	0
No Stories	0.00	Avg Height	0	Bents	0
Residence Type	None	Commercial			
Mobile Home Type		Manufacturer		Com2	
Garage/Carport		Type		Model	
Width	42	Length	80	Size	
Story Desc	None	Bldg Cond	None	Area	3360
Framing Type	Wood Frame	Constr. Quality		Exterior	None
Roof Type	RY-None	Roof Cover	RF-None	Foundation	None
Basement Type	BT-None	Basement Size	BS-None	Roof Pitch	RP-None
Heat Type	None	Heat Source	None	Supplemental	None

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

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 7 & 8

Map 037-00-00-051.00

Description 22.81 AC FISHER RIDGE RD TRACT #13

District 01-County
Owner

Class FARM (20)

Location FISHER RIDGE RD

Deed 350-422

Building Value 0

Effective Age

Total Taxable 3,000

Block Lot 13

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

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

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

Grain Bins	0
Fencing	0
Stalls	0
Berms	0

Barns	0
Silos	0
Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>

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

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

Com2	
Model	
Size	
Area	0
Exterior	
Foundation	
Roof Pitch	
BasementFinish	
Supplemental	

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

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

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

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

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

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

Heat Cooling Electricity Gas Water Sewer Sprinklers Fire Alarm SpecialImprvmt

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

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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

Description 10.381 AC TRACT 18A FISHER RIDGE RD Location FISHER RIDGE RD
 District 01-County Class FARM (20) Deed 352-481 Total Taxable 2,300
 Owner Building 0 Effective Age 0
 Year Const

Subdivision		Block		Lot	
Date Checked	01/20/2017	Date Assessed	10/09/2019		
Lot Size	0x0	Lot Est Actual			
Frontage	0	Plat Book	B-124		
Acres Est Ac	10.391000	Source			
Neighborhood	Fair	Zoning	Residential		
Road	Secondary	Sidewalks			
Topography	Not Used	Drainage	None		
Flood Hazard		Land Value	20700		
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"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Sewer	Berths	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Com2	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Model	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Size	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Area	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Exterior	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Foundation	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Roof Pitch	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	BasementFinish	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Supplemental	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Pool	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Pool Size	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	AirCond Type	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Fireplaces	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Fire Alarm	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	Sprinklers	0
<input type="checkbox"/> Heat	<input type="checkbox"/> Cooling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	SpecialImprvmt	0

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	2300	0	2300	2300	0	0	20700	0	0	20700
2021	2300	0	2300	2300	0	0	20700	0	0	20700
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

Location 4250 HUNTER RIDGE RD
 Deed 345-175
 Building 1
 Year Const 2003
 Total Taxable 61,200
 Building Value 22,000
 Effective Age 0

Description CABIN & GARAGE & 82.70 AC 4250 HUNTER RIDGE RD
 District 01-County
 Owner
 Class FARM (20)



Subdivision		Block		Lot	
Date Checked 01/20/2017	Checked By	Date Assessed 04/12/2018	Lot Est Actual	Plat Book B-124	
Lot Size 0x0	Lot Size Sq Ft 3602412		Source		
Frontage 0	Depth 0		Zoning Residential		
Acreage 82.700000	Acre Est Ac		Sidewalks No		
Neighborhood Fair	Site Condition None		Drainage None		
Road Secondary	Driveway Unimproved		Land Value 167000		
Topography Rolling	Shape None				
Flood Hazard					
Tenant Houses 0	Barns 0	Grain Bins 0	Silos 0	Fencing 0	
<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Sewer	Stalls 0	Bents 0
No Stories 1.00	Avg Height 0			Com2	
Residence Type Single Family	Commercial			Model	
ModHome Type	Manufacturer			Size None	
Garage/Carport	Type None			Area 864	
Width 0	Length 0			Exterior Frame	
Story Desc. 1 Story	Bldg Cond Good/Average			Foundation Slab	
Framing Type None	Constr. Quality Fair/Economy			Roof Pitch RP-None	
Roof Type RY-Gable	Roof Cover RF-Metal			Basement Finish None	
Basement Type BT-None	Basement Size BS-None			Supplemental None	
Heat Type Forced Air	Heat Source None				

Heat
 Cooling
 Electricity
 Gas
 Water
 Sewer
 Sprinklers
 Fire Alarm
 Special Imprvmt

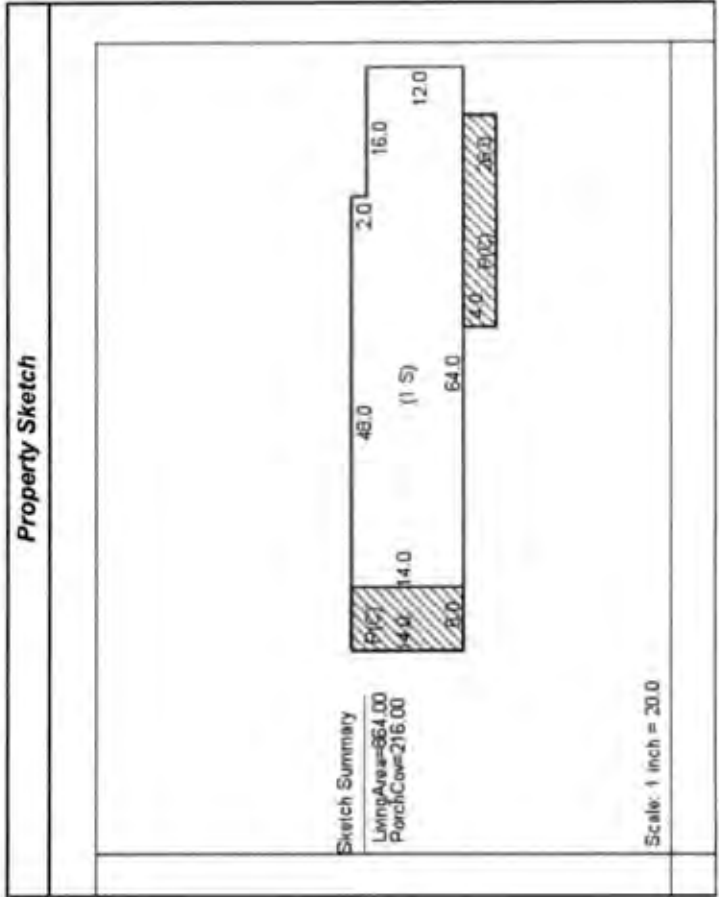
Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2022	61200	0	61200	34200	27000	0	167000	27000	0	194000
2021	61200	0	61200	34200	27000	0	167000	27000	0	194000
2020	61200	0	61200	34200	27000	0	167000	27000	0	194000

COUNTY TAX INFORMATION

TRACTS 9-12

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	



Notes

COUNTY TAX INFORMATION

TRACTS 9-12

Description CABIN & GARAGE & 82.70 AC 4250 HUNTER RIDGE RD

Location 4250 HUNTER RIDGE RD

Total Taxable 61,200

Deed 345-175

Building Value 5,000

Building 2

Effective Age 0

Class FARM (20)

District 01-County

Owner



Date Assessed	04/12/2018
Lot Est Actual	
Plat Book	B-124
Source	
Zoning	Residential
Sidewalks	No
Drainage	None
Land Value	167000

Checked By	
Lot Size Sq Ft	3602412
Depth	0
Acres Est Ac	
Site Condition	None
Driveway	Unimproved
Shape	None

Date Checked	01/20/2017
Lot Size	0x0
Frontage	0
Acresage	82.700000
Neighborhood	Fair
Road	Secondary
Topography	Rolling
Flood Hazard	

Grain Bins	0
Fencing	0
Stalls	0
Berths	0

Barns	0
Silos	0
Water	<input type="checkbox"/>
Sewer	<input type="checkbox"/>

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

Com2	
Model	
Size 2 Car	
Areal	400
Exterior	None
Foundation	None
Roof Pitch	RP-None
Basement Finish	None
Supplemental	None

Avg Height	0
Commercial	
Manufacturer	
Type	Detached Garag
Length	20
Bldg Cond	Good/Average
Constr. Quality	Average/Standar
Roof Cover	RF-None
Basement Size	BS-None
Heat Source	None

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

Farm	
Skirting	
Exterior	Wood
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
HallBaths	0
OtherRm	0
Total	0
Fireplaces	0

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

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

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

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"/>
SpecialImprmt	<input checked="" type="checkbox"/>

