

201[±] acres

CARROLL COUNTY
KENTUCKY

OFFERED IN 4 TRACTS OR COMBINATIONS

\$47,000 CURRENT TIMBER VALUATION,
\$126,000 10-15 YEAR VALUATION

TURN-KEY HUNTER'S PARADISE

ESTABLISHED FOOD PLOTS

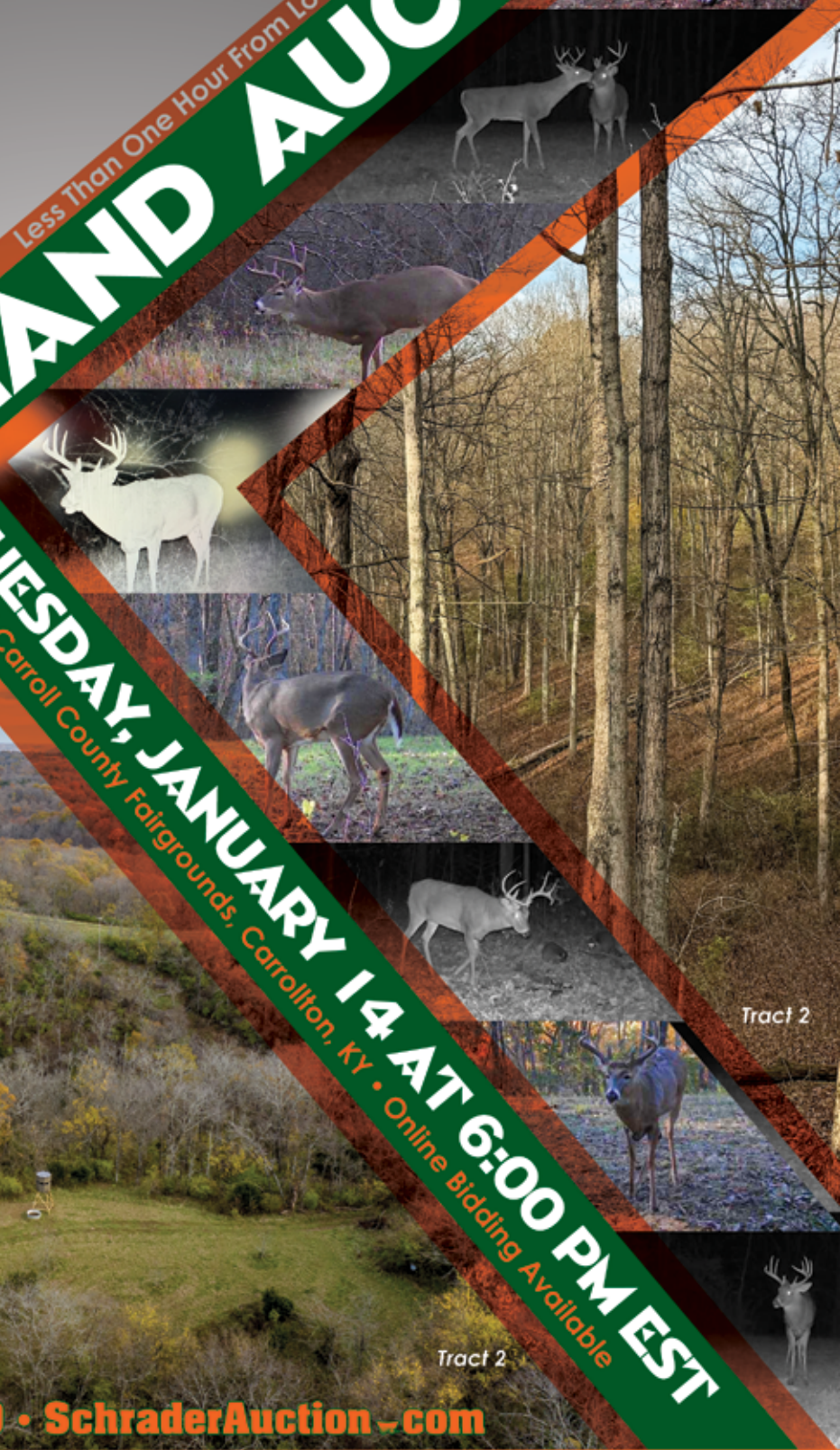
EXISTING DEER BLINDS

POSSIBLE BUILD SITES

Less Than One Hour From Louisville, KY and Cincinnati, OH

Spectacular
HUNTING LAND AUCTION

TUESDAY, JANUARY 14 AT 6:00 PM EST
held at Carroll County Fairgrounds, Carrollton, KY • Online Bidding Available



SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE

800.451.2709 • SchraderAuction.com

INFORMATION Booklet

Disclaimer

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

Auction Manager

LUKE SCHRADER • 260.229.7089



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606
www.schraderauction.com

Follow us and download our Schrader iOS app





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BIDDER PRE-REGISTRATION FORM

TUESDAY, JANUARY 14, 2025

201± ACRES – CARROLL 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 Tuesday, January 7, 2025.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY) Bidder # _____

Name _____

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 201± Acres • Carroll County, Kentucky Tuesday, January 14, 2025

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

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

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

- 1. My name and physical address is as follows:

My phone number is: _____

- 2. I have received the Real Estate Bidder’s Package for the auction being held on Tuesday, January 14, 2025 at 6:00 PM (EST).
- 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, Tuesday, January 7, 2025**. 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:

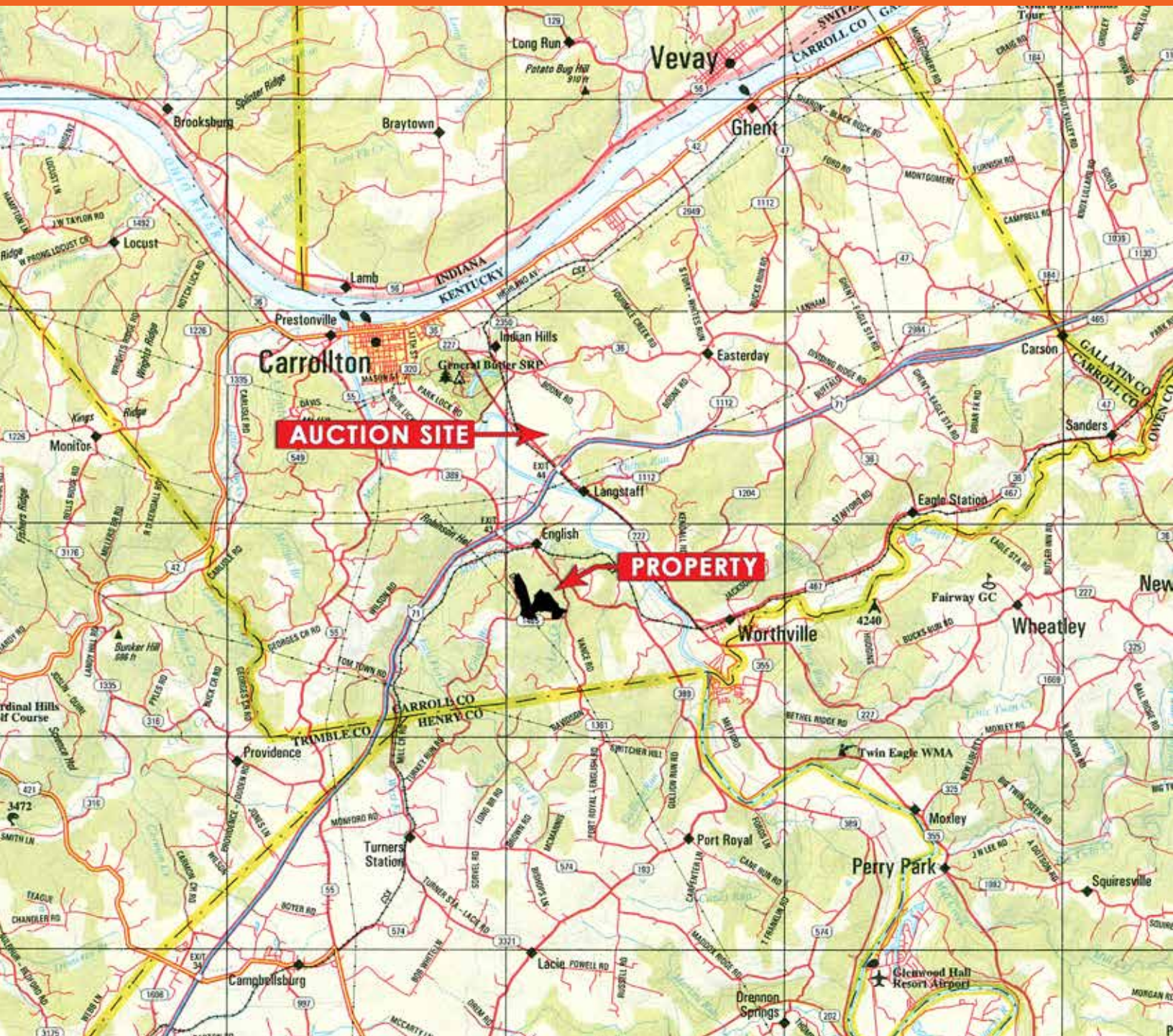
E-mail address of registered bidder: _____

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 MAP

LOCATION MAP



AUCTION LOCATION: Carroll County Fairgrounds, 500 Floyd Dr, Carrollton, KY 41008

DIRECTIONS TO AUCTION LOCATION: Exit off I-71 and proceed northwest on Hwy 227 towards Carrollton. Turn onto Fairgrounds Drive/Floyd Drive.

PROPERTY LOCATION: 770 Gilgal Rd, Turners Station, KY 40075

DIRECTIONS TO PROPERTY: From I-71, exit onto Hwy 227 south and continue for 3.5 miles. Then head west on CR 467 for one mile and continue west onto CR 389 for 2.5 miles. Take a hard left onto Vance Rd and continue on for a mile, then angle right at the Y onto CR 1465. The property will begin immediately.

ONLINE BIDDING AVAILABLE: You may bid online during the auction at www.schraderauction.com.