COUNTY TAX INFORMATION

TRACTS 13-16 + 19

Description 308.74 AC FISHER RIDGE RD
 District 01-County
 Owner
 Class FARM (20)
 Location FISHER RIDGE RD
 Deed 350-426
 Building 0
 Year Const
 Total Taxable 80,230
 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</td><td>0x0</td></tr> <tr><td>Frontage</td><td>0</td></tr> <tr><td>Acreage</td><td>308.740000</td></tr> <tr><td>Neighborhood</td><td>Fair</td></tr> <tr><td>Road</td><td>Secondary</td></tr> <tr><td>Topography</td><td>Rolling</td></tr> <tr><td>Flood Hazard</td><td></td></tr> </table>	Date Checked	01/20/2017	Lot Size	0x0	Frontage	0	Acreage	308.740000	Neighborhood	Fair	Road	Secondary	Topography	Rolling	Flood Hazard		<table border="1"> <tr><td>Date Assessed</td><td>07/06/2021</td></tr> <tr><td>Lot Est Actual</td><td></td></tr> <tr><td>Plat Book</td><td></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>425000</td></tr> </table>	Date Assessed	07/06/2021	Lot Est Actual		Plat Book		Source		Zoning	Residential	Sidewalks		Drainage	None	Land Value	425000	<table border="1"> <tr><td>Checked By</td><td></td></tr> <tr><td>Lot Size Sq Ft</td><td>13448714</td></tr> <tr><td>Depth</td><td>0</td></tr> <tr><td>Acres Est Ac</td><td></td></tr> <tr><td>Site Condition</td><td>None</td></tr> <tr><td>Driveway</td><td>Unimproved</td></tr> <tr><td>Shape</td><td>None</td></tr> </table>	Checked By		Lot Size Sq Ft	13448714	Depth	0	Acres Est Ac		Site Condition	None	Driveway	Unimproved	Shape	None																																		
Date Checked	01/20/2017																																																																																	
Lot Size	0x0																																																																																	
Frontage	0																																																																																	
Acreage	308.740000																																																																																	
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Shape	None																																																																																	
<table border="1"> <tr><td>Tenant Houses</td><td>0</td></tr> <tr><td>Electricity</td><td><input type="checkbox"/></td></tr> <tr><td>Gas</td><td><input type="checkbox"/></td></tr> <tr><td>Water</td><td><input type="checkbox"/></td></tr> <tr><td>Sewer</td><td><input type="checkbox"/></td></tr> <tr><td>Avg Height</td><td>0.00</td></tr> <tr><td>Residence Type</td><td></td></tr> <tr><td>Mobile Home Type</td><td></td></tr> <tr><td>Garage/Carport</td><td></td></tr> <tr><td>Width</td><td>0</td></tr> <tr><td>Story Desc.</td><td></td></tr> <tr><td>Framing Type</td><td></td></tr> <tr><td>Roof Type</td><td></td></tr> <tr><td>Basement Type</td><td></td></tr> <tr><td>Heat Type</td><td></td></tr> </table>	Tenant Houses	0	Electricity	<input type="checkbox"/>	Gas	<input type="checkbox"/>	Water	<input type="checkbox"/>	Sewer	<input type="checkbox"/>	Avg Height	0.00	Residence Type		Mobile Home Type		Garage/Carport		Width	0	Story Desc.		Framing Type		Roof Type		Basement Type		Heat Type		<table border="1"> <tr><td>Grain Bins</td><td>0</td></tr> <tr><td>Barns</td><td>0</td></tr> <tr><td>Silos</td><td>0</td></tr> <tr><td>Water</td><td><input type="checkbox"/></td></tr> <tr><td>Sewer</td><td><input type="checkbox"/></td></tr> <tr><td>Commercial</td><td></td></tr> <tr><td>Manufacturer</td><td></td></tr> <tr><td>Type</td><td></td></tr> <tr><td>Length</td><td>0</td></tr> <tr><td>Bldg Cond</td><td></td></tr> <tr><td>Constr. Quality</td><td></td></tr> <tr><td>Roof Cover</td><td></td></tr> <tr><td>Basement Size</td><td></td></tr> <tr><td>Heat Source</td><td></td></tr> </table>	Grain Bins	0	Barns	0	Silos	0	Water	<input type="checkbox"/>	Sewer	<input type="checkbox"/>	Commercial		Manufacturer		Type		Length	0	Bldg Cond		Constr. Quality		Roof Cover		Basement Size		Heat Source		<table border="1"> <tr><td>Stalls</td><td>0</td></tr> <tr><td>Bents</td><td>0</td></tr> <tr><td>Corn2</td><td></td></tr> <tr><td>Model</td><td></td></tr> <tr><td>Size</td><td></td></tr> <tr><td>Area</td><td>0</td></tr> <tr><td>Exterior</td><td></td></tr> <tr><td>Foundation</td><td></td></tr> <tr><td>Roof Pitch</td><td></td></tr> <tr><td>Basement/Finish</td><td></td></tr> <tr><td>Supplemental</td><td></td></tr> </table>	Stalls	0	Bents	0	Corn2		Model		Size		Area	0	Exterior		Foundation		Roof Pitch		Basement/Finish		Supplemental	
Tenant Houses	0																																																																																	
Electricity	<input type="checkbox"/>																																																																																	
Gas	<input type="checkbox"/>																																																																																	
Water	<input type="checkbox"/>																																																																																	
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Silos	0																																																																																	
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Commercial																																																																																		
Manufacturer																																																																																		
Type																																																																																		
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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	Adj Value
Class II	15.00	597	8955	8955
Class III	30.00	487	14610	14610
Class IV	3.00	376	1128	1128
Class VI	260.74	213	55538	55538
Totals	308.74			80231

CHAIN OF OWNERSHIP			
Name	Deed	Sale Date	Sale Price
	350-426	04/11/2019	0.00
	251-547	03/01/2001	223,960.00

Property Sketch

Notes

COUNTY TAX INFORMATION

TRACTS 17-18

Location FISHER RIDGE RD
Deed 350-426
Building 0
Year Const
Total Taxable 31,000
Building Value 0
Effective Age

Class FARM (20)

Description 92.04 AC FISHER RIDGE RD
District 01-County
Owner

Subdivision	Block	Lot
Date Checked 01/20/2017	Date Assessed 01/20/2017	
Lot Size 0x0	Lot Est Actual	
Frontage 0	Plat Book	
Acres 92.040000	Source	
Neighborhood Fair	Zoning Residential	
Road Secondary	Sidewalks	
Topography Rolling	Drainage None	
Flood Hazard	Land Value 150000	
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"/> Bents 0
No Stories 0.00	Avg Height 0	Com2
ResidenceType	Commercial	Model
ModHomeType	Manufacturer	Size
Garage/Carport	Type	Area 0
Width 0	Length 0	Exterior
Story Desc.	Bldg Cend	Patio/Deck
Framing Type	Constr. Quality	Tennis Court
Roof Type	Roof Cover	Pool
Basement Type	Basement Size	Pool Size 0
Heat Type	Heat Source	AirCond Type
<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"/> SpecialImpvmt
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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	
	266-295	01/02/2004	65,000.00	
	-	07/01/2001	37,620.00	

Property Sketch

Notes

COUNTY TAX INFORMATION

TRACTS 20-22

Description BARN & 3.523 AC FISHER RIDGE RD
 Location FISHER RIDGE RD
 Deed 354-346
 Total Taxable 35,000
 Building Value 10,000
 Effective Age 0

Class RESIDENTIAL (10)

District 01-County
 Owner

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 3.523000	Acres Est Ac Actual	Source Listed
Neighborhood Fair	Site Condition Average	Zoning Residential
Road Secondary	Driveway Gravel	Sidewalks No
Topography Rolling	Shape Elongated Dept	Drainage None
Flood Hazard		Land Value 25000

Tenant Houses 0 Bams 0 Silos 0 Grain Bins 0 Fencing 0

Electricity Gas Water Sewer

No Stories 0.00	Avg Height 0	Stalls 0	Living 0	Sq Feet
Residence Type None	Commercial	Bents 0	Dining 0	Living 0
ModHome Type	Manufacturer		Family 0	Basement 0
Garage/Carport	Type		Kitchen 0	Garage 0
Width 50	Length 100		BedRm 0	Porch 0
Story Desc. None	Bldg Cond Good/Average		FullBaths 0	Deck 0
Framing Type Steel Frame	Constr. Quality Average/Stand		HalfBaths 0	Office 0
Roof Type RV-None	Roof Cover RF-None		OtherRm 0	Manufacturing 0
Basement Type BT-None	Basement Size BS-None		Total 0	Asphalt 0
Heat Type None	Heat Source None		Fireplaces 0	Concrete 0

Heat Cooling Electricity Gas Water Sewer Sprinklers Fire Alarm Special Imprmt

Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts 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	Acres	Per Acre	Value/Class	Adj Value
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	12/18/2007	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
DB356-226 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

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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, DOROTHY A. LLOYD of 23831 Winthrop Circle, Bonita Springs, Florida 34134, hereinafter called the first parties; and CHARLES J. HOPPER and his wife, EILEEN B. 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 Horse Cave in Hart County, KY; thence with Tract 16 along the center of said 50' r/w S 24 deg. 38 min. 36 sec. W 175.51 feet, S 0 deg. 13 min. 18 sec. W 368.59 feet, S 15 deg. 01 min. 25 sec. E 271.97 feet, and S

DEEDED EASEMENT - TRACT 19

BOOK 256

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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. 1938 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

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BOOK 256

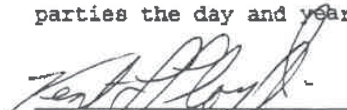
PAGE 340

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

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DOROTHY H. LLOYD


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

This the 8th day of March, 2002.


NOTARY PUBLIC

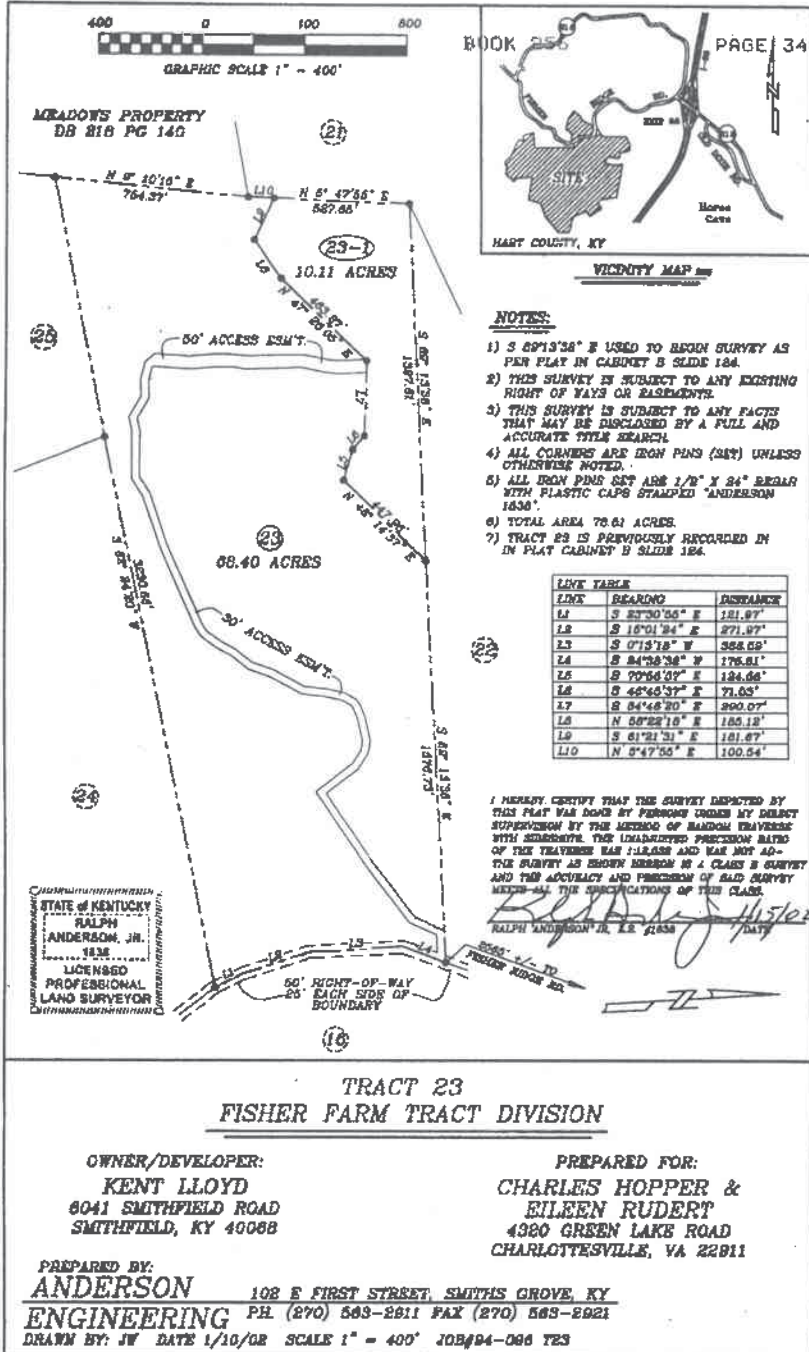
My commission expires: 11-28-2002

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 270-524-7855

DEEDED EASEMENT - TRACT 19

342



DOCUMENT NO: 44173
RECORDED ON: MAY 24, 2002 11:30:33AM
TOTAL FEES: \$44.00
TRANSFER TAX: \$40.50
COUNTY CLERK: DAVIDS CROFT
COUNTY: HART COUNTY
DEPUTY CLERK: JENNIS/JORDAN

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 (f/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.