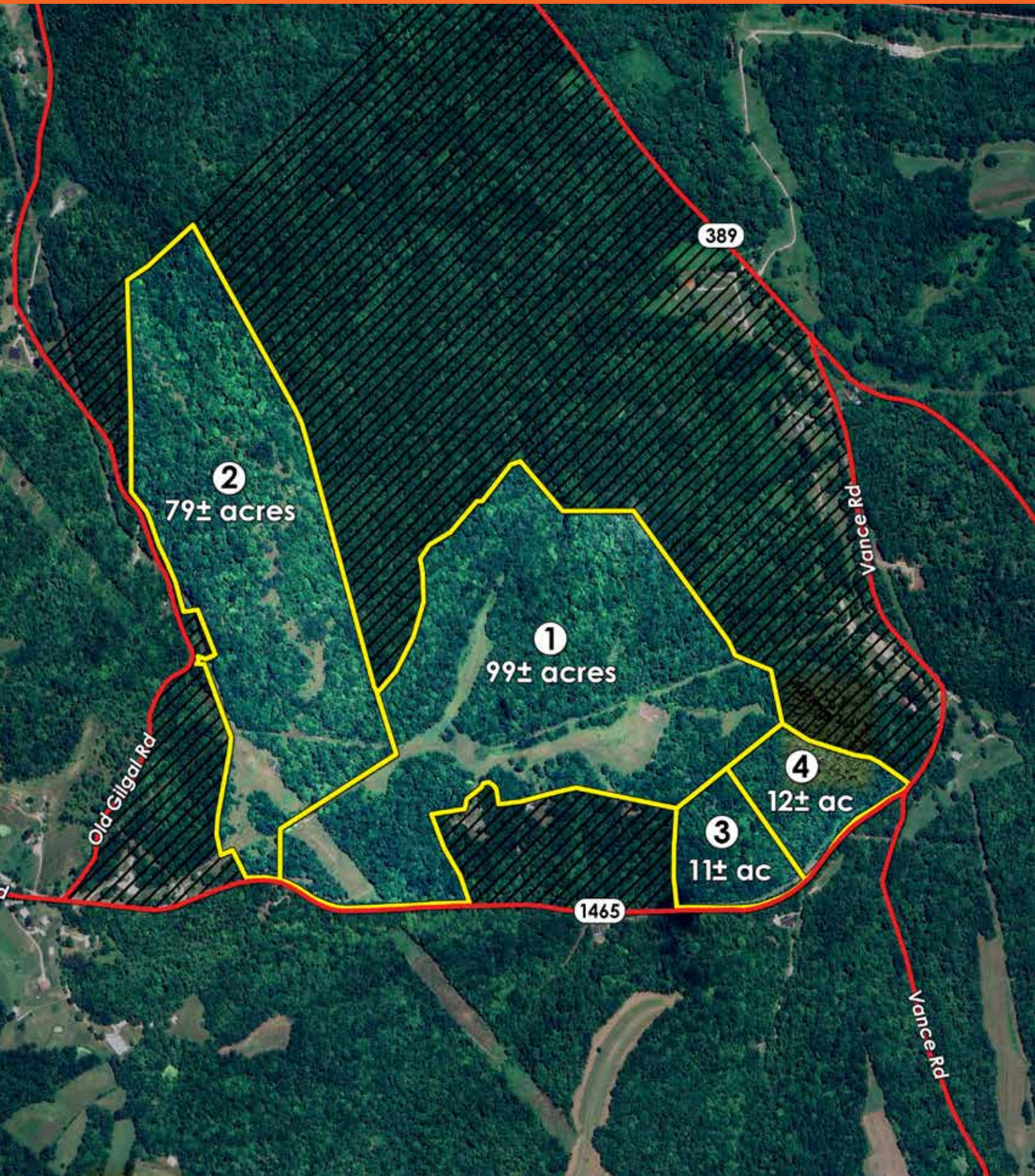
You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.





TRACT MAP

TRACT MAP





**TRACT
DESCRIPTIONS**

201±[±] acres

CARROLL COUNTY
KENTUCKY

OFFERED IN 4 TRACTS OR COMBINATIONS

TUESDAY, JANUARY 14
AT 6:00 PM EST

4% BUYER'S PREMIUM

Spectacular

HUNTING LAND AUCTION

AN INCREDIBLE OPPORTUNITY

to acquire a turn-key recreational property perfectly suited for any avid outdoorsmen! This 201± acre farm located in Carroll County, KY comes complete with all the amenities any hunter would love, including established food plots, wildlife feeders, stationary deer blinds (**that come with the purchase of the property**), and well-maintained trails. Additionally, electricity and county water access are installed. Evidence of mature timber is present on the property as well as detailed in the written lumber report by a forest manager.

TRACT 1 - 99± acres - Access points for electricity and water on this tract. Comes with wildlife feeders, established food plots, deer stands and includes 3 elevated blinds and one ladder stand. You will be hard pressed to find a better hunting set up than this! **Current timber valuation of \$20,000. Projected 10-15 year valuation of \$50,000.**

TRACT 2 - 79± acres - A wonderful setting for avid hunters that comes with wildlife feeders, deer stands, and includes 1 elevated blind. This tract contains a nice mix of wooded settings and open shooting lanes. If sold separate from Tract 1, Buyer will receive a \$3,000 credit at closing to create an access point where they desire. **Current timber valuation of \$15,000. Projected 10-15 year valuation of \$40,000.**

TRACT 3 - 11± acres - Ample road frontage and beautiful topography that would make a great option for a future home or cabin building site. **Current timber valuation of \$6,000. Projected 10-15 year valuation of \$18,000.**

TRACT 4 - 12± acres - Great access to Hwy 1465. Future home or cabin building site. **Current timber valuation of \$6,000. Projected 10-15 year valuation of \$18,000.**

INSPECTION DATES: Thursday, December 19, 2:00 - 5:00 pm EST • Tuesday, January 7, 2:00 - 5:00 pm EST

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, combinations of tracts and as a total 201± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

BUYERS PREMIUM: A 4% Buyers Premium will be added to the final bid price & 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 cashiers check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

TIMBER VALUATION: Timber values were provided by Zach Knox with K&K Timber.

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

DEED: Seller shall provide a Warranty Deed.

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

POSSESSION: Possession shall be delivered to

buyer at closing.

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 & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidders 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 & proposed boundaries are approx. & 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 & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER & ABSENCE

OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an **AS IS, WHERE IS** basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approx.. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons 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.

OWNER: Eagle Creek Land Holdings

AUCTION MANAGERS:

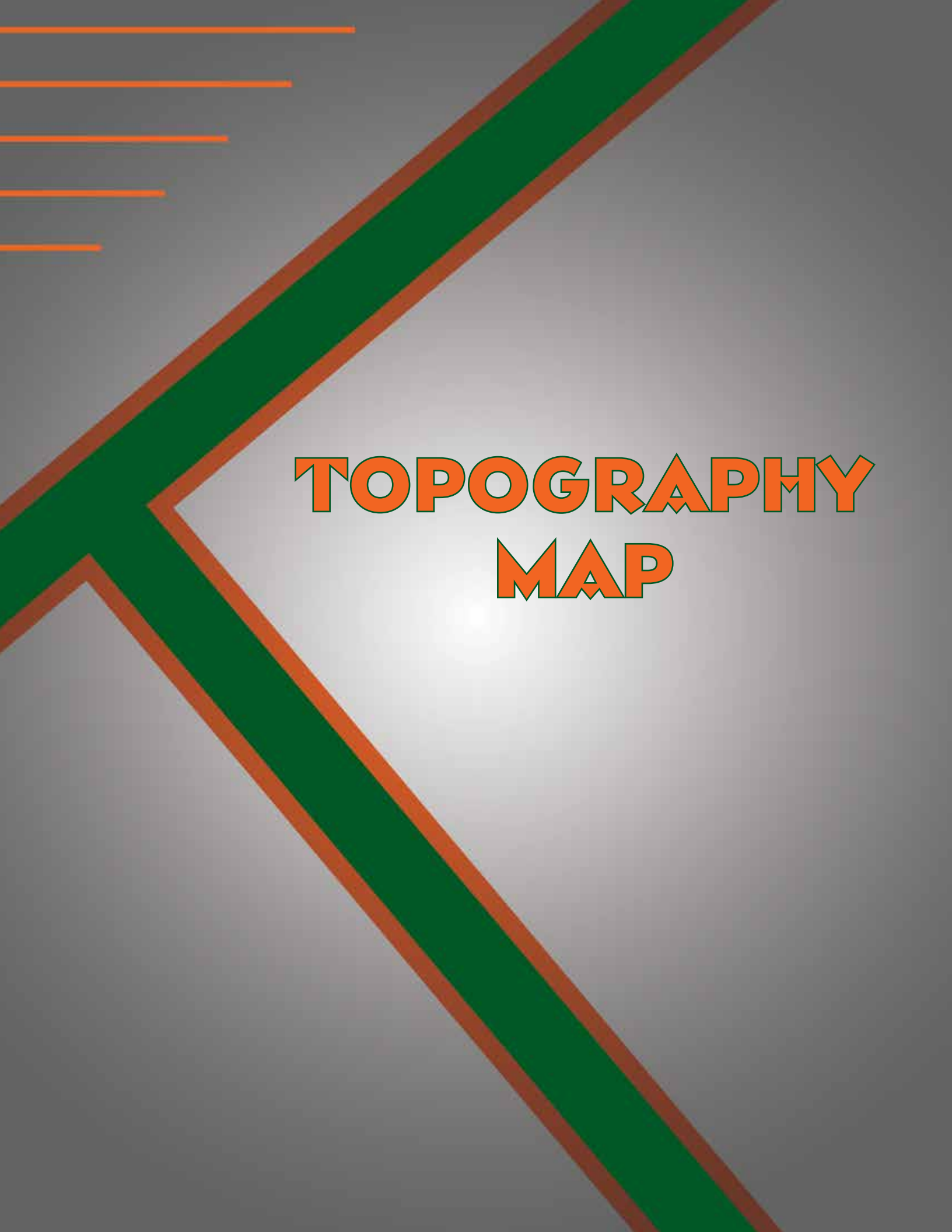
Corbin Cowles • 270.991.2534

Luke Schrader • 260.229.7089

800.451.2709

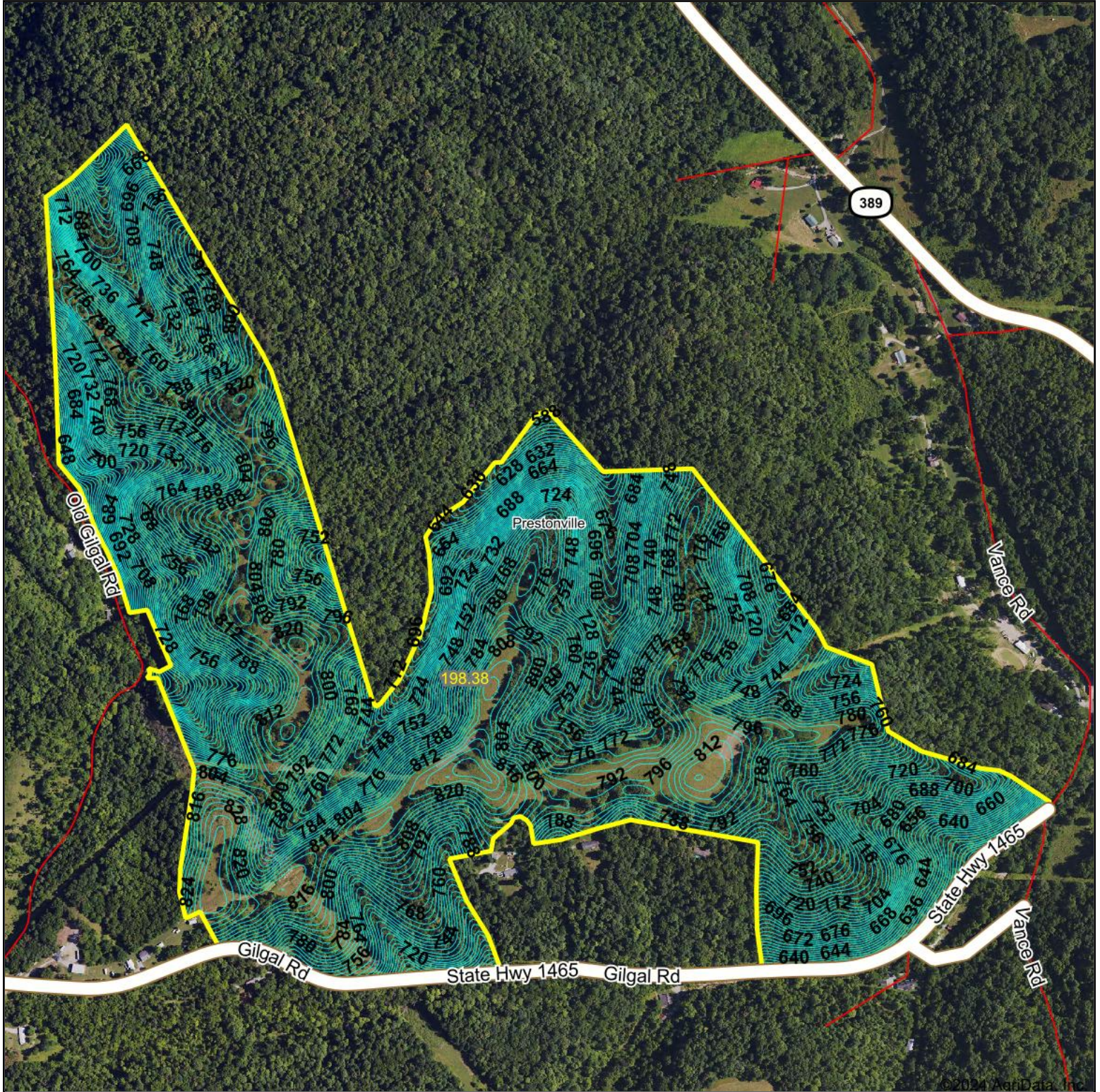
SchraderAuction.com





TOPOGRAPHY MAP

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 547.8

Max: 844.9

Range: 297.1

Average: 755.0

Standard Deviation: 54.82 ft

0ft 767ft 1534ft



11/19/2024

Carroll County
Kentucky

Boundary Center: 38° 36' 55.96, -85° 7' 36.65



FSA INFORMATION

FSA INFORMATION

KENTUCKY
CARROLL
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 164
Prepared : 12/19/24 10:04 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Operator Name : CARROLL KY
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
228.98	29.43	29.43	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	29.43	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

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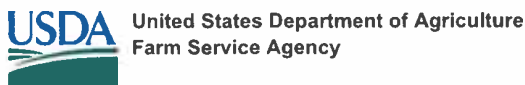
Tract Number : 392
Description : G5H/2B
FSA Physical Location : KENTUCKY/CARROLL
ANSI Physical Location : KENTUCKY/CARROLL
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : CARROLL KY
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
228.98	29.43	29.43	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	29.43	0.00	0.00	0.00	0.00	0.00

FSA INFORMATION

KENTUCKY
 CARROLL
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 164
 Prepared : 12/19/24 10:04 AM CST
 Crop Year : 2025

DCP Crop Data

Tract 392 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.nscd.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.information@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



United States Department of Agriculture
Farm Service Agency

Notice Date: Dec 19, 2024

Notification of Bases, PLC Yields, Elections, HIP and CRP Reductions after Reconstitution

See Page 1 for non-discriminatory Statement.

Carroll County - KY
1800 HIGHLAND AVE.
CARROLLTON, KY 41008-9601
(502)732-6931

CARROLL KY
1800 HIGHLAND AVE
CARROLLTON, KY 41008-8770

Year : 2025
Farm : 164
ARCPLC G//F Eligibility: Eligible

Farm Summary Data

Crop Name	Election Choice	HIP	Base Acres	PLC Yield	CCC-505 CRP Reduction Acres

There are no base or potential base acres on this farm.

This notice is issued by the county FSA office. You may appeal the accuracy of information contained in this notice to the County Committee by filing a written request within 30 calendar days after you receive this notice in accordance with the FSA appeal procedures found at 7 CFR Part 780. If you appeal to the County Committee, you may later appeal an adverse determination of the County Committee to the FSA State Committee or the National Appeals Division or request mediation. To appeal, write to the County Committee at your FSA service center address and explain why you believe this notice is erroneous. The final date to appeal this data to the county FSA committee is the appeal date listed below.

Owner : CARROLL KY
Operator : CARROLL KY
Farm Description : 21-041-164

Final Date of Appeal: Jan 18, 2025

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442, or (3) e-mail program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



United States Department of Agriculture
Farm Service Agency

January 10, 2024

Farm 164
Tract 392

Carroll County, KY
1:8,945



2024 CROP YEAR

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS. THIS MAP IS FOR FSA PROGRAM PURPOSES ONLY.

Legend
National Wetland IDE wetlands
Wetland Determination boundaries
Zone boundary
Wetland boundary
County/Tract boundary with County & Tract
US Highway right-of-way



COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

Carroll County, KY PVA

Summary

Parcel Number 25-23-06
Account Number 12213
Location Address GILGAL RD 770
Description 201.14 ACRES
 (Note: Not to be used on legal documents)
Class Farm
Tax District 00 County
Rate Per Hundred 1.01600

[View Map](#)

Owner

Primary Owner
 EAGLE CREEK LAND HOLDINGS LLC
 7467 OHIO 136
 WEST UNION, OH 45693

Land Characteristics

Condition		Topography	Steep
Plat Book/Page		Drainage	
Subdivision		Flood Hazard	Contact FEMA
Lot		Zoning	N/A
Block		Electric	Yes
Acres	201.14	Water	Yes
Front	0	Gas	No
Depth	0	Sewer	No
Lot Size	0x0	Road	2 Lane
Lot Sq Ft	0	Sidewalks	Rural
Shape		Information Source	

Valuation

	2025 Working	2024 Certified
+ Land Value	\$25,300	\$25,300
+ Improvement Value	\$0	\$0
+ Ag Improvement Value	\$40,000	\$15,000
= Total Taxable Value	\$65,300	\$40,300
- Exemption Value	\$0	\$0
= Net Taxable Value	\$65,300	\$40,300
+ Land FCV	\$493,000	\$341,700
+ Improvement FCV	\$0	\$0
+ Ag Improvement FCV	\$40,000	\$15,000
= Total FCV	\$533,000	\$356,700
Exemption		
Farm Acres	201.00	201.00
Fire Protection Acres	67.00	67.00

Taxes

If this property is located in District 03 City of Carrollton, this amount does not include taxes owed to the city.

Tax	2024
	\$455.80

Improvement Information

COUNTY TAX INFORMATION

Building Number	1	Kitchens	0
Description	NO BUILDING- NOTES ONLY	Dining Rooms	0
Residence Type		Living Rooms	0
Comm Type		Family Rooms	0
Mobile Home Type		Bedrooms	0
Year Built	0	Full Baths	0
Effective Age	0	Half Baths	0
Ave. Wall Height	0	Other Rooms	0
Structure		Total Rooms	0
Number of Stories	0	Living Sq Ft	0
Exterior		Fireplaces/Water	0/0
Foundation		Supplemental Heat	
Construction Type		Mobile Home Model	
Construction Quality		Mobile Home Manufacturer	
Building Condition		MH Skirt Foundation	
Roof Type		Heat	No
Roof Cover		Heat Source	
Roof Pitch		Heat Type	
Basement Type		Air Conditioning	No
Basement Finish		AC/Type	
Basement Size		Special Improvements	No
Basement Sq Ft	0	Fire Alarm	No
Garage/Carport		Sprinklers	No
Garage Size		Porch/Deck	
Garage Type		Porch Sq Ft	0
Garage Exterior		Deck Sq Ft	0
Width	0	Concrete Sq Ft	0
Length	0	Farm Bldg Type	
Garage Sq Ft	0	Value	\$0.00
Pool		Driveway	Gravel
Pool Size	0	Fence	0
Tennis Courts			

Sale Information

Sale type is an internal PVA office code - individual users should form their own opinion of each sales validly and circumstances.

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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 12/5/2024, 5:22:38 PM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL



**PRELIMINARY
TITLE**

PRELIMINARY TITLE



Bluegrass Land Title, LLC
449 Lewis Hargett Circle
Suite 190
Lexington, KY 40503
(859) 266-1611 phone ♦ (859) 523-6593 fax

Special Information Report

ORDER NO: BLT7-24-59988
REPORT: Informational
Re: 770 Gilgal Road
December 17, 2024

OWNER:

Eagle Creek Land Holdings, LLC

SUBJECT TO THE CONDITIONS, LIMITATIONS AND EXCLUSIONS SHOWN HEREIN.

To whom it may concern:

Pursuant to your request, we have examined the property index records in the Carroll County Clerk's Office and submit the following report in reference to 770 Gilgal Road. This report is limited to matters of record subsequent to the date of acquisition of title by the current owner, through the effective date of December 11, 2024, at 8:00 am.

PROPERTY:

A certain tract of land located in Carroll County, Kentucky on the north side of the Gilgal Road approximately 0.6 miles west of its intersection with Kentucky Highway 389 and approximately 2.40 miles southwest of the town of English and further described as follows:

Beginning at a spike in the center of Gilgal Road, corner to Floyd Smith, thence along the center of Gilgal Road South 45 degrees 16 minutes 32 seconds West 92.63 feet, South 56 degrees 29 minutes 24 seconds West 305.56 feet, South 49 degrees 23 minutes 06 seconds West 90.16 feet, South 39 degrees 50 minutes 03 seconds West 105.62 feet, South 35 degrees 59 minutes 54 seconds West 191.84 feet, South 39 degrees 51 minutes 18 seconds West 101.00 feet, South 47 degrees 28 minutes 20 seconds West 114.08 feet, South

59 degrees 06 minutes 44 seconds West 115.21 feet, South 68 minutes 35 minutes 18 seconds West 109.42 feet, South 79 degrees 37 minutes 04 seconds West 133.92 feet, South 89 degrees 07 minutes 23 seconds West 386.56 feet, South 87 degrees 35 minutes 11 seconds West 356.99 feet, North 89 degrees 18 minutes 02 seconds West 191.31 feet, North 86 degrees 06 minutes 25 seconds West 158.70 feet, North 84 degrees 13 minutes 04 seconds West 217.13 feet, South 89 degrees 50 minutes 54 seconds West 250.13 feet, South 87 degrees 12 minutes 38 seconds West 548.83 feet, South 85 degrees 16 minutes 19 seconds West 291.70 feet North 87 degrees 39 minutes 52 seconds West 102.19 feet, North 73 degrees 15 minutes 12 seconds West 120.76 feet, North 59 degrees 02 minutes 35 seconds West 175.33 feet, North 63 degrees 03 minutes 35 seconds West 78.63 feet, North 75 degrees 12 minutes 52 seconds West 49.07 feet, North 82 degrees 04 minutes 26 seconds West 92.45 feet, South 86 degrees 10 minutes 49 seconds West 97.88 feet, South 74 degrees 15 minutes 41 seconds 84.60 feet, South 69 degrees 49 minutes 55 seconds West 376.16 feet, South 78 degrees 23 minutes 12 seconds West 114.96 feet, South 89 degrees 00 minutes 37 seconds West 123.39 feet, and North 84 degrees 29 minutes 12 seconds West 476.48 feet to a spike located at the intersection of the center of the Gilgal Road and the center of Old Gilgal Road, thence along the center of the Old Gilgal Road North 37 degrees 40 minutes 56 seconds East 341.76 feet, North 09 degrees 14 minutes 08 seconds East 53.96 feet, North 04 degrees 01 minutes 36 seconds East 86.42 feet, North 12 degrees 41 minutes 03 seconds East 63.85 feet, North 26 degrees 01 minutes 12 seconds East 84.36 feet, North 38 degrees 45 minutes 20 seconds East 94.26 feet, North 39 degrees 20 minutes 20 seconds East 139.52 feet North 26 degrees 04 minutes 16 seconds East 91.62 feet, North 21 degrees 22 minutes 18 seconds East 203.18 feet, North 03 degrees 52 minutes 21 East 181.38 feet, North 23 degrees 24 minutes 56 seconds East 119.25 feet, North 35 degrees 48 minutes 46 seconds East 125.65 feet, North 65 degrees, 19 minutes, 17 seconds, East 85.33 feet, and North 21 degrees, 22 minutes, 46 seconds, East 108.95 feet to a spike in the center of the Old Gilgal Road, corner to James Hayden, thence in the line with James Hayden, South 71 degrees, 39 minutes, 49 seconds, East 91.69 feet to a 20 inch oak, North 63 degrees 23 minutes, 55 seconds, East 65.39 feet to a post, North 22 degrees, 24 minutes, 12 seconds, West 298.27 feet to a post and South 82 degrees, 05 minutes, 47 seconds, West 117.93 feet to a spike in the center of the Old Gilgal Road, thence along the center of Old Gilgal Road North 16 degrees, 17 minutes, 25 seconds, West 31.69 feet, North 15 degrees, 18 minutes, 28 seconds, West 152.76 feet, North 24 degrees, 13 minutes, 31 seconds, West 258.89 feet, North 19 degrees, 03 minutes, 37 seconds, West 156.55 feet, North 21 degrees, 34 minutes, 03 seconds, West 57.44 feet, North 36 degrees, 47 minutes, 43 seconds, West 62.39 feet and North 41 degrees, 47 minutes, 22 seconds, West 65.22 feet to a spike in the center of Old Gilgal Road, corner to John Swafford, thence in line with John Swafford North 1 degrees, 09 minutes, 09 seconds, West 514.22 feet to a 4 inch ash. North 2 degrees, 38 minutes, 15 seconds, West 272.70 feet to a 4 inch beech, North 2 degrees, 38 minutes, 39 seconds, West 133.50 feet to a twin oak, and North 2 degrees, 32 minutes, 28 seconds, West 420.22 feet to a 20 inch locust, corner to L.C. Clark, thence in line with L.C. Clark, North 54 degrees, 41 minutes, 35 seconds, East 157.72 feet to a 30 inch oak, and North 46 degrees, 27 minutes, 40 seconds, East 377.27 feet to a 12 inch ash, corner to G.R. Good, thence in G.R. Good South 29 degrees 44 minutes 54 seconds, East 418.09 feet to a locust, South 29 degrees, 27 minutes, 38 seconds, East 221.22 feet to a twin oak, South 30 degrees, 15 minutes, 16 seconds, East 670.67 feet to a 15 inch locust, South 26 degrees, 03 minutes, 56 seconds, East 106.55 feet to a 20 inch hackberry, South 16 degrees, 17 minutes, 34 seconds, East 1684.84 feet to a 10 inch oak, South 26 degrees, 47 minutes, 38 seconds, East 33.95 feet to a 4 inch oak, North 59 degrees, 21 minutes, 07 seconds, East 26.49 feet to a 20 inch ash, North 39 degrees, 15 minutes, 37 seconds, East 150.13 feet to a 15 inch walnut, North 25 degrees, 59 minutes, 28 seconds, East 240.02 feet to an 18 inch ash, North 15 degrees, 02 minutes, 53 seconds, East 227.68 feet to an 18 inch walnut, North 3 degrees, 01 minutes, 24 seconds, West 183.38 feet to a 20 inch beech, North 11 degrees, 20 minutes, 14 seconds, West 84.59 feet to a 20 inch ash, North 32 degrees, 54 minutes, 45 seconds, East 103.35 feet to an 18 inch

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oak, North 58 degrees, 03 minutes, 06 seconds, East 152.36 feet to a 15 inch oak, North 39 degrees, 28 minutes, 47 seconds, East 251.36 feet to a 30 inch ash, North 88 degrees, 18 minutes, 27 seconds, East 33.55 feet to a twin ash, North 36 degrees, 54 minutes, 12 seconds, East 289.25 feet to a 15 inch walnut, and North 70 degrees, 44 minutes, 05 seconds, East 62.22 feet to an 18 inch ash, corner to Ernest Cannon, thence in line with Ernest Cannon South 41 degrees, 20 minutes, 45 seconds, East 405.24 feet, to a 28 inch oak, and North 88 degrees, 50 minutes, 44 seconds, East 439.19 feet to a 15 inch locust, thence in line with Ernest Cannon and Floyd Smith South 37 degrees, 06 minutes, 44 seconds, East 1001.38 feet to a 15 inch walnut, thence in line with Floyd Smith South 26 degrees, 19 minutes, 45 seconds, East 96.42 feet to a 30 inch oak, South 68 degrees, 22 minutes, 30 seconds, East 240.44 feet to a 12 inch oak, South 12 degrees, 59 minutes, 26 seconds, East 337.82 feet to a post, South 58 degrees, 06 minutes, 46 seconds, East 191.91 feet to a 24 inch oak, South 73 degrees, 11 minutes, 51 seconds, East 305.34 feet to an 8 inch walnut, South 82 degrees, 32 minutes, 30 seconds, East 89.01 feet to a 4 inch ash, and South 64 degrees, 58 minutes, 15 seconds, East 62.54 feet to an 18 inch ash, and South 55 degrees, 44 minutes, 34 seconds, East 255.46 feet to the point of beginning, containing 243.66 acres more or less subject to the legal road right of way and subject to all easements of record.

THERE IS EXCEPTED HEREFROM and not conveyed hereby the following described property which was conveyed to Mark T. Harmon and April D. Harmon by deed dated October 22, 1999 and recorded in Deed Book 140, Page 110 in the office of the Carroll County Court Clerk, to wit:

Being a part of the original 243 acres of Robert Perry lying on the North side of Gilgal Branch Road in Carroll County, Kentucky as recorded in Deed Book No. 132, pg. 227 at the Carroll County Clerk's Office in Carrollton, Kentucky as Tract T-23 of the PVA and being 2180 feet West of the intersection of Vance Road and Gilgal Branch Road and being more particularly described as follows:

Beginning at a Spike Found in the center of Gilgal Branch Road and the property line of T-26.01 of Charles Boaz (D.B. 113, pg. 77) and the original property line of Robert C. Perry (D.B. 132, pg. 227); thence leaving the property line on Boaz and along the center of Gilgal Branch Road for 13 calls as it meanders and being the property line of Robert Perry and passing the intersection of Vance Road South forty five degrees forty minutes thirty six seconds West (S 45 deg. 40'36" W), a distance of ninety three and 94/100 (93.94) feet to a P.K. Nail; thence with center of Gilgal Branch Road South fifty six degrees twenty nine minutes twenty four seconds West (S 56 degrees 29'24"W), a distance of three hundred five and 85/100 (305.85) feet to a P.K. Nail; thence with said center of Gilgal Branch Road South forty nine degrees twenty three minutes four seconds West (S 49 deg. 23'04"W), a distance of eighty nine and 7/100 (89.07) feet to a P.K. Nail; thence with said center South thirty nine degrees forty nine minutes one seconds West (S 39 deg. 49'01" W), a distance of one hundred six and 5/100 (106.05) feet to a P.K. Nail; thence with said center South thirty five degrees fifty seven minutes forty four seconds West (S 35 deg, 57'44"W), a distance of one hundred ninety one and 69/100 (191.69) feet to a P.K. Nail; thence with said center South thirty nine degrees thirty eight minutes fifty nine seconds West (S39 deg. 38' 59"W), a distance of one hundred and 75/100 (100.75) feet to a P.K. Nail; thence with said center South forty seven degrees thirty seven minutes twenty six seconds West (S 47 deg. 37'26" W), a distance of one hundred fourteen and 76/100 (114.76) feet to a P.K. Nail; thence with said center South fifty eight degrees fifty eight minutes thirty four seconds West (S 58 deg, 58' 34"W), a distance of one hundred sixteen and 29/100 (116.29) feet to a P.K. Nail; thence with said center South sixty nine degrees eleven minutes fifty eight seconds West (S 69 deg. 11 '58" W), a distance of one hundred nine and 96/100 (109.96) feet to a P.K. Nail; thence with said center South seventy nine degrees fourteen minutes thirty three seconds West (S 79 deg. 14'33" W), a distance of one hundred thirty four and 84/100

(134.84) feet to a P.K. Nail; thence with said center South eighty nine degrees two minutes twelve seconds West (S 89 deg. 02'12" W), a distance of three hundred eighty seven and 37/100 (387.37) feet to a P.K. Nail; thence with said center South eighty seven degrees thirty one minutes fifteen seconds West (S 87 deg. 31'15" W), a distance of three hundred fifty five and 62/100 (355.62) feet to a P.K. Nail; thence with said center of Gilgal Branch Road North eighty nine degrees sixteen minutes fifty nine seconds West (N 89 deg. 16' 59" W), a distance of one hundred forty two and 59/100 (142.59) feet to a P.K. Nail set and the True Point of Beginning of Tract No, T-23.02 a 6.99 acre Tract being conveyed by Robert C. Perry; thence leaving new division line and along the center of Gilgal Branch Road for four calls as it meanders North eighty nine degrees sixteen minutes fifty nine seconds West (N 89 deg. 16'59" W), a distance of forty eight and 89/100 (48.89) feet to a P.K. Nail; thence with center of Gilgal Branch Road North eighty six degrees nine minutes thirty six seconds West (N 86 deg. 09' 36" W), a distance of one hundred fifty nine and 40/100 (159.40) feet to a P.K. Nail; thence with center of Gilgal Branch Road North eighty four degrees zero minutes twenty three seconds West (N 84 deg. 00' 23" W), a distance of two hundred fifteen and 83/100 (215.83) feet to a P.K. Nail; thence with center of Gilgal Branch Road North eighty seven degrees forty two minutes fifty three seconds West (N 87 deg. 42'53" W), a distance of fifty nine and 9/100 (59.09) feet to a P.K. Nail and the new division line of Robert C. Perry and new Tract No, T-23.02; thence leaving the center of Gilgal Branch Road and along the new division line of Robert C. Perry and the new Tract T-23.02 North five degrees thirty two minutes thirty nine seconds West (N 05 deg. 32'39" W), a distance of twenty five and 23/100 (25.23) feet to a 30" Sycamore tree with a P.K. Nail; thence with said new division line North five degrees thirty two minutes thirty nine seconds West (N 05 deg. 32'39" W), a distance of one hundred forty one and 56/100 (141.56) feet to an Iron Pin set in the center of small Creek; thence with new division line and along the center of small creek North two degrees fifty eight minutes fifty five seconds West (N 02 deg. 58'55" W), a distance of one hundred fifty six and 18/100 (156.18) feet to an Iron Pin set in the center of small creek; thence with said creek and new division line of Robert C. Perry and Tract No, T-23.02 North two degrees fifty one minutes twenty seven seconds East (N 02 51'27" E), a distance of one hundred seventy eight and 86/100 (178.86) feet to an Iron Pin set in the center of Creek; thence with the center of small creek and new division line of Perry and Tract T-23.03 North three degrees thirty three minutes forty nine seconds West (N 03 deg. 33'49" W), a distance of one hundred thirty nine and 20/100 (139.20) feet to an Iron Pin set in the center of small Creek; thence leaving the center of small Creek and along the new division line of Robert C. Perry North seventy three degrees fifty two minutes twenty eight seconds East (N 73 deg. 52'28" E), a distance of two hundred seven and 19/100 (207.19) feet to a 24" Oak Tree; thence with said new division line North seventy five degrees fifty nine minutes eight seconds East (N 75 deg. 59'08" E), a distance of one hundred forty seven and 77/100 (147.77) feet to an Iron Pin set; thence with another new division line of Robert C. Perry and Tract No. T -23.02 South thirteen degrees forty minutes fifty seconds East (S 13 deg. 40' 50" E), a distance of one hundred seventy and 28/100 (170.28) feet to a 24" Maple Tree; thence with said new division line South fifteen degrees fifty two minutes four seconds East (S 15 deg. 52'04" E), a distance of two hundred thirty two and 38/100 (232.38) feet to a 18" Hickory Tree; thence with new division line of Robert C. Perry and Tract No. T- 23.02 South eight degrees fifty two minutes forty three seconds East (S 08 deg. 52' 43" E), a distance of three hundred fifty nine and 34/100 (359.34) feet to an Iron Pin set; thence with said division line of Perry and Tract No. T-23.02 South eight degrees fifty two minutes forty three seconds East (S 08 deg. 52'43" E) a distance of twenty five and 35/100 (25.35) feet to a P.K. Nail and the true point of beginning; and containing seven and 00/100 (6.99655) acres, or three hundred four thousand seven hundred sixty nine and 51/100 (304,769.50892) square feet and being subject to legal right-of-ways and legal easements on record and/or in existence deed prepared by Joseph B. Mylar LSPSC LS No. 1961 on 06103/99.