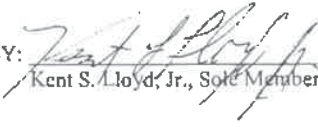
RIGHT-OF-WAY DEED

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.




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 R Crain
NOTARY PUBLIC

My Commission Expires: 11-9-2021

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG669

GRANTORS:

Brent Rutherford
BRENT RUTHERFORD

STATE OF ILLINOIS

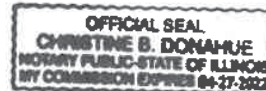
COUNTY OF Ogle

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: 04-27-2020



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 Baeren

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 Meadors
NOTARY PUBLIC

My Commission Expires: 10/21/23



RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG671

GRANTORS:


THOMAS M. WIESTLING

COMMONWEALTH OF KENTUCKY

COUNTY OF Barron

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

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


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.

Tina West
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 Barren

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.

Diane Davis
NOTARY PUBLIC

My Commission Expires: Aug 11, 2023

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG674

GRANTORS:

Robert L. McDonald
ROBERT L. McDONALD

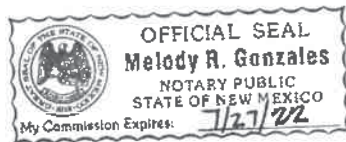
Angela D. McDonald
ANGELA D. McDONALD

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:

Phillip 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:

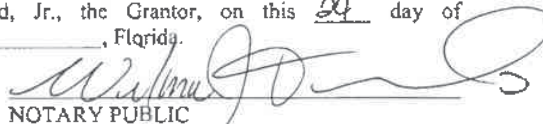
CAVEMEN II, LLC

BY: 
Kent S. Lloyd, Jr., Sole Member

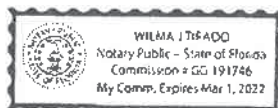
STATE OF FLORIDA

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 Hartsville Kentucky.



Jacquelyn R. Crain
NOTARY PUBLIC

My Commission Expires: 11-9-2021

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG678

GRANTORS:


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


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 Meadors
NOTARY PUBLIC

My Commission Expires: 10/21/2023



RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG680

GRANTORS:


THOMAS M. WIESTLING

COMMONWEALTH OF KENTUCKY

COUNTY OF Barron

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




NOTARY PUBLIC

My Commission Expires: 10/21/23

RIGHT-OF-WAY DEED

HART COUNTY
RW6 PG681

GRANTORS:

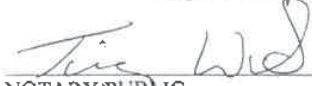

DANIEL R. GERBER


RENEE GERBER

COMMONWEALTH OF KENTUCKY

COUNTY OF Barron

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


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 Barron

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.

Daniel 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

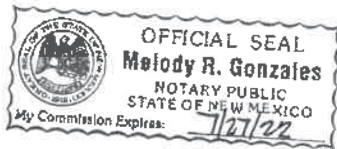
STATE OF New Mexico

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 Barron

SUBSCRIBED AND SWORN TO before me by Phillip R. Keith and Elizabeth C. Keith, the Grantor, on this 22nd day of January, 2020, in Glasgow, 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 04 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 & OWSLEY, LLP
Attorneys at Law
1101 College Street, P. O. Box 770
Bowling Green, KY 42102-0770
Phone: (270) 781-6500

BY: 
BRETT A. REYNOLDS

RIGHT-OF-WAY DEED

EXHIBIT A

HART COUNTY
RW6 PG687

PARCEL I:

Being Tract 1 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 354, 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 350, 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 350, 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 728, in the office of the Hart County Clerk.

PARCEL VII:

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

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: 665 - 688

PRELIMINARY TITLE

PRELIMINARY TITLE

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	

Transaction Identification Data for reference only:

Issuing Agent: Brett A. Reynolds

ALTA @ Universal ID:

Commitment No.: 69-20786-2021

Property Address: 741 Acres, Hart County, KY

Revision No.:

Issuing Office: English, Lucas, Priest & Owsley, LLP

Loan ID

Issuing Office File No.: 69-20786-2021

SCHEDULE A

1. Commitment Date: 22 July 2021 at 8:30 a.m.
2. Policy to be issued:
 - (a) ALTA@ Loan Policy
 Proposed Insured:
 Proposed Policy Amount:
 - (b) ALTA@
 Proposed Insured:
 Proposed Policy Amount:
 - (c) ALTA@ Owner's Policy
 Proposed Insured:
 Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is fee simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in: Cavemen II, LLC, a Florida limited liability company, pursuant to the following deeds: (a) deed dated 11 April 2019 and of record in Deed Book 350, Page 426; (b) deed dated 19 December 2019 and of record in Deed Book 354, Page 346; (c) deed dated 4 September 2019 and of record in Deed Book 352, Page 481; and (d) deed dated 6 September 2019 and of record in Deed Book 352, Page 474, all in the office of the Hart County Clerk.
5. The Land is described as follows:
 See Exhibit A.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

FIRST AMERICAN TITLE INSURANCE COMPANY

Issuing Agent: Brett A. Reynolds
Issuing Office: English, Lucas, Priest & Owsley, LLP
Agent ID No.: 4017418
Address: 1101 College Street
City, State, Zip: Bowling Green, KY 42101
Telephone: 270-781-6500

By: _____
Authorized Signatory


INSURANCE FRAUD WARNING: ANY PERSON WHO, WITH INTENT TO DEFRAUD OR KNOWING THAT HE IS FACILITATING A FRAUD AGAINST AN INSURER, SUBMITS AN APPLICATION OR FILES A CLAIM CONTAINING A FALSE OR DECEPTIVE STATEMENT IS GUILTY OF FRAUD.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions: Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

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PRELIMINARY TITLE

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII	

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Pay all taxable and/or assessments, levied and assessed against the land, which are due and payable.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - a. Secure and have properly recorded a general warranty deed from Cavemen II, LLC, a Florida limited liability company, to the purchaser, conveying the premises described in Schedule A-5 hereof.

PRELIMINARY TITLE

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. (a) taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the public records of such agency or by the Public Records.
3. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. Any mineral or mineral rights leased, granted or retained by current or prior owners.
7. Any lien or right to lien for services, labor or material imposed by law and now shown by the public records.
8. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
9. Subject to all applicable building and use restrictions of record including, but not limited to, those of record in Plat Cabinet B, Slide 124, Plat Cabinet C, Slide 87, Plat Cabinet B, Slide 71, and Plat Cabinet F, Slide 94, in the office of the Hart County Clerk.
10. Subject to that certain right-of-way deed from Cavemen II, LLC, et al, to Hart County, Kentucky, dated 17 January 2020 and of record in Right-of-Way Book 6, Page 665, in the office of the Hart County Clerk.
11. May be subject to that certain boundary line agreement between Jeff Childress, et al, and Brenda W. Fisher dated 10 October 1996 and of record in Deed Book 220, Page 290, in the office of the Hart County Clerk.
12. May be subject to that certain easement from Brenda Fisher to Green River Valley Water District dated 12 March 1996 and of record in Deed Book 220, Page 560, in the office of the Hart County Clerk.
13. May be subject to that certain right-of-way easement from Brenda Fisher to Green River Valley Water District dated 19 March 1997 and of record in Deed Book 239, Page 16, in the office of the Hart County Clerk.
14. Subject to that certain utility easement retained that certain deed to Bobby Jewell and Janet Darlene Jewell dated 21 September 2001 and of record in Deed Book 252, Page 238, in the office of the Hart County Clerk.
15. Subject to that certain utility easement retained in that certain deed to Bobbye Smith-Thompson dated 11 August 2017 and of record in Deed Book 341, Page 698, in the office of the Hart County Clerk.

PRELIMINARY TITLE

16. Subject to that certain utility easement retained in that certain deed to Lee Ann Caudill dated 11 August 2017 and or record in Deed Book 341, Page 705, in the office of the Hart County Clerk.
17. May be subject to that certain utility agreement between Earl Goodman and Bernice Goodman and Kentucky Utilities Company dated 28 May 2003 and of record in Deed Book 262, Page 570, in the office of the Hart County Clerk.

PRELIMINARY TITLE

EXHIBIT A

TRACT I:

Being all of Tract 23 containing 78.51 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

TRACT 23 (78.51 ACRES)

Beginning at an iron pin set (all iron pins set are 24"x1/2" 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 acres), Tract 17 (23.58 acres) and Tract 16 (42.95 acres) approximately 2550 feet south of Fisher Ridge Road and 1.8 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 16 along the center of said 50' R/W S 24 deg. 38' 36" W 175.51 feet, S 0 deg. 13' 18" W 368.59 feet, S 15 deg. 01' 25" E 271.97 feet, and S 23 deg. 30' 55" E 121.97 feet to an iron pin set common to Fisher's Tract 24 (46.67 acres); thence with Tract 24 and later Tract 25 (45.37 acres) S 82 deg. 24' 19" W 3230.66 feet to an iron pin set in Meadows' (DB 218 PG 140) line; thence with Meadows N 9 deg. 10' 15" E 754.37 feet to a cornerstone found common to Fisher's Tract 21 (107.25 acres); thence with Tract 21 N 5 deg. 47' 54" E 628.19 feet to an iron pin set common to Fisher's Tract 22; thence with Tract 22 S 89 deg. 13' 38" E 2974.34 feet to the beginning. Said tract contains 78.51 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

THERE IS EXCEPTED FROM THE ABOVE, the following described tract conveyed to Charles J. Hopper and wife Eileen E. Rudert, from Kent S. Lloyd, Jr. and wife, Dorothy A. Lloyd, by deed dated 8 March 2002 and of record in Deed Book 256, Page 338, in the office of the Hart County Clerk:

(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 Horse Cave in Hart County, KY; thence with Tract 16 along the center of said 50' r/w S 24 deg. 38 min. 36 sec. W 175.51 feet, S 0 deg. 13 min. 18 sec. W 368.59 feet, S 15 deg. 01 min. 25 sec. E 271.97 feet, and S 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 Meadow's 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 (survey attached to Deed Book 256, Page 338, of record in the office of the Hart County Clerk).