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THERE IS ALSO EXCEPTED and not conveyed hereby the following described property which was conveyed to Tracy Amick by deed dated March 25, 2000 recorded in Deed Book 141, Page 632 in the Carroll County Clerk's Office and further described as follows:

Being part of the original 243 acre farm of Robert C. Perry lying on the North side of Gilgal Branch Road in the County of Carroll as recorded in Deed Book No. 132, pg. 227 at the Carroll County Clerk's Office in Carrollton, Kentucky as known as Tract No. T-25-23 at the PVA Office and being West 2663 feet from the intersection of Vance Road and Gilgal Branch Road and lying on the West side of Property of Mark Harmon (D.B. 140, pg. 110, T-23.02) and being more particularly describes as follows:

Beginning at a Railroad Spike found in the center of Gilgal Branch Road and being the property line of Tract No. T-26.01 of Charles Boaz (D.B. 113, pg. 77) and the original property line of Robert C. Perry (D.B. 132, pg. 227); thence leaving the line of Boaz and Perry and along the center of Gilgal Branch Road as it meanders and fronting property of Perry South forty five degrees forty minutes thirty six seconds West (S 45 degrees 40'36" W), a distance of ninety three and 94/100 (93.94) feet to a p.k. nail; thence with said center South fifty six degrees twenty nine minutes twenty four seconds West (S 56 degrees 29'24" W), a distance of three hundred five and 85/100 (305.85) feet to a p.k. nail; thence with said center South forty nine degrees twenty three minutes four seconds West (S 49 degrees 23'04" W), a distance of eighty nine and 7/100 (89.07) feet to a p.k. nail; thence with said center South thirty nine degrees forty nine minutes one seconds West (S 39 degrees 49'01" W), a distance of one hundred six and 5/100 (106.05) feet to a p.k. nail; thence with said center South thirty five degrees fifty seven minutes forty four seconds West (S 35 degrees 57'44" W), a distance of one hundred ninety one and 69/100 (191.69) feet to a p.k. nail; thence with said center South thirty nine degrees thirty eight minutes fifty nine seconds West (S 39 degrees 38'59" W), a distance of one hundred and 75/100 (100.75) feet to a p.k., nail; thence with said center South forty seven degrees thirty seven minutes twenty six seconds West (S 47 degrees 37'26" W), a distance of one hundred fourteen and 76/100 (114.76) feet to a p.k. nail; thence with said center of Gilgal branch Road South fifty eight degrees fifty eight minutes thirty four seconds West (S 58 degrees 58'34" W), a distance of one hundred sixteen and 29/100 (116.29) feet to a p.k. nail; thence with said center South sixty nine degrees eleven minutes fifty eight seconds West (S 69 degrees 11' 58" W), a distance of one hundred nine and 96/100 (109.96) feet to a p.k. nail; thence with said center as it meanders South seventy nine degrees fourteen minutes thirty three seconds West (S 79 degrees 14'33" W), a distance of one hundred thirty four and 84/100 (134.84) feet to a p.k. nail; thence with said center South eighty nine degrees two minutes twelve seconds West (S 89 degrees 2'12" W), a distance of three hundred eight seven and 37/100 (387.37) feet to a p.k. nail; thence with said center South eighty seven degrees thirty one minutes fifteen seconds West (S 87 degrees 31'15" W), a distance of three hundred fifty five and 62/100 (355.62) feet to a p.k. nail; thence with said center North eighty nine degrees sixteen minutes fifty nine seconds West (N 89 degrees 16' 59" W), a distance of one hundred forty two and 59/100 (142.59) feet to a p.k. nail and the property line of Mark Harmon (D.B. 140, pg. 110) Tract No, T-23.02; thence leaving property line of Perry and along the center of Gilgal Branch Road as it meanders and fronting property of Hannon North eighty nine degrees sixteen minutes fifty nine seconds West (N 89 degrees 16' 59" W), a distance of forty eight and 89/100 (48.89) feet to a p.k. nail; thence with said center North eighty six degrees nine minutes thirty six seconds West (N 86 degrees 9'36" W), a distance of one hundred fifty nine and 40/100 (159.40) feet to a p.k. nail; thence with said center North eighty four degrees zero minutes twenty three seconds West (N 84 degrees 0'23" W), a distance of two hundred fifteen and 83/100 (215.83) feet to a p.k. nail; thence with said center North eighty seven degrees forty two minutes fifty three seconds West (N 87 degrees 42'53" W), a distance of fifty nine and 9/100 (59.09) feet to as p.k. nail and the True Point of Beginning of Tract No. T-23.03 being conveyed by

Robert C. Perry to Tracy Amick; thence leaving the property line of Harmon Tract No. T-23.02 and along the center of Gilgal Branch Road as it meanders and fronting Tract No. T-23.03 of now Amick South eighty eight degrees forty eight minutes forty seven seconds West (S 88 degrees 48'47" W), a distance of one hundred eighty nine and 39/100 (189.39) feet to a p.k. nail; thence with said center South eighty seven degrees fifty seven minutes forty two seconds West (S 87 degrees 57'42" W), a distance of ninety three and 17/100 (93.17) feet to a p.k. nail; thence with said center South eighty seven degrees eighteen minutes thirty three seconds West (S 87 degrees 18'33" W), a distance of forty one and 25/100 (41.25) feet to a p.k. nail set and being the new division line of Tract No. T-23.03 and remaining property of Robert C. Perry; thence leaving the center of Gilgal Branch Road and along the new division line of now Tract No. T-23.03 and Perry and being a Small Hollow North twenty degrees zero minutes twenty seconds West (N 20 degrees 00'20" W), a distance of twenty six and 47/100 (26.47) feet to an Iron Pin set; thence with said new division line and along Hollow as it meanders North twenty degrees zero minutes twenty seconds West (N 20 degrees 00'20" W), a distance of one hundred sixty nine and 53/100 (169.53) feet to an Iron Pin set; thence with the same North thirty one degrees twenty two minutes forty eight seconds West (N 31 degrees 22'48" W), a distance of one hundred ninety six and 93/100 (196.93) feet to an Iron Pin set; thence with said new division line of Perry and along hollow North twenty one degrees forty eight minutes thirty two seconds West (N 21 degrees 48'32" W), a distance of two hundred twenty three and 41/100 (223.41) feet to an Iron Pin set in line of Perry; thence with another new division line of Perry North eighty degrees three minutes forty four seconds East (N 80 degrees 03'44" E), a distance of three hundred four and 33/100 (304.33) feet to a 10" Ash tree; thence with said new division line of Perry North eighty one degrees forty six minutes thirty nine seconds East (N 81 degrees 46'39" E), a distance of two hundred fifty five and 15/100 (255.15) feet to an Iron Pin and property corner of Mark Harmon Tact No. T-23.02; thence leaving the division line of Perry and along the line of Harmon and down the hollow as it meanders South three degrees thirty three minutest forty nine seconds East (S 33 degrees 33'49" E), a distance of one hundred thirty nine and 20/100 (139.20) feet to an Iron Pin; thence with same South two degrees fifty one minutes twenty seven seconds West (S 02 degrees 51'27" W), a distance of one hundred seventy eight and 86/100 (178.86) feet to an Iron Pin; thence with same South two degrees fifty eight minutes fifty five seconds East (S 02 degrees 58' 55" E), a distance of one hundred fifty six and 18/100 (156.18) feet to an Iron Pin; thence with same South five degrees thirty two minutes thirty nine seconds East (S 05 degrees 32'39" E), a distance of one hundred forty one and 55/100 (141.55) feet to an Iron Pin; thence with same South five degrees thirty two minutes thirty nine seconds East (S 05 degrees 32 '39" E), a distance of twenty five and 24/100 (25.24) feet to a p.k. nail and the true point of beginning; and containing six and 12/100 (6.11576) acres, or two hundred sixty six thousand four hundred two and 34/100 (266,402.33558) square feet less right-of-way of Gilgal branch Road and being subject to legal right-of-ways and legal easements on record and/or in existence deed prepared by Joseph B. Mylor LSPSC LS No, 1961 on 1/31/00.

THERE IS FURTHER EXCEPTED and not conveyed hereby the property which was conveyed to Christopher E, Perry and Jama M, Perry by deed dated December 21,2004 recorded in Deed Book 162, Page 100 in the Carroll County Clerk's Office and further described as follows:

TRACT NO, T-23.04 8.527 ACRES LESS RIGHT-OF-WAY OF GILGAL BRANCH ROAD

Being part of the original 243 acre farm of Robert C. Perry lying on the North side of Gilgal Branch Road in the County of Carroll as recorded in the Deed Book No. 132, pg. 227 at the Carroll County Clerk's Office in Carrollton, Kentucky, as known as Tract No. T- 252.3 at the PVA Office and being West 1699 feet from the intersection of Vance Road and Gilgal Branch Road and lying on the East side of property of Mark Harmon

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(D.B. 140, pg. 110, T-23.02) and being more particularly described as follows:

Beginning at the Railroad Spike Found in the center of Gilgal Branch Road and being the property line of Tract No. T-26.01 of Charles Boaz (D.B. 113, pg. 77) and the original property line of Robert C, Perry (D.B. 132, pg. 227); thence leaving the line of Boaz and Perry and along the center of Gilgal Branch as it meanders and fronting property of Perry South forty five degrees forty minutes thirty six seconds West (S 45° 40' 36" W), a distance of ninety three and 94/100 (93.94) feet to a p.k. nail; thence with said center South fifty six degrees twenty nine minutes twenty four seconds West (S 56° 29' 24" W), a distance of three hundred five and 85/100(305.85) feet to a p.k. nail; thence with said center South forty nine degrees twenty three minutes four seconds West (S 49° 23' 04" W), a distance of eighty nine and 7/100 (89.07) feet to a p.k. nail; thence with said center South thirty nine degrees forty nine minutes one seconds West (S 39° 49' 01" W), a distance of one hundred six and 5/100 (106.05) feet to a p.k. nail; thence with and center South thirty five degrees fifty seven minutes forty four seconds West (S 35° 57' 44" W) a distance of one hundred ninety one and 69/100 (191.69) feet to a p.k. nail; thence with said center South thirty nine degrees thirty eight minutes fifty nine seconds West (S 39° 38' 59" W), a distance of one hundred and 75/100 (100.75) feet to a p.k. nail; thence with said center South forty seven degrees thirty seven minutes twenty six seconds West (S 47° 37' 26" W), a distance of one hundred fourteen and 76/100 (114.76) feet to a p.k. nail; thence with said center of Gilgal Branch Road South fifty eight degrees fifty eight minutes thirty four seconds West (S 58° 58' 34" W), a distance of one hundred sixteen and 29/100 (116.29) feet to a p.k. nail; thence with said center South sixty nine degrees eleven minutes fifty eight seconds West (S 69° 11' 58" W), a distance of one hundred nine and 96/100 (109.96) feet to a p.k. nail; thence with said center as it meanders South seventy nine degrees fourteen minutes thirty three seconds West (S 79° 14' 33" W), a distance of one hundred thirty four and 84/100 (134.84) feet to a p.k. nail; thence with said center South eighty nine degrees two minutes twelve seconds West (S 89° 02' 12" W), a distance of three hundred eighty seven and 37/100 (387.37) feet to a p.k. nail in the center of Gilgal Branch Road; thence with center of Gilgal Branch Road as it meanders South eighty seven degrees thirty one minutes fifteen seconds West (S 87° 31' 15" W), a distance of sixteen and 91/100 (16.91) feet to a p.k. nail and the True Point of Beginning of Tract No. T-23.04 being conveyed by Robert Perry a 8.527 Acre tract; thence leaving the new division line of Robert Perry and along the center of Gilgal Branch Road as it meanders South eighty seven degrees thirty one minutes fifteen seconds West (S 81° 31' 15" W), a distance of three hundred thirty eight and 71/100 (338.71) feet to a p.k. nail; thence with said center North eighty nine degrees sixteen minutes fifty nine seconds West (N 89° 16' 59" W), a distance of one hundred forty two and 59/100 (142.59) feet to a p.k. nail found and the property line of Mark Harmon (Deed Book No. 140. Pg. 110) being Tract No. T-23.02; thence leaving the center of Gilgal Branch Road and along the property line of Mark Harmon Tract No. T-23.02 North eight degrees fifty two minutes forty three seconds West (N 08° 52' 43" W), a distance of twenty five and 35/100 (25.35) feet to an Iron Pin found; thence with same North eight degrees fifty two minutes forty three seconds West (N 08° 52' 43" W), a distance of one hundred seventy nine and 34/100 (179.34) feet to an Iron Pin found; thence with same North eight degrees fifty two minutes forty three seconds West (N 08° 52' 43" W), a distance of one hundred eighty (180.00) feet to a 18" Hickory tree; thence with another line of Harmon North fifteen degrees fifty two minutes four seconds West (N 15° 52' 04" W), a distance of two hundred thirty two and 38/100 (232.38) feet to a 24" Maple tree; thence with same North thirteen degrees forty minutes fifty seconds West (N 13° 40' 50" W), a distance of one hundred seventy and 28/100 (170.28) feet to an Iron Pin in the division line of Robert Perry; thence leaving the property line of Harmon Tract No. T-23.02 and along the new division line of Robert Perry South seventy nine degrees thirty minutes thirty two seconds East (S 79° 30' 32" E), a distance of six hundred thirty six and 91/100 (636.91) feet to an Iron Pin set near a dead tree near creek; thence with another new division line of Robert Perry and along small creek South two degrees thirty four

minutes thirty two seconds West (S 02° 34' 32" W), a distance of two hundred thirty five and 45/100 (235.45) feet to an Iron Pin set near creek; thence with same South zero degrees thirty one minutes twenty five seconds East (S 00° 31' 25" E), a distance of one hundred ninety three (193.00) feet to a 14" Walnut tree near creek; thence with same division line of Robert Perry South seven degrees ten minutes forty eight seconds East (S 07° 10' 48" E), a distance of one hundred eighty eight (188.00) feet to an Iron Pin set; thence with same South seven degrees ten minutes forty eight seconds East (S 07° 10' 48" E), a distance of twenty five and 70/100 (25.70) feet to a p.k. nail and the true point of beginning; and containing eight and 53/100 (8.52784) acres, or three hundred seventy one thousand four hundred seventy two and 761100 (371,472.76042) square feet less right-of-way of Gilgal Branch Road being subject to legal right-of-ways and legal easements on record and/or in existence.

Being the same property conveyed to Christopher Rose and Tracy Rose, from Robert Perry and Diane Perry, husband and wife, by Deed dated September 3,2014, and of record in Deed Book 195, Page 338, in the Office of the Carroll County Court Clerk.

THERE IS ALSO EXCEPTED a certain parcel of real estate located in Carroll County, Kentucky, on the northern side of Gilgal Road and on the eastern side of Old Gilgal Road, at the intersection of Old Gilgal Road and Gilgal Road, said parcel being further bounded and described as follows.

Unless noted otherwise, any monument referred to as a "set iron pin" is a 1/2" rebar, 18 inches long, with a plastic cap engraved "JIM PYLES PLS 3868" set in place this survey.

Unless noted otherwise, any monument referred to as a "set mag nail" is a 1/4" mag nail, 2 inches long, with a metal washer engraved "JIM PYLES PLS 3868" set in place this survey.

Unless noted otherwise, any monument referred to as a "found iron pin" is a 1/2 inch rebar with cap engraved "MYLOR LS 1961"" found in place this survey.

The basis of bearings is Grid North, Kentucky Single Zone as determined by GPS observation.

Beginning at a set mag nail in the northern right of way line of Gilgal Road (Deed Book 54, Page 13)) and in the center of Old Gilgal Road (no deed for right of way was found)(said set mag nail being 30 feet from the center of Gilgal Road) and in the eastern line of Mark Daniel and Monica Daniel, Deed Book 177, Page 373; thence with the center of Old Gilgal Road and the line of Daniel for the following 10 calls:

North 38 degrees 26 minutes 17 seconds East, a distance of 132.20 feet; North 36 degrees 09 minutes 23 seconds East, a distance of 123.40 feet; along a curve to the left, having a radius of 143.93 feet and an arc length of 126.41 feet, being subtended by a chord of North 16 degrees 05 minutes 29 seconds East, a distance of 122.39 feet; along a curve to the right, having a radius of 379.41 feet and an arc length of 295.04 feet, being subtended by a chord of North 21 degrees 53 minutes 17 seconds East, a distance of 287.66 feet to a set mag nail; North 40 degrees 17 minutes 08 seconds East, a distance of 126.43 feet to a set mag nail; along a curve to the left, having a radius of 679.04 feet and an arc length of 201.58 feet, being subtended by a chord of North 24 degrees 31 minutes 04 seconds East, a distance of 200.84 feet; along a curve to the left, having a radius of 356.16 feet and an arc length of 154.76 feet, being subtended by a chord of North 17 degrees 18 minutes 08 seconds East, a distance of 153.54 feet; along a curve to the right, having a radius of 421.04 feet and an arc length of 227.19 feet, being subtended by a chord of North 09 degrees 31 minutes 55

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seconds East, a distance of 224.44 feet; along a curve to the right, having a radius of 232.02 feet and an arc length of 226.81 feet, being subtended by a chord of North 42 degrees 03 minutes 31 seconds East, a distance of 217.89 feet; along a curve to the left, having a radius of 94.67 feet and an arc length of 88.07 feet, being subtended by a chord of North 48 degrees 21 minutes 11 seconds East, a distance of 84.93 feet to a set mag nail, corner to the remaining land of Christopher Rose and Tracy Rose, Deed Book 195, Page 328; thence With a new division line with the line of the remaining land of Rose for the following 7 calls: North 89 degrees 34 minutes 42 seconds East, a distance of 31.65 feet to a set iron pin; South 89 degrees 43 minutes 42 seconds East, a distance of 51.96 feet to a set iron pin; South 21 degrees 03 minutes 57 seconds East, a distance of 485.52 feet to a set iron pin; South 06 degrees 23 minutes 24 seconds West, a distance of 108.09 feet to a set iron pin; South 09 degrees 22 minutes 59 seconds West, a distance of 383.03 feet to a set iron pin; South 02 degrees 58 minutes 10 seconds West, a distance of 117.29 feet to a set iron pin; South 12 degrees 54 minutes 26 seconds East, a distance of 131.67 feet to a found 1/2, inch rebar with an illegible cap in the line of Robert Perry, Deed Book 199, Page 287; thence with the line of Perry for the following 3 calls: South 59 degrees 52 minutes 59 seconds West, a distance of 380.10 feet to a found iron pin; South 76 degrees 42 minutes 09 seconds West, a distance of 122.21 feet to a found iron pin; South 02 degrees 53 minutes 33 seconds East, a distance of 92.69 feet to a set iron pin in the northern right of way line of Gilgal Road and witnessed by a found iron pin bearing South 02 degrees 53 minutes 33 seconds East, a distance of 4.85 feet, thence with the northern right of way line of Gilgal Road for the following 2 calls: along a curve to the right, having a radius of 678.36 feet and an arc length of 96.91 feet, being subtended by a chord of North 88 degrees 40 minutes 21 seconds West, a distance of 96.82 feet to a set iron pin; North 84 degrees 33 minutes 52 seconds West, a distance of 422.55 feet to the point of beginning.

Containing an area of 18.37 acres

Subject to any utility easements, right-of-way or other stipulations that may be over or through the premises.

Being a part of the same property which was conveyed to Christopher Rose and Tracy Rose, by deed dated July 09, 2014 and recorded in Deed Book 195, Page 328 in the Office of the Carroll County Court Clerk.

THERE IS ALSO EXCEPTED a certain parcel of real estate located in Carroll County, Kentucky, located near the northern side of Gilgal Road, 0.5 mile easterly of the intersection of Old Gilgal Road and Gilgal Road, said parcel being further bounded and described as follows.

Unless noted otherwise, any monument referred to as a "set iron pin" is a 1/2" rebar, 18 inches long, with a plastic cap engraved "JIM PYLES PLS 3868" set in place this survey.

Unless noted otherwise, any monument referred to as a "set mag nail" is a 1/4" mag nail, 2 inches long, with a metal washer engraved "JIM PYLES PLS 3868" set in place this survey.

Unless noted otherwise, any monument referred to as a "found iron pin" is a 1/2 inch rebar with cap engraved "MYLOR LS 1961"" found in place this survey.

Unless noted otherwise, any monument listed as a "found iron pin" has been cited in a prior record document.

The basis of bearings is Grid North, Kentucky Single Zone as determined by GPS observation.