Being all of Tract 26 containing 112.11 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

TRACT 26 (112.11 ACRES)

PRELIMINARY TITLE

Beginning at an iron pin set (all iron pins set are 24"x1/2" rebar with a yellow plastic cap stamped "Anderson 1838") in the center of a 50' right of way, said pin being common to Fisher's Tract 27 (57.31 acres) and in the line of Fisher's Tract 24 (46.67 acres) approximately 5400 feet south of Fisher Ridge Road and 2.2 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 27 S 27 deg. 30' 02" E 1491.86 feet to an iron pin set and S 68 deg. 42' 05" E 1100.00 feet to a 14" red oak at a fence corner common to Humphries (DB 238 PG 617); thence with Humphries S 25 deg. 20' 22" W 660.62 feet to an 18" white oak, S 27 deg. 43' 13" E 151.80 feet to a corner post, S 1 deg. 29' 14" W 32.28 feet to a corner post and S 22 deg. 31' 45" W 682.85 feet to a corner post common to Hatcher (DB 176 PG 228); thence with Hatcher S 85 deg. 48' 46" W 749.34 feet to a corner post and N 83 deg. 39' 59" W 126.17 feet to a corner stone found; thence with Hatcher N 38 deg. 50' 40" W 1817.59 feet to a 24" red oak, N 12 deg. 30' 41" W 177.67 feet to a corner post and N 20 deg. 48' 35" W 1043.45 feet to a corner post common to Fisher's Tract 25 (45.37 acres); thence with Tract 25 N 10 deg. 53' 13" E 207.44 feet to an iron pin and N 71 deg. 10' 25" E 593.87 feet, passing through the center of a right of way (turn around) 75' in radius, to an iron pin set common to Fisher's Tract 24 (46.67 acres) in the center of a 50' right of way; thence with Tract 24 along the center of said R/W N 71 deg. 31' 39" E 258.40 feet and N 70 deg. 55' 00" E 356.00 feet to the beginning. Said tract contains 112.11 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

Being all of Tract 27 containing 57.31 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

TRACT 27 (57.31 ACRES)

Beginning at an iron pin set (all iron pins set are 24"x1/2" rebar with a yellow plastic cap stamped "Anderson 1838") in the center of a 50' right of way, said pin being common to Fisher's Tract 28 (71.45 acres) and Tract 24 (46.67 acres) approximately 4400 feet south of Fisher Ridge Road and 1.9 miles west of KY 218 near Horse Cave, in Hart County, Kentucky; thence with Tract 28 S 30 deg. 51' 10" E 1662.18 feet to an iron pin set and S 68 deg. 42' 05" E 1200.00 feet to a stump at a fence corner common to Humphries (DB 238 PG 617); thence with Humphries S 83 deg. 32' 21" W 29.24 feet to a 14" red oak and S 65 deg. 02' 15" W 1088.65 feet to a 14" red oak found common to Fisher's Tract 26 (112.11 acres); thence with Tract 28 N 68 deg. 42' 05" W 1100.00 feet to an iron pin set and N 27 deg. 30' 02" W 1491.86 feet to an iron pin set in the center of said 50' R/W in the line of Fisher's Tract 24 (46.67 acres); thence with Tract 24 along the center of said 50' easement N 51 deg. 33' 25" E 969.44 feet to the beginning. Said tract contains 57.31 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

Being all of Tract 28 containing 71.45 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk. And being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

TRACT 28 (71.45 ACRES)

Beginning at an iron pin set (all iron pins set are 24"x1/2" rebar with a yellow plastic cap stamped "Anderson 1838") in the center of a 50' right of way, said pin being common to Fisher's Tract 27 (57.31 acres) and Tract 24 (46.67 acres) approximately 4400 feet south of Fisher Ridge Road and 1.9 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 24 along the center of said 50' R/W N 45 deg. 23' 14" E 420.11 feet, N 19 deg. 03' 10" E 176.49 feet, and N 54 deg. 22' 14" E 186.29 feet to the point of intersection of two 50' R/W's common to Fisher's Tract 16 (42.95 acres); thence with Tract 16 along the center of said 50' R/W S 59 deg. 34' 35" E 473.33 feet and N 89 deg. 21' 54" E 185.33 feet to an iron pin set common to Fisher's Tract 29 (57.77 acres); thence with Tract 29 S 35 deg. 17' 49" E 2846.01 feet to a 10" oak in a fence line common to Humphries (DB 238 PG 617); thence with Humphries S 55 deg. 09' 01" W 526.10 feet to a 10" oak at a fence corner, and N 38 deg. 47' 11" W 548.94 feet to a stump at a fence corner common to Fisher's Tract 27 (57.31 acres); thence with Tract 27 N 68 deg. 42' 05" W 1200.00 feet to an iron pin set and N 30 deg. 51' 10" W 1662.18 feet to the beginning. Said tract contains 71.45 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

Being all of Tract 29 containing 57.77 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

PRELIMINARY TITLE

TRACT 29 (57.77 ACRES)

Beginning at an iron pin set (all iron pins set are 24"x1/2" rebar with a yellow plastic cap stamped "Anderson 1838") in the center of a 50' access easement, said pin being common to Fisher's Tract 30 (60.05 acres) and Tract 15 (26.17 acres) approximately 4650 feet south of Fisher Ridge Road and 1.8 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 30 S 34 deg. 43' 21" E 1757.09 feet to a 22" post oak found in a fence line common to Humphries (DB 238 PG 617); thence with Humphries along said fence S 67 deg. 26' 28" W 53.03 feet to a 22" white oak, S 45 deg. 06' 52" W 212.35 feet to an 18" red oak, S 12 deg. 38' 34" W 47.26 feet to an 8" white oak, S 32 deg. 01' 29" E 45.75 feet to a 12" hickory and S 35 deg. 41' 00" E 567.22 feet to a 14' oak at a fence corner; thence with Humphries S 51 deg. 51' 55" W 112.00 feet to a stump in a fence row, S 54 deg. 50' 44" W 225.72 feet to a 10" oak and S 56 deg. 10' 13" W 390.37 feet to a 10" oak at a fence corner common to Fisher's Tract 28 (71.45 acres); thence with Tract 28 N 35 deg. 17' 49" W 2846.01 feet to an iron pin set in the center of a 50' R/W common to Fisher's Tract 16 (42.95 acres); thence with Tract 16 along the center of said 50' R/W N 82 deg. 42' 39" E 394.68 feet and N 71 deg. 31' 44" E 377.87 feet to an iron pin set common to Fisher's Tract 15 (26.17 acres); thence with Tract 15 along the center of said 50' R/W N 63 deg. 16' 48" E 248.34 feet and S 77 deg. 18' 21" E 126.57 feet to the beginning. Said tract contains 57.77 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

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

TRACT II:

PARCEL NO. I:

A certain tract or parcel of land lying in Hart County, Ky., approximately 1.8 of a mile west from Horse Cave - I-65 Interchange, fronting the south side of Fisher Ridge Road, being more particularly bounded and described as follows, to-wit:

"Unless" other stated herein, all steel rods, referred to as set, are 1/2" x 18" rebar, with plastic Id. Caps, stamped DE HARDIN, LPLS-3406. Bearings are based on recorded plat of Fisher Farm Tract Division, PC-B, Slide 124, Lots 19 & 22.

Beginning at a 5/8" rebar (found LS-#1838), on the south side of Fisher Ridge Road, and the east side of a 50-ft. access to Lot 20, (DB-250, PG-634), a common corner to Lot 19 & 20; THENCE following the south side of Fisher Ridge Road, approximately 50' parallel to centerline, with a chord bearing and distance of N 69 degrees 43' 23" E 184.33 feet, to a 5/8" rebar (found LS-#1838) in the center of an existing 50-ft. access road, a common corner to Lot 19 and Lot 7; THENCE following the center of said access, a common division to Lot 19, 7 and 18 the next (6) calls, S 15 degrees 37' 42" W 588.88 feet, S 19 degrees 37' 26" W 283.17 feet, S 38 degrees 13' 09" W 215.88 feet, S 11 degrees 54' 39" E 128.66 feet, S 03 degrees 40' 51" E 141.89 feet, S 16 degrees 06' 14" W 265.40 feet, to a 5/8 rebar (found LS-1838), a common corner to Lot 17, 18, 19 & 22; THENCE continuing with center of access, a common division of Lot 17 & 22, the next (3) calls, S 16 degrees 47' 37" W 139.00 feet, S 22 degrees 55' 50" W 579.35 feet, S 30 degrees 01' 59" W 262.71 feet, to a 5/8 rebar (found LS-#1838), a common corner to Lot 16, 17, 22 & 23; THENCE leaving access, following a common boundary to Lot 22 & 23, N 89 degrees 17' 41" W 616.64 feet, to a steel rod (set 6-14-04), a new division corner; THENCE severing Lot 22 and 19, N 11 degrees 40' 51" W 1957.63 feet, to a steel rod (set 6-14-04) on the south side of a 50' access, said being a private easement to Lot 20; THENCE following the south line of said access, now owned by Fred Wallace (DB-250, PG-634), N 89 degrees 29' 02" E 1643.24 feet, to a 5/8 rebar (found LS-#1838), THENCE north with access, N 2 degrees 39' 34" E 417.38 feet, TO THE POINT OF BEGINNING, and CONTAINING 54.00 ACRES, more or less, per survey by Doyle E. Hardin, Ky. LPLS #3406, in May 2005. Being a part of Lot 19 & 22, as shown on plat of Fisher Farm Tract Division, PC-B, Slide 124, conveyed to grantor by deed of record in the Hart County Court Clerk's Office (DB-251, PG-206). Surveyor makes no warranty or guarantee of title, with the above described, subject to all pre-existing easements, rights of way, reservation, restrictions, off conveyances, and/or stipulations found in the chain of title, whether recorded or implied.