Beginning at a point in a branch in the southwestern corner of Tracy Amick, Deed Book 141, Page 632 and in the northern right of way line of Gilgal Road (Deed Book 54, Page 133) (said point being 30 feet from the center of Gilgal Road) (said point being witnessed by a set iron pin bearing South 20 degrees 07 minutes 19 seconds East, a distance of 11.38 feet; thence with the line of Amick for the following 5 calls: North 20 degrees 07 minutes 19 seconds West, a distance of 164.69 feet to a found iron pin; North 31 degrees 29 minutes 47 seconds West, a distance of 196.94 feet to a found iron pin; North 21 degrees 56 minutes 29 seconds West, a distance of 141.44 feet to set iron pin; North 21 degrees 56 minutes 29 seconds West, a distance of 82.03 feet to a found iron pin; North 79 degrees 56 minutes 42 seconds East, a distance of 209.98 feet to a set iron pin, corner to the remaining land of Rose and the TRUE POINT OF BEGINNING; thence with a new division line with the line of the remaining land of Rose for the following 7 calls: North 10 degrees 31 minutes 13 seconds East, a distance of 63.15 feet to a set iron pin; North 50 degrees 24 minutes 19 seconds East, a distance of 113.79 feet to a set iron pin; North 25 degrees 58 minutes 56 seconds East, a distance of 30.61 feet to a set iron pin; North 79 degrees 26 minutes 32 seconds East, a distance of 34.17 feet to a set iron pin; South 57 degrees 56 minutes 40 seconds East, a distance of 35.86 feet to a set iron pin; South 34 degrees 34 minutes 36 seconds East, a distance of 33.21 feet to a set iron pin; South 08 degrees 53 minutes 02 seconds East, a distance of 89.55 feet to a set iron pin in the line of Amick; thence with the line of Amick for the following 2 calls: South 81 degrees 39 minutes 37 seconds West, a distance of 117.62 feet to a set iron pin; South 79 degrees 56 minutes 42 seconds West, a distance of 94.35 feet to a corner to the TRUE POINT OF BEGINNING.

Containing an area of 0.49 of an acre.

Subject to any utility easements, right-of-way or other stipulations that may be over or through the premises.

Being a part of the same property which was conveyed to Christopher Rose and Tracy Rose, by deed dated July 09, 2014 and recorded in Deed Book 195, Page 328 in the Office of the Carroll County Court Clerk.

Tract No. T-23-05-2.265 acres less 25' legal right-of-way for Gilgal Branch Road

Being part of the original 243 acre farm of Robert C. Perry lying on the North side of Gilgal Branch Road in the County of Carroll as recorded in Deed Book 132, Page 228, at the Carroll County Clerk's Office in Carrollton, Kentucky. Tract No. T-25-23 original at the PVA Office and being West of the intersection of Vance Road and Gilgal Branch Road and also being West of Tracy Amick Tract No. 23.03 (D.B. 141, Page 632) app.1750 feet and being more particularly described as follows:

Beginning at a P.K. Nail in the center of Gilgal Branch Road and the property line of Tracy Amick (D.B. 141, page 632) said point being South twenty degrees zero minutes twenty seconds East (S 20° 00'20" E), a distance of twenty six and 47/100 (26.47) feet from an Iron Pin set on the division line of Robert C. Perry (D.B. 132, pg. 227) and said Amick as shown on plat and also being 41.25 feet from a P.K. Nail as L-1 on plat fronting lot of Amick; thence leaving the line of Amick and along the property of Perry and being the center of Gilgal Branch Road as it meanders for 23 calls and being L-2 on plat South eighty seven degrees eighteen minutes thirty three seconds West (S 87°18' 33" W), a distance of fifty and 60/100 (50.60) feet to a pk; thence with same and being L-3 on plat South eighty seven degrees twenty two minutes seven seconds

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West (S 87°22' 07" W), a distance of one hundred thirty and 76/100 (130.76) feet to a pk; thence with same and being L-4 on plat South eighty six degrees fifty one minutes twenty four seconds West (S 86° 51' 24" W), a distance of eighty nine and 79/100 (89.79) feet to a pk; thence with same and being L-5 on plat South eighty six degrees thirty minutes one second West (S 86° 30' 01" W), a distance of one hundred twenty seven and 55/100 (127.55) feet to a pk; thence with same and L-6 on plat South eighty five degrees six minutes thirty seconds West (S 85° 06' 30" W), a distance of ninety eight and 49/100 (98.49) feet to a pk; thence with same and being L-7 on plat South eighty five degrees sixteen minutes thirty six seconds West (S 85° 16' 36" W), a distance of one hundred eighty four and 9/100 (184.09) feet to a pk; thence with same and being L-8 on plat South eighty seven degrees eleven minutes twenty six seconds West (S 87° 11' 26" W), a distance of sixty five and 22/100 (65.22) feet to a pk; thence with same and being L-9 on plat North eighty five degrees twenty seven minutes twenty seven seconds (N 85° 27' 27" W), a distance of fifty two and 64/100 (52.64) feet to a pk; thence with same and being L-10 on plat North seventy eight degrees forty minutes forty six seconds West (N 78° 40' 46" W), a distance of fifty four and 48/100 (54.48) feet to a pk; thence with same and being L-11 on plat North sixty nine degrees fifty two minutes forty nine seconds West (N 69° 52' 49" W), a distance of fifty five and 24/100 (55.24) feet to a pk; thence with said center and being L-12 on plat North sixty four degrees eighteen minutes thirty three seconds West (N 64° 18' 33" W), a distance of fifty six and 20/100 (56.20) feet to a pk; thence with said center and being L-13 on plat North sixty degrees twelve minutes forty five seconds West (N 60° 12' 45" W), a distance of fifty nine and 24/100 (59.24) feet to a pk; thence with same and being L-14 on plat North fifty eight degrees thirty eight minutes twenty eight seconds West (N 58° 38' 28" W), a distance of fifty five and 78/100 (55.78) feet to a pk; thence with same and being L-15 on plat North sixty degrees twenty one minutes fifty eight seconds West (N 60° 21' 58" W), a distance of sixty four and 12/100 (64.12) feet to a pk; thence with same and being L-16 on plat North sixty six degrees thirty one minutes eighteen seconds West (N 66° 31' 18" W), a distance of fifty two and 62/100 (52.62) feet to a pk; thence with same and being L-17 on plat North seventy six degrees forty eight minutes twenty nine seconds West (N 76° 48' 29"W), a distance of fifty three and 46/100 (53.46) feet to a pk; thence with same and being L- 18 on plat North eighty three degrees twenty one minutes forty four seconds West (N 83° 21' 44" W), a distance of fifty five and 47/100 (55.47) feet to a pk; thence with same and being L-19 on plat North eighty eight degrees three minutes four seconds West (N 88° 03' 04" W), a distance of fifty three and 98/100 (53.98) feet to a pk; thence with same and being L- 20 on plat South eighty four degrees thirty minutes twenty three seconds West (S 84° 30' 23" W), a distance of forty nine and 88/100 (49.88) feet to a P.K. nail set and the True Point of Beginning POB on Plat of Tract No. T-23.05 as shown on plat and also being Southeast of an Iron Pin Set on new division line for Robert Perry and also being as reference 25.51 feet Northwest of an existing Pole on the South side of Gilgal Branch Road as shown on plat; thence leaving said new division line of Perry and with same center of said Road for the next 9 calls and L-21 on plat South seventy five degrees fifty seven minutes forty three seconds West (S 75° 57' 03"W), a distance of fifty four and 22/100 (54.22) feet to a pk; thence with same and being L-22 on plat South seventy two degrees thirty one minutes twenty five seconds West (S 72° 31' 25"W), a distance of sixty four and 61/100 (64.61) feet to a pk; thence with same and being L-23 on plat South sixty nine degrees forty six minutes thirty seconds West (S 69° 46' 30" W), a distance of ninety five and 31/100 (95.31) feet to a pk; thence with same and being L-24 on plat South sixty eight degrees fifty one minutes thirty seven seconds West (S 68° 51' 37" W), a distance of one hundred twenty six and 3/100 (126.03) feet to a P.K. Nail; thence with same and being L-25 on plat South sixty nine degrees sixteen minutes twenty two seconds West (S 69° 16' 22" W), a distance of seventy nine and 23/100 (79.23) feet to a pk; thence with same and being L-26 on plat South seventy two degrees one minutes fifty two seconds West (S 72° 01' 52" W), a distance of sixty and 98/100 (60.98) feet to a pk; thence with same and being L-27 on plat South seventy six degrees fifty nine minutes twenty eight seconds West (S 76° 59' 28" W), a distance of sixty two and 16/100 (62.16) feet to a

pk; thence with same and being L-28 on plat South eighty one degrees fifty six minutes twenty three seconds West (S 81° 56' 23" W), a distance of fifty eight and 59/100 (58.59) feet to a pk; thence with same and being L-29 on plat South eighty five degrees forty seven minutes thirty seven seconds West (S 85° 47' 37" W), a distance of thirty eight and 73/100 (38.73) feet to a P.K. Nail set in the new division line of Robert C. Perry Tract No. T-25-23 and new Tract No, T-23.05 (REFERENCE said P.K. Nail being) South two degrees forty six minutes twenty four seconds East (S 02° 46' 24" E), a distance of twenty five and 5/100 (25.05) feet from an Iron Pin set on next call of division line; thence leaving the center of Gilgal Branch Road and along the new division line of Perry being L-30 on plat North two degrees forty six minutes twenty four seconds West (N 02° 46' 24" W), a distance of one hundred twenty two and 38/100 (122.38) feet to an Iron Pin set; thence with new division line and being L-31 on plat North seventy six degrees forty seven minutes thirty six seconds East (N 76° 47' 36" E), a distance of one hundred twenty two and 27/100 (122.27) feet to an Iron Pin set; thence with new division line and being L-32 on plat North sixty degrees zero minutes thirty three seconds East (N 60° 00' 33" E), a distance of three hundred seventy nine and 96/100 (379.96) feet to an Iron Pin set; thence with said new division line and being L-33 on plat North sixty five degrees fifty four minutes fifty four seconds East (N 65° 54' 54" E), a distance of seventy seven and 32/100 (77.32) feet to an Iron Pin Set near a Post lying on the Northwest side of roadway into farm; thence with new division line and being L-34 on plat and crossing said roadway into farm and being L-34 on plat South twenty seven degrees twenty two minutes sixteen seconds East (S 27° 22' 16" E), a distance of two hundred twelve and 59/100 (212.59) feet to a P.K. nail in the center of Gilgal Branch Road being reference by an Iron Pin Set on last described line of 25.69 feet as show on plat and being the true point of beginning; and containing two and 27/100 (2.265) acres, or ninety eight thousand six hundred seventy three and 5/100 (98,673.049) square feet less right-of-way for Gilgal Branch Road; being subject to legal right-of-ways and legal easements on record and/or in existence, according to a survey prepared by Joseph B. Mylor, LSPSC LS No. 1961, dated 04/17/04. Being the same property conveyed to Robert C. Perry, from Christopher Rose and Tracy Rose, husband and wife, by Deed dated November 24, 2015, which is of record in Deed Book 199, Page 287, in the Office of the Carroll County Court Clerk.

BEING the same property conveyed to Tim Jungblut and Jill Jungblut, husband and wife, by deed dated, July 26, 2019, and recorded on August 22, 2019, of record in Deed Book 213, Page 62, in the Office of the Clerk of Carroll County Kentucky.

THEREAFTER, being the same property conveyed to Eagle Creek Land Holdings, LLC, an Ohio limited liability company, by Deed dated August 26, 2024, of record in Deed Book 232, Page 126, in the Carroll County Clerk's Office.