PARCEL NO. II:

PRELIMINARY TITLE

Being all of Tract 7 containing 7.07 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

TRACT 7 (7.07 ACRES)

Beginning at an iron pin set (all iron pins set are 24" x 1/2" rebar with yellow plastic cap stamped "Anderson 1838") in the south R/W (50' R/W) of Fisher Ridge Road, said pin being common to Fisher's Tract 8 (13.54 acres) approximately 1.8 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with said Tract 8 S 5 degrees 40' 07" E 819.60 feet to an iron pin set common to Fisher's Tract 13 (22.81 acres) and Tract 18 (17.44 acres); thence with said Tract 18 S 85 degrees 37' 28" W 570.91 feet to an iron pin set in the center of a 50' R/W in the line of Fisher's Tract 19 (64.01 acres); thence along the center of said R/W with Tract 19 N 15 degrees 37' 42" E 588.88 feet to an iron pin set in the south R/W of Fisher Ridge Road; thence with said Fisher Ridge Road along a curve of radius 272.18 feet, having a long chord running N 46 degrees 50' 35" E 30.27 feet, N 43 degrees 39' 19" E 192.86 feet and N 52 degrees 55' 33" E 218.62 feet to the beginning. Said tract contains 7.07 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

RIGHT-OF-WAY

Pursuant to the minutes of the Hart County Planning Commission from a special meeting on May 16, 2001, a copy of which is attached here to and incorporated herein, GRANTEE shall use of the following described right-of-way:

Unless stated otherwise, any monument referred to herein as a "rebar with cap" is a set 5/8" rebar, eighteen (18") in length, with a plastic cap stamped "Joe Houchens PLS 2649". All bearings stated herein are referred to the magnetic meridian as observed on January 24, 2008 along the South line of the above described property:

Beginning a point in Centerline of 50' R/W (being referenced S 88 deg. 21 min. 53 sec. E 25.40 feet from a found 1/2" rebar stamped "PLS 1838") on the R/W of Fisher Ridge Road (50' R/W) (being located 2 miles to Highway #218); a corner to C. Dennison (Deed Book 146 Page 73); thence with the R/W of Fisher Ridge Road as it meanders N 88 deg. 21 min. 53 sec. E 15.41 feet to a point on the R/W of Fisher Ridge Road, thence with the R/W of Fisher Ridge Road as it meanders with a curve having a length of 9.60 feet, a radius of 272.18 feet, and a chord bearing and distance of S 89 deg. 22 min. 30 sec. E 9.60 feet to a found 1/2" rebar stamped "1838" on the R/W of Fisher Ridge Road; a corner to Cavemen LTD. II LLC (Deed Book 276 Page 20), thence with the lines of Cavemen LTD. II, LLC, S 02 deg. 39 min. 34 sec. W 417.38 feet to a found 1/2" rebar stamped "PLS #1838", thence S 89 deg. 29 min. 30 sec. W 1,643.24 feet to a found 1/2" rebar with cap stamped "PLS #3406" (being located N 11 deg. 40 min. 51 sec. E 1,957.63 feet from a found 1/2" rebar #3406); a corner to Cavemen LTD. II, LLC, a corner to Dan Wallace (Deed Book 276 Page 255) and a corner to Fred Wallace (Deed Book 260 Page 634, Plat Cabinet B Slide 124), thence with the lines of Wallace, N 00 deg. 30 min. 58 sec. W 25.00 feet to a point in the Centerline of 50' R/W; a corner to Wallace, thence with the lines of Wallace and the centerline of a 50' R/W, N 89 deg. 29 min. 30 sec. E 1,619.59 feet to a point in Centerline of 50' R/W (being referenced S 43 deg. 55 min. 56 sec. E 34.42 feet from a found stone at fence corner), thence N 02 deg. 39 min. 34 sec. E 393.11 feet to the POINT OF BEGINNING, according to survey by Joe David Houchens, P.L.S. #2649, Pride Engineering & Land Surveying Inc. dated March 7th, 2008 and Fred E. and Barbara G. Wallace derived title to the above described property in Deed Book 250 Page 634, dated July 12th, 2001 from Todd and Lisa Fisher and said Deed is recorded in the Office of the Hart County Clerk.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

See Plat Cabinet D, Slide 173, in the Office of the Hart County Court Clerk.

This being Tract II of the 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 350, Page 426, in the office of the Hart County Clerk.

TRACT III:

PRELIMINARY TITLE

Unless stated otherwise, any monument referred to herein as a "rebar with cap" is a set 5/8" rebar eighteen (18") in length, with a plastic cap stamped "Joe Houchens PLS 2649." All bearing stated herein are referred to the magnetic meridian as observed on October 18th, 2006 along the North line of the above described property.

BEGINNING at a set 5/8" rebar with cap stamped "Joe Houchens PLS #2649" on the R/W of Highway #31-E (Assumed 100' R/W) a corner to Caroleen Webb (Deed Book 65 Page 313), THENCE with the R/W of Highway #31-E as it meanders: S 30 deg. 31 min. 09 sec. W 113.98 feet S 32 deg. 35 min. 11 sec. W 106.74 feet S 34 deg. 21 min. 02 sec. W 108.84 feet S 36 deg. 41 min. 55 sec. W 113.39 feet S 37 deg. 33 min. 21 sec. W 104.65 feet to a found 1-1/4" iron pipe at end of fence on the R/W of Highway #31-E and a corner to William Trowbridge (Deed Book 115, Page 273, Deed Book 164 Page 343), THENCE with the lines of Trowbridge, N 52 deg. 36 min. 33 sec. W 150.65 feet to a found 1-1/4" iron pipe, THENCE N 52 deg. 13 min. 04 sec. W 75.76 feet to a found 1" square iron pin; a corner to Trowbridge and a corner to Paul Dennison (Deed Book 252 Page 368) THENCE with the line of Dennison, N 52 deg. 20 min. 39 sec. W 1056.89 feet to a found corner stone (being located N 14 deg. 47 min. 22 sec. E 0.28 feet from a set 5/8" rebar with cap stamped "Joe Houchens PLS #2649" at a fence corner; a corner to Dennison and a corner to Charles Houk (Deed Book 125 Page 73), THENCE with the line of Houk, N 35 deg. 04 min. 12 sec. E 131.20 feet to a set 5/8" rebar with cap stamped "Joe Houchens PLS #2649" (being located N 87 deg. 55 min. 45 sec. E 5.18 feet from a 30" beech at fence corner, THENCE N 52 deg. 24 min. 12 sec. W 594.37 feet to a found corner stone (being located S 28 deg. 08 min. 00 sec. W 0.39 feet from a set 5/8" rebar with cap stamped "Joe Houchens PLS #2649" at a fence corner; a corner to Houk and a corner to Charles Houk (Deed Book 143 Page 630); THENCE with the line of Houk, N 44 deg. 12 min. 29 sec. E 424.54 feet to a set 5/8" rebar with cap stamped "Joe Houchens PLS #2649" at a fence corner post; a corner to Houk and a corner to William Chaney (Deed Book 268 Page 288, Plat Cabinet "B" Slide 71, Deed Book 262 Page 154); THENCE with the line of Chaney, S 52 deg. 20 min. 17 sec. E 1113.15 feet to a found corner stone (being located S 13 deg. 02 min. 15 sec. W 0.29 feet from a set 5/8" rebar with cap stamped "Joe Houchens PLS #2649" at a fence corner; a corner to Chaney and a corner to Caroleen Webb (Deed Book 65 Page 313); THENCE with the line of Webb, S 51 deg. 53 min. 21 sec. E 690.07 feet to the POINT OF BEGINNING and CONTAINING 21.687 ACRES, more or less according to survey by Joe David Houchens, P.L.S. #2649, Pride Engineering & Land Surveying, Inc. dated November 7th, 2006.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

THERE IS EXCEPTED FROM THE ABOVE, the following described tract conveyed to Roland Weston and wife, Ada Weston, from Cavemen Ltd. II, LLC, by deed dated 23 December 2008 and of record in Deed Book 298, Page 98, in the office of the Hart County Clerk:

Unless stated otherwise, any monument referred to as a "sucker rod with cap" is a set 5/8" sucker rod, eighteen inches (18") in length, with a plastic cap stamped "Joe Houchens PLS 2649". All bearings stated herein are referred to the magnetic meridian as observed on November 19, 2008, along the North line of the above described property:

Tract 2:

BEGINNING at a found 1 1/4" iron pipe at end of fence on the R/W of Highway #31-E, a corner to William Trowbridge (Deed Book 115 Page 273, Deed Book 164 Page 343, Map 77 Parcel 107), THENCE with the lines of Trowbridge, N 52 deg. 36 min. 33 sec. W 150.65 feet to a found 1 1/4" iron pipe, THENCE N 52 deg. 13 min. 04 sec. W 75.76 feet to a found 1" square pin, a corner to Trowbridge and a corner to Paul Dennison (Deed Book 252 Page 368, Map 77 Parcel 65), THENCE with the line of Dennison, N 52 deg. 20 min. 39 sec. W 168.00 feet to a set 5/8" sucker rod with cap, a corner to Dennison and a corner to Cavemen LTD II, LLC Tract #1 (being a portion of Deed Book 292 Page 299, Map 77 Parcel 106), THENCE with the lines of Cavemen LTD II, LLC Tract #1, N 36 deg. 38 min. 44 sec. E 159.33 feet to a set 5/8" sucker rod with cap, THENCE S 52 deg. 20 min. 39 sec. E 214.41 feet to a set 5/8" sucker rod with cap, THENCE N 36 deg. 38 min. 47 sec. E 134.00 feet to a set 5/8" sucker rod with cap, THENCE S 52 deg. 32 min. 43 sec. E 178.74 feet to a set 5/8" sucker rod with cap, a corner to Cavemen LTD II, LLC, Tract #1 on the R/W of Highway #31-E (assumed 100' R/W), THENCE with the R/W of Highway #31-E as it meanders: S 34 deg. 21 min. 01 sec. W 75.49 feet, S 36 deg. 41 min. 55 sec. W 113.39 feet, S 37 deg. 33 min. 21 sec. W 104.65 feet to the POINT OF BEGINNING and CONTAINING 2.004 acres.

PRELIMINARY TITLE

more or less, according to survey by Joe David Houchens, P.L.S. #2640, Pride Engineering & Land Surveying, Inc., dated November 19, 2008.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAY OR EASEMENTS.

This being a portion of Tract III of that 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 350, Page 426, in the office of the Hart County Clerk.

TRACT IV:

Being all of Tract 24 containing 46.67 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereof, and being more particularly described as follows:

TRACT 24 (46.67 ACRES)

Beginning at an iron pin set (all iron pins set are 24 x ½" rebar with a yellow plastic cap stamped "Anderson 1838") in the center of a 50' R/W, said pin being in the line of Fisher's Tract 16 (42.95 acres) approximately 3450 feet south of Fisher Ridge Road and 1.8 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 16 along the center of said R/W S 25 deg. 44' 11" E 242.64 feet to a point common to Fisher's Tract 28 (71.45 acres); thence with Tract 28 along the center of said 50' R/W S 54 deg. 22' 14" W 186.29 feet, S 19 deg. 03' 10" W 176.49 feet, and S 45 deg. 23' 41" W 420.11 feet to an iron pin set common to Fisher's Tract 27 (57.31 acres); thence with Tract 27 along the center of said 50' R/W S 51 deg. 33' 25" W 969.44 feet to an iron pin set common to Fisher's Tract 26 (112.11 acres); thence with Tract 26 along the center of said 50' R/W S 70 deg. 55' 00" W 356.00 feet and S 71 deg. 31' 39" W 258.40 feet to an iron pin set common to Fisher's Tract 25 (45.37 acres); thence with Tract 25 N 18 deg. 29' 41" W 1370.26 feet to an iron pin set common to Fisher's Tract 23 (78.51 acres); thence with Tract 23 N 82 deg. 24' 19" E 2197.52 feet to the beginning. Said tract contains 46.67 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

Being all of Tract 25 containing 45.37 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to easements, rights-of-way and conditions shown thereof, and being more particularly described as follows:

TRACT 25 (45.37 ACRES)

Beginning at an iron pin set (all iron pins set are 24 x ½" rebar with a yellow plastic cap stamped "Anderson 1838") in the center of a 50' right of way, said pin being common to Fisher's Tract 24 (46.67 acres) and Tract 26 (112.11 acres) approximately 6000 feet south of Fisher Ridge Road and 2.3 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 26 through the center of said right of way (turn around) 75' in radius and continuing S 71 deg. 10' 25" W 593.87 feet to an iron pin set and S 10 deg. 53' 13" W 207.44 feet to a corner post common to Maulden (DB 133 PG 451); thence with Maulden along a fence N 74 deg. 07' 26" W 1102.41 feet to an iron pipe found at a fence corner common to Meadows (DB 218 PG 140); thence with Meadows N 9 deg. 10' 15" E 1272.99 feet to an iron pin set common to Fisher's Tract 23 (78.51 acres); thence with Tract 23 N 82 deg. 24' 19" E 1033.14 feet to an iron pin set common to Fisher's Tract 24; thence with Tract 24 S 18 deg. 29' 41" W 1370.26 feet to the beginning. Said tract contains 45.37 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

This being Tract IV of that 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 350, Page 426, in the office of the Hart County Clerk.

TRACT V:

Unless stated otherwise, any monument referred to herein as a "rebar and cap" is a set 5/8" rebar, eighteen inches (18") in length, with a yellow plastic cap stamped "Joe Houchens P.L.S. 2649". All bearings stated herein are referred to the magnetic meridian as observed on March 1, 2000, along the east line of the above-described tract.

PRELIMINARY TITLE

TRACT #3

BEGINNING at a set rebar with cap on the r/w of Marshall Lane (40' r/w), a corner to Christine Marshall Estate Tract #2 (being a portion of Deed Book 20 Page 61 and a portion of Deed Book 20 Page 409 and a portion of Deed Book 20 Page 59) and (being N 89 deg. 53 min. 45 sec. E 586.88 feet from set 5/8" rebar at r/w of Hwy. #31-E, and Marshall Lane) parent tract; THENCE with the r/w of Marshall Lane as it meanders: N 71 deg. 38 min. 11 sec. W 166.25 feet; N 74 deg. 10 min. 59 sec. W 36.34 feet; N 88 deg. 35 min. 03 sec. W 41.76 feet to a set rebar with cap, a corner to Christine Marshall Estate Tract #4 (being all of Deed Book 43 Page 634 and all of Deed Book 46 Page 138 and all of Deed Book 52 Page 47 and a portion of Deed Book 46 Page 140 and a portion of Deed Book 20 Page 59 and a portion of Deed Book 20 Page 409); THENCE with the lines of Tract #4 N 70 deg. 42 min. 12 sec. W 22.98 feet to a set rebar with cap; THENCE N 20 deg. 16 min. 40 sec. E 397.14 feet to a cedar fence post witnessed by a set rebar with cap; THENCE N 19 deg. 40 min. 39 sec. E 753.37 feet to a set rebar with cap at a found corner stone, a corner to Tract #4 and Kay Amos (Deed Book 111 Page 342); THENCE with the line of Kay Amos S 51 deg. 42 min. 56 sec. E 388.79 feet to a set rebar with cap, a corner to Kay Amos and Christine Marshall Tract #2 (being a portion of Deed Book 20 Page 61 and a portion of Deed Book 20 Page 409 and a portion of Deed Book 20 Page 59); THENCE with the line of Tract #2 S 25 deg. 46 min. 22 sec. W 1,012.66 feet to the POINT OF BEGINNING and CONTAINING 7.850 acres, more or less, according to a survey by Joe David Houchens, PLS 2649, Pride Engineering & Land Surveying, Inc. dated March 1, 2000. Plat of this property is duly recorded in Plat Cabinet B, Slide 71, Office of the Hart County Clerk.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAY OR EASEMENTS.

Unless stated otherwise, any monument referred to herein as a "rebar and cap" is a set 5/8" rebar, eighteen (18") in length, with a yellow plastic cap stamped "Joe Houchens P.L.S. 2649". All bearings stated herein are referred to the magnetic meridian as observed on March 1, 2000, along the east line of the above-described tract.

TRACT #4

BEGINNING at a set rebar with cap on the r/w of Marshall Lane (40' r/w), a corner to Christine Marshall Estate Tract #3 (being a portion of Deed Book 20 Page 59 and a portion of Deed Book 20 Page 61 and a portion of Deed Book 20 Page 409) and (being N 85 deg. 39 min. 59 sec. W 823.73 feet from a set 5/8" rebar at r/w of Hwy. 31-E and Marshall Lane) parent tract; THENCE with the r/w of Marshall Lane as it meanders: S 80 deg. 37 min. 27 sec. W 56.35 feet; S 89 deg. 37 min. 10 sec. W 41.22 feet; N 78 deg. 06 min. 11 sec. W 85.63 feet; N 67 deg. 57 min. 06 sec. W 32.86 feet; N 45 deg. 44 min. 11 sec. W 26.67 feet; N 19 deg. 54 min. 15 sec. W 36.20 feet; N 22 deg. 18 min. 34 sec. W 31.76 feet; N 18 deg. 16 min. 47 sec. W 37.38 feet; N 30 deg. 30 min. 17 sec. W 66.92 feet; N 25 deg. 31 min. 49 sec. W 56.99 feet; N 27 deg. 25 min. 38 sec. W 53.95 feet; N 37 deg. 45 min. 49 sec. W 44.81 feet to a set rebar with cap, a corner to Charles Houk (Deed Book 143 Page 630); THENCE with the lines of Charles Houk N 44 deg. 52 min. 23 sec. E 180.84 feet to a set rebar with cap; THENCE N 36 deg. 58 min. 24 sec. W 921.59 feet to a set rebar with cap at a found corner stone, a corner to Charles Houk and Caroleen Webb (Deed Book 71 Page 124 and Deed Book 58 Page 86); THENCE with the lines of Caroleen Webb N 57 deg. 41 min. 18 sec. E 25.22 feet to a set rebar with cap at a found corner stone; THENCE N 14 deg. 39 min. 40 sec. W 1,071.37 feet to a set rebar with cap at a found corner stone, a corner to Caroleen Webb and Marvin Sell (Deed Book 165 Page 578); THENCE with the line of Marvin Sell N 75 deg. 35 min. 50 sec. E 1,245.30 feet to a set rebar with cap, a corner to Marvin Sell and Kay Amos (Deed Book 111 Page 342); THENCE WITH the lines of Kay Amos S 11 deg. 43 min. 46 sec. E 1,422.30 feet to a set rebar with cap at a found corner stone; THENCE S 44 deg. 48 min. 59 sec. W 102.21 feet to a set rebar with cap at a found corner stone, a corner to Kay Amos and Christine Marshall Estate Tract #3 (being a portion of Deed Book 20 Page 59 and a portion of Deed Book 20 Page 61 and a portion of Deed Book 20 Page 409); THENCE with the lines of Tract #3 S 19 deg. 40 min. 39 sec. W 753.37 feet to a cedar fence post witnessed by a set rebar with cap; THENCE S 20 deg. 16 min. 40 sec. W 397.14 feet to a set rebar with cap; THENCE S 70 deg. 42 min. 12 sec. E 22.98 feet to the POINT OF BEGINNING and CONTAINING 51.819 acres, more or less, according to a survey by Joe David Houchens, PLS 2649, Pride Engineering & Land Surveying, Inc. date March 1, 2000. Plat of this property is duly recorded in Plat Cabinet B, Slide 71, Office of the Hart County Clerk.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAY OR EASEMENTS.

PRELIMINARY TITLE

This being Tract V of that 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 350, Page 426, in the office of the Hart County Clerk.

TRACT VI:

PARCEL 1:

Being all of Tract 15 containing 26.17 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

TRACT 15 (26.17 ACRES)

Beginning at an iron pin set (all iron pins set are 24"x1/2" rebar with yellow plastic cap stamped "Anderson 1838") in the center of a 50' R/W, said pin being common to Fisher's Tract 14 (32.93 acres), Tract 32 (33.50 acres) and Tract 31 (41.04 acres) approximately 3000 feet south of the Fisher Ridge Road and 1.6 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 31 along the center of said 50' R/W S 21°36'19" W 210.71 feet, S 6°42'05" W 456.79 feet and S 10°31'57" E 261.47 feet to an iron pin set common to Fisher's Tract 30 (60.05 acres); thence with Tract 30 along the center of said 50' R/W S 82°01'09" W 340.09 feet and S 71°12'58" W 398.90 feet to an iron pin set common to Fisher's Tract 29 (57.77 acres); thence with Tract 29 along the center of said 50' R/W N 77°18'21" W 126.57 feet and S 63°16'48" W 248.34 feet to an iron pin set common to Fisher's Tract 16 (42.95 acres); thence with Tract 16 N 4°14'33" W 1202.59 feet to an iron pin set common to Fisher's Tract 17 (23.58 acres) and Tract 14 (32.93 acres); thence with Tract 14 S 88°27'32" E 1232.25 feet to the beginning. Said lot contains 26.17 acres as surveyed by Ralph Anderson, Jr., L. S. 1838 dated June 27, 2001.

THERE IS EXCEPTED FROM AND NOT CONVEYED HEREIN that certain real property conveyed to Daniel R. Gerber and Renee Gerber by Deed from Robert W. Smith, a single person, dated April 10, 2015, and duly recorded in Deed Book 329, Page 41, Office of the Hart County Clerk, being more particularly described as follows:

Being a portion of Tract 15 of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk and being subject to the Easements, Right-of-Ways, and conditions shown thereon and being more particularly described as follows:

Tract 15, portion of being approximate (10 acres). Beginning at an iron pin set. All iron pin set are (24"x1/2") rebar with yellow plastic cap stamped "Anderson 1838". In the center of a 50' Right-of-Way said pin being common to the Fisher Tract 14 (32.33 acres) Tract 32 with (33.50) and Tract 31 (41.04) acres approximately 3000 feet south of the Fisher Ridge Rd. and 1.6 miles west of KY 218 near Horse Cave in Hart County, KY.