MATTERS APPEARING OF RECORD:

9. Carroll County taxes for the year 2024 in the amount of \$455.80 are Paid (in the discount amount of \$446.68) on October 15, 2024. Tax Identification Number: 25-23-06. Taxes for subsequent years are a lien, not yet due and payable. Total Assessment is \$40,300.00- FCV is \$356,700.00. The next reported due date is December 1, 2024.

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10. Notwithstanding the reference to acreage in the legal description, the final policy will not insure the quantity described as acreage.
11. Subject to the rights of others to use any portion of subject property which may lie in roadway.
12. Easements, Controlled Access, Terms, and Conditions as set forth in that Deed to the Commonwealth of Kentucky for the use and benefit of the Transportation Cabinet, Department of Highways, dated July 31, 1954 of record in Deed Book 54, Page 133, in the Office aforesaid.
13. Transmission Line Easement granted to Kentucky Utilities Company, dated March 6, 1967, of record in Deed Book 65, Page 460, in the Office aforesaid.
14. Right of Way Easements in favor of West Carroll Water District of record in Deed Book 94, Page 448, Deed Book 117, Page 255, and in Deed Book 189, Page 158, all in the Office aforesaid.
15. Right of Way Easement granted to Shelby Energy Cooperative, Inc. of record in Deed Book 147, page 711, Deed Book 159, Page 674, and in Deed Book 165, Page 28, all in the Office aforesaid.
16. Exception deeds from the legal description of record in Deed Book 140, Page 110, Deed Book 141, Page 632, Deed Book 162, Page 100 and in Deed Book 199, Page 287, all in the Office aforesaid.
17. Rights of tenants, in possession, as tenants only, under unrecorded Leases.

CONDITIONS, LIMITATIONS

This report is for information purposes only and does not constitute a title opinion, title insurance, or a commitment to issue title insurance.

No search was made of any Bankruptcy proceedings of pending litigation other than that information provided in County Clerk records.

No search was made of the Uniform Commercial Records.

Recorded liens shown are those liens recorded in the Office of the County Recorder which describe the real estate shown herein. Recorded liens for which a satisfaction appears of record are not shown, nor are

notices of Mechanic's Liens recorded more than one year prior to the effective date on which no proceedings to foreclose have been filed.

This report and the legal description given are based upon information supplied by the Applicant as to the location and identification of the property in question, and no liability is assumed for any discrepancies resulting therefrom.



**PROPERTY
PHOTOS**



Tract 1



Tract 1



Tract 1



Tract 1



Tract 2



Tract 2



Tract 1



Tract 1



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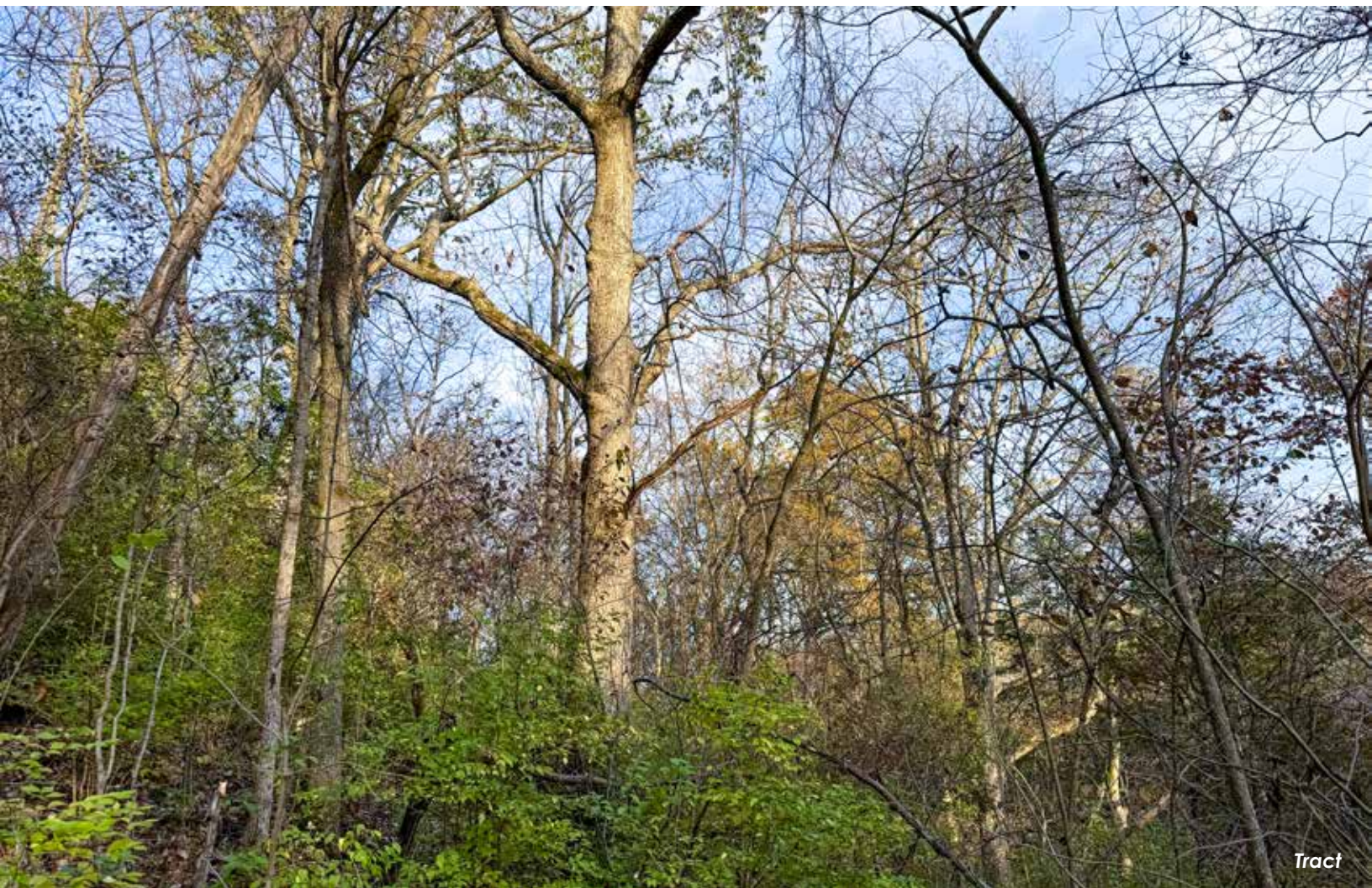
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9/5/2024 1:26 AM L2 - 003



10/30/2024 01:57 AM 61°F 16°C

SPYPOINT



9/2/2024 8:38 PM L1 - 002



10/21/2024 06:08 PM 61°F 16°C

SPYPOINT



10/10/2024 8:02 PM L1 - 002



11/03/2024 09:09 AM 52°F 11°C

SPYPOINT



10/26/2024 07:15 PM 53°F

SPYPOINT



11/04/2024 05:44 AM 56°F 13°C

SPYPOINT



11/06/2024 08:40 AM 63°F 17°C SPYPOINT

11/01/2024 05:11 PM 75°F 23°C SPYPOINT

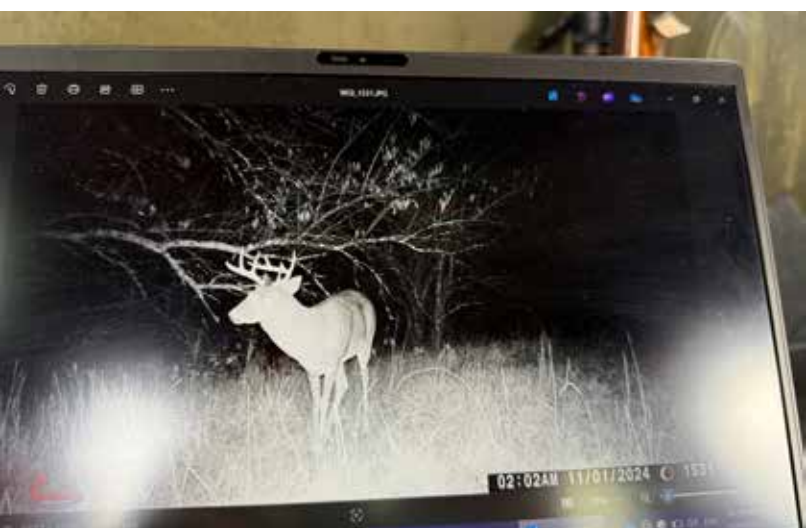
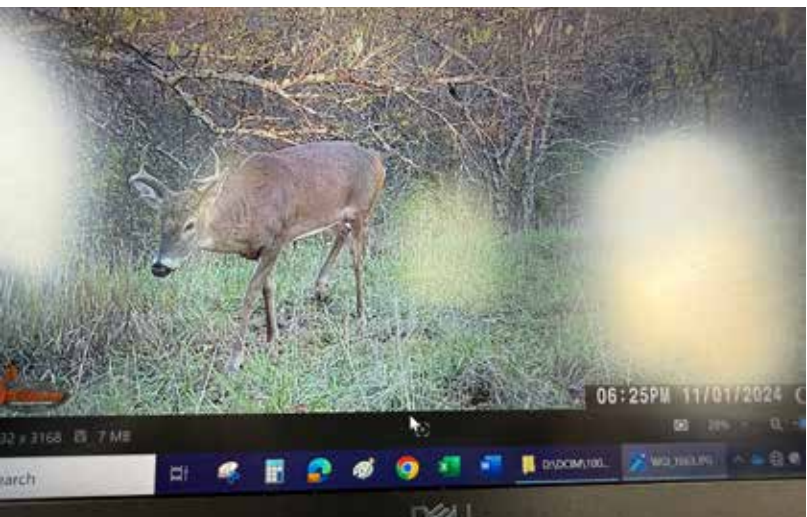
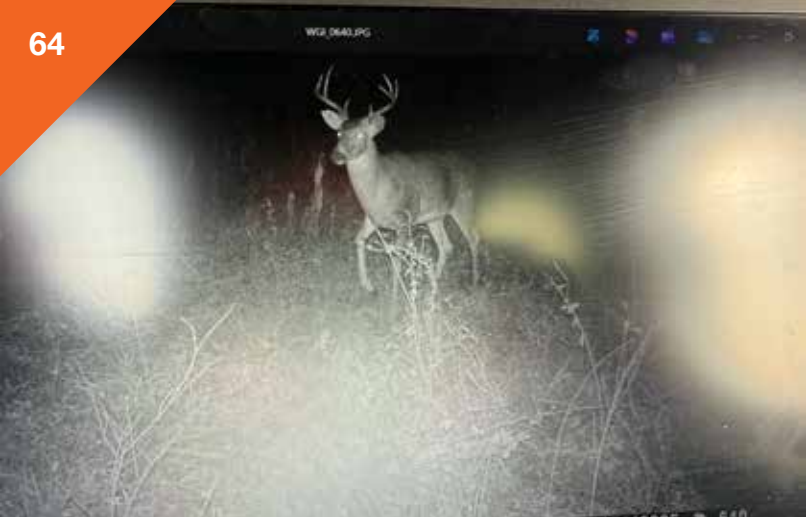


10/31/2024 07:21 PM 59°F 15°C SPYPOINT

02/2024 03:39 AM 39°F 4°C SPYPOINT



9/4/2024 7:41PM L1 - 002





10/27/2024 08:26 AM 41°F 5°C SPYPOINT



11:02 AM 58°F 14°C SPYPOINT FLEX-M



11/11/2024 06:40 AM 46°F 8°C SPYPOINT



10:25 AM 11/07/2024



12:55