Thence West along Tract 14 and 15 1232.25', thence South 360' along tract 15 and 16, thence East running parallel to Tract 14 and 15 to center of road between Tract 15 and 31, thence following center of road to the place of beginning.

PARCEL 2:

Being all of Tract 16 containing 42.95 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

TRACT 16 (42.95 ACRES)

Beginning at an iron pin set (all iron pins set are 24"x1/2" rebar with a yellow plastic cap stamped "Anderson 1838") in the center of a 50' access easement, said pin being common to Fisher's Tract 23 (78.51 acres), Tract 22 (56.00 acres) and Tract 17 (23.58 acres) approximately 2550 feet south of Fisher

PRELIMINARY TITLE

Ridge Road and 1.8 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 17 N 89°34'53" E 1404.36 feet to an iron pin common to Fisher's Tract 14 (32.93 acres) and Tract 15 (26.17 acres); thence with Tract 15 S 4°14'33" E 1202.59 feet to an iron pin set common to Fisher's Tract 29 (57.77 acres) in the center of a 50' access easement; thence with Tract 29 along the center of said 50' easement S 71°31'44" W 377.87 feet and S 82°42'39" W 394.68 feet to an iron pin set common to Fisher's Tract 28 (71.45 acres); thence with Tract 28 along the center of said 50' easement S 89°21'54" W 185.33 feet, N 59°34'35" W 473.33 feet and N 25°44'11" W 242.64 feet to an iron pin set common to Fisher's Tract 23 (78.51 acres); thence with Tract 23 along the center of said 50' easement N 23°30'55" W 121.97 feet, N 15°01'25" W 271.97 feet, N 0°13'18" E 368.59 feet and N 24°38'36" E 175.51 feet to the beginning. Said lot contains 42.95 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

PARCEL 3:

Being all of Tract 17 containing 23.58 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

TRACT 17 (23.58 ACRES)

Beginning at an iron pin set (all iron pins set are 24"x1/2" 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 acres), Tract 19 (64.01 acres) and Tract 18 (17.44 acres), said pin being approximately 1600 feet south of Fisher Ridge Road and 1.8 miles west KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 18 N 89°29'30" E 937.73 feet to an iron pin set common to Fisher's Tract 13 (22.81 acres) and 14 (32.93 acres); thence with Tract 14 S 4°25'17" E 895.55 feet to an iron pin set common to Fisher's Tract 15 (26.17 acres) and Tract 16 (42.95 acres); thence with Tract 16 S 89°34'53" W 1404.36 feet to an iron pin set common to Fisher's Tract 23 (78.51 acres) and Tract 22 (56.00 acres) in the center of the aforesaid 50' R/W; thence with Tract 22 along the center of said R/W N 30°01'59" E 262.71 feet, N 22°55'50" E 579.35 feet and N 16°47'37" E 139.77 feet to the beginning. Said tract contains 23.58 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

This being Tract VII of that 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 350, Page 426, in the office of the Hart County Clerk.

TRACT VII:

Being all of Tract 13 containing 22.81 acres of the Fisher Farm Tract Division as recorded in Plat Cabinet B, Slide 124, in the Office of the Hart County Clerk, and being subject to the easements, rights-of-way and conditions shown thereon, and being more particularly described as follows:

TRACT 13 (22.81 ACRES)

Beginning at an iron pin set (all iron pins set are 24"x1/2" 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 9 (10.29 acres), Tract 11 (51.75 acres) and Tract 8 (13.54 acres) approximately 950 feet south of Fisher Ridge Road and 1.6 miles west of KY 218 near Horse Cave in Hart County, Kentucky; thence with Tract 11 along the center of said 50' R/W S 9°35'23" E 343.26 feet, A 26°25'43" E 281.45 feet and S 34°44'55" E 446.59 feet to an iron pin set common to Fisher's Tract 12 (52.03 acres) and Tract 14 (32.93 acres); thence with Tract 14 S 84°58'22" W 1223.08 feet to an iron pin set common to Fisher's Tract 17 (23.58 acres) and Tract 18 (17.44 acres); thence with Tract 18 N 5°50'58" W 999.23 feet to an iron pin set common to Fisher's Tract 7 (7.07 acres) and Tract 8 (13.54 acres); thence with Tract 8 N 85°25'49" E 886.03 feet to the beginning. Said tract contains 22.81 acres as surveyed by Ralph Anderson, Jr., L.S. 1838 dated June 27, 2001.

This being Tract VIII of that 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 350, Page 426, in the office of the Hart County Clerk.

TRACT VIII:

PRELIMINARY TITLE

Being Tract #1, of the Fisher Farm Tract Division, recorded in Plat Cabinet B, Slide 124, in the office of the Hart County Court Clerk. Property subject to the easements, right-of-way, and conditions of record.

THERE IS EXCEPTED FROM THE ABOVE, the following described tract conveyed to Jamie L. Cox from Cavemen II, LLC, by deed dated 22 September 2020 and of record in Deed Book 358, Page 226, in the office of the Hart County Clerk:

Lot 1A (1.477 Acres)

Beginning at an iron pin set (all iron pins set are 1/2" rebar with red caps stamped "Hawkins 3894") in the South R/W (50' R/W per Plat Cabinet B Slide 124) of Fisher Ridge Road, said iron pin being a new corner common to Cavemen II, LLC (DB 354 PG 346 and PC B Slide 124 – Lot 1B of this survey), approximately 142 feet west of the centerline of Hunter Ridge Road, near Northtown in Hart County, Kentucky; Thence with the Lot 1B S 15°12'00" E (Bearings are based on Kentucky State Plane Coordinates – South Zone 1602; NAD 83; NAVD 88, Geoid 12) 218.86 feet, to an iron pin set at a new corner common to the aforesaid Cavemen II, LLC (Lot 1C this survey); Thence with Lot 1C S 00°04'05" W 214.25 feet, to an iron pin set common to Darrell and Sheryl Bailey (DB 280 PG 251 – Tract 8 of PC B Slide 124); Thence with Bailey D 78°12'01" W 105.70 feet to an iron pin found (1/2" rebar with cap, PLS 1838) and N 15°12'00" W 440.83 feet, to an iron pin found (1/2" rebar with cap, PLS 1838) in the aforesaid South R/W; Thence with said R/W N 83°02'37" E 150.56 feet, and N 74°29'05" E 12.94 feet, to the beginning. Said tract contains 1.477 acres as surveyed by Anderson Engineering and Land Surveying PLLC, Andrew T. Hawkins, L.S. 3894 on July 22, 2020.

This being a portion of the same property conveyed to Cavemen II, LLC, a Florida limited liability company, from Debra Holderman and husband, James Holderman by deed dated 19 December 2019 and recorded on 30 December 2019 in Deed Book 354, Page 346, in the office of the Hart County Clerk.

TRACT IX:

Tract 18A (10.391 Acres) – to be added to Tract 13 (PC B Slide 124)

Beginning at an iron pin found (all iron pins found are 1/2" rebar with yellow caps stamped "Anderson 1838", unless otherwise noted) at a corner common to Cavemen II, LLC (DB 350 PG 426 – Tract 7 and Tract 13 of PC B Slide 124) and common to Darrell and Sheryl Bailey (DB 280 PG 251 – Tract 8 of PC B Slide 124), said pin being approximately 845 feet south of the centerline of Fisher Ridge Road, near Horse Cave in Hart County, Kentucky; Thence with Cavemen II, LLC (Tract 13) S 05°44' 43" E (Bearings are based on Kentucky State Plane Coordinates – South Zone 1602, NAD 83, NAVD 88, Geoid 12) 998.89 feet, to an iron pin found common to Steven Roy Kleinfelter and Tory Michele Kleinfelter (DB 282 PG 728 – Tract 14 of PC B Slide 124) and common to the aforesaid Cavemen II, LLC (DB 350 PG 426 – Tract 17 of PC B Slide 124); Thence with Tract 17 S 89°33' 50" W 294.91 feet, to an iron pin set (all iron pins set are 1/2" rebar with red caps stamped "Hawkins 3894") at a new corner common to Bobby Jewell and Janet Darlene Jewell (DB 252 PG 238 – Tract 18 of PC B Slide 124); Thence with Jewell for four new lines N 31°56' 02" W 151.08 feet, to an iron pin set, N 66°29' 38" W 171.74 feet, to an iron pin set, N 29°05' 55" W 135.95 feet, to an iron pin set, and N 09°52' 47" E 661.75 feet, to an iron pin set common to the aforesaid Cavemen II, LLC (Tract 7); Thence with Tract 7 running generally along a fence line N 85°44' 20" E 385.94 feet, to the beginning. Said tract contains 10.391 acres as surveyed by Anderson Engineering and Land Surveying PLLC, Andrew T. Hawkins L.S. 3894 on August 12, 2019.

This being the same property conveyed to Cavemen II, LLC, a Florida limited liability company, from Bobby Jewell and wife, Janet Darlene Jewell, by deed dated 4 September 2019 and of record in Deed Book 352, Page 481, in the office of the Hart County Clerk.

TRACT X:

Survey of the property of David & Sherry Hall, Plat recorded in Plat Book F, Page 94 (Deed Book 343 Page 2, Deed Book 343 Page 5 recorded in the Office of the Hart County Clerk), located in Hart County, Kentucky, and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as a "rebar and cap" is a set 1/2" rebar, eighteen (18") in length, with a plastic cap stamped "Joe Houchens, P.L.S. #2649". All bearings stated herein are

PRELIMINARY TITLE

referred to the magnetic meridian as observed on January 15th, 2018, along the South line of the above described property:

TRACT 1:

BEGINNING at a set ½" rebar with cap on the Right-of-Way of N. Jackson HWY (31-E, Right-of-Way Varies, Deed Book 2 Page 256, Deed Book 2 Page 295, 50' from centerline), a corner to David & Sherry Hall Tract #3 (being a portion of Deed Book 343 Page 5); THENCE with the lines of Hall Tract #3, N 55 deg. 07 min. 04 sec. W 209.50 feet to a set ½" rebar with cap, THENCE S 24 deg. 21 min. 36 sec. W 210.00 feet to a set ½" rebar with cap, a corner to Hall Tract #3, and a corner to Cavemen LTD, II, LLC. (Deed Book 292 Page 299), THENCE with the line of Cavemen LTD, II, LLC, N 55 deg. 09 min. 34 sec. W 480.22 feet to a found stone (being located S 22 deg. 23 min. 41 sec. W 0.27 feet from a found 5/8" rebar with cap stamped Joe Houchens PLS #2649, a corner to Cavemen LTD, II, LLC, and a corner to William Todd & Deborah Leigh Chaney (Deed Book 262 Page 154, Tract #5, Plat Cabinet 'B' Slide 71), THENCE with the Chaney, N 24 deg. 38 min. 41 sec. E 495.62 feet to a found 5/8" rebar with cap stamped Joe Houchens PLS #2649 in fence, a corner to Chaney on the Marshall Lane (40' Right-of-Way, Plat Cabinet 'B' Slide 71), THENCE with the Right-of-way of Marshall Lane as it meanders:

N 41 deg. 34 min. 52 sec. E 19.42 feet
N 34 deg. 38 min. 56 E 34.76 feet
N 23 deg. 42 min. 51 sec. E 34.64 feet
N 19 deg. 22 min. 47 sec. E 28.93 feet
N 25 deg. 16 min. 07 sec. E 25.51 feet
N 48 deg. 14 min. 40 sec. E 16.18 feet
N 80 deg. 47 min. 56 sec. E 18.52 feet
S 81 deg. 14 min. 30 sec. E 22.96 feet
S 74 deg. 09 min. 54 sec. E 47.48 feet
S 74 deg. 48 min. 53 sec. E 43.27 feet
S 73 deg. 03 min. 36 sec. E 42.55 feet
S 71 deg. 35 min. 32 sec. E 43.71 feet
S 72 deg. 02 min. 28 sec. E 43.20 feet
S 76 deg. 10 min. 28 sec. E 60.93 feet

to a set ½" rebar with cap in fence, on the Right-of-Way of Marshall Lane (40' Right-of-Way, Plat Cabinet 'B' Slide 71), a corner to David D. Mitchell (Deed Book 268 Page 248), THENCE with the lines of Mitchell, S 24 deg. 24 min. 52 sec. W 72.36 feet to a found angle iron at a fence corner, THENCE S 72 deg. 01 min. 53 sec. E 284.32 feet to a set ½" rebar with cap at a corner post, a corner to Mitchell, on the Right-of-Way of N. Jackson HWY (31-E, Right-of-Way Varies, Deed Book 2 Page 256, Deed Book 2 Page 295, 50' from centerline), THENCE continuing with the Right-of-Way of N. Jackson HWY, S 16 deg. 53 min. 37 sec. W 33.17 feet to a set ½" rebar with cap (50' from centerline), THENCE S 73 deg. 06 min. 23 sec. E 15.00 feet to a set ½" rebar with cap (35' from centerline), THENCE S 16 deg. 53 min. 37 sec. W 50.00 feet to a set ½" rebar with cap (35' from centerline), THENCE N 73 deg. 06 min. 23 sec. W 15.00 feet to a set ½" rebar with cap (50' from centerline), THENCE continuing with the Right-of-Way of J. Jackson HWY as it meanders:

S 16 deg. 53 min. 37 sec. W 22.77 feet
S 16 deg. 38 min. 17 sec. W 98.40 feet
S 17 deg. 21 min. 12 sec. W 107.02 feet
S 18 deg. 20 min. 41 sec. W 83.93 feet
S 19 deg. 37 min. 44 sec. W 85.90 feet
S 21 deg. 06 min. 16 sec. W 87.53 feet
S 22 deg. 27 min. 24 sec. W 18.13 feet

to the POINT OF BEGINNING and CONTAINING 10.008 ACRES, more or less according to survey by Joe Houchens, P.L.S. #2649, Pride Land Surveying, Inc., dated January 6th, 2017.

NOTE: THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

This being a portion of the same property conveyed to David Hall and wife, Sherry Hall, from Caroleen Webb by deed dated 7 November 2017 and of record in Deed Book 343, Page 5, in the office of the Hart County Clerk. This also being the same property retained by David Hall and wife, Sherry Hall, in that deed to Caroleen Webb dated 6 April 2018 and of record in Deed Book 345, Page 542, in said clerk's office.

THERE IS EXCEPTED FROM THE ABOVE, the following described property, which is being retained by David Hall and wife, Sherry Hall:

PRELIMINARY TITLE

Lot 1-1 (0.574 Acres)

Beginning at an iron pin found (1/2" rebar with cap, PLS 2649) in the West RW (RW varies per DB 2 PG 258 and DB 2 PG 295) of S. Jackson Hwy (U.S. 31-E), said pin being 50 feet from the centerline and a new corner common to David and Sherry Hall (DB 345 PG 542 and DB 343 PG 5), approximately 185 feet south of the centerline of Marshall Lane, near Uno in Hart County, Kentucky; Thence with the West RW S 16°56'02" W (Bearings are based on Kentucky State Plane Coordinates – South Zone 1602, NAD 83, NAVD 88, Geoid 12) 22.77 feet, S 16°40'42" W 98.40 feet, and S 17°23'37" W 60.19 feet, to an iron pin set (all iron pins set are 1/2" rebar with red caps stamped "Hawkins 3894") at a new corner common to the aforesaid Hall, said pin being 50 feet from the centerline and being located N 19°33'50" E 322.22 feet from an iron pin found at a parent tract corner; Thence with Hall for three new lines N 72°36'23" W 138.40 feet, to an iron pin set, N 16°56'48" E 179.63 feet, to an iron pin set, and S 73°19'18" E 138.40 feet, to the beginning. Said tract contains 0.574 acres as surveyed by Anderson Engineering and Land Surveying PLLC, Andrew T. Hawkins L.S. 3894 on August 15, 2019.

This being the same property conveyed to Cavemen II, LLC, a Florida limited liability company, from David Hall and wife, Sherry Hall, by deed dated 6 September 2019 and of record in Deed Book 352, Page 474, in the office of the Hart County Clerk.

PHOTOS

PHOTOS



PHOTOS



TRACT 1 - Fencing



TRACT 1 - Looking North

PHOTOS

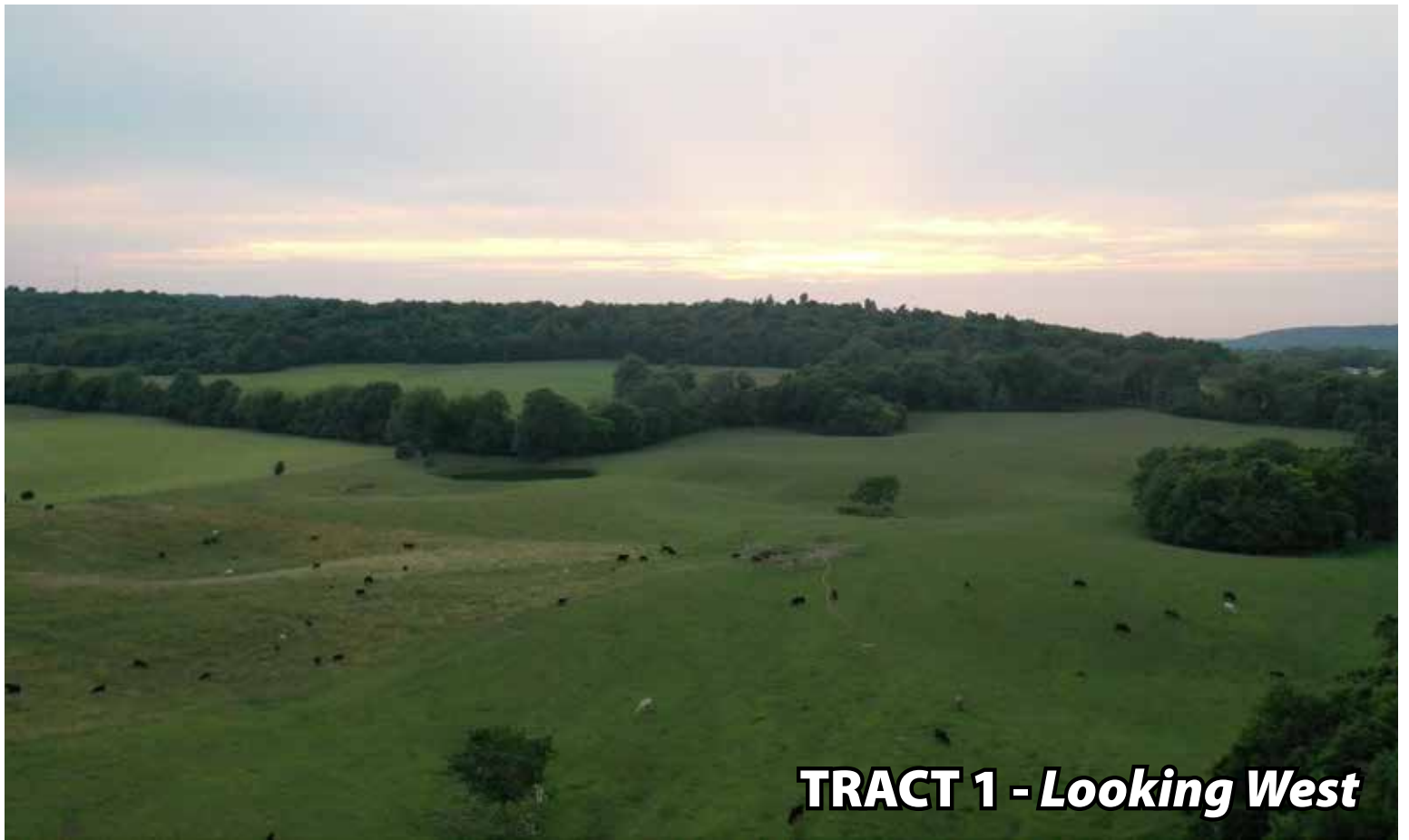


TRACT 1 - *Looking South*



TRACT 1 - *Looking West*

PHOTOS



TRACT 1 - *Looking West*



TRACT 2

PHOTOS



PHOTOS



TRACT 4 - Road Frontage



TRACT 4

PHOTOS



TRACT 5 - Fencing



TRACT 5 - Looking Southeast

PHOTOS



TRACT 5 - Looking Southwest



TRACT 5 - Looking West

PHOTOS



TRACT 5



TRACTS 5 & 6

PHOTOS



TRACT 6 - *Looking Southwest*



TRACT 6 - *Loadout Corral*

PHOTOS



PHOTOS



TRACT 10



TRACT 11

PHOTOS



TRACTS 11 & 12 - *Looking West*



TRACT 12 - *Looking North*

PHOTOS



TRACT 13



TRACT 13

PHOTOS



PHOTOS



PHOTOS



TRACT 15



TRACT 16 - Cave Access

PHOTOS



TRACT 16 - *Looking North*



TRACT 16

PHOTOS



TRACT 16



TRACT 17- Looking East

PHOTOS



TRACT 17



TRACT 18 - *Looking East*

PHOTOS



TRACT 18 - *Looking Northwest*



TRACT 18

PHOTOS



TRACT 19



TRACT 19

PHOTOS



TRACTS 20 & 21



TRACTS 20-22

PHOTOS



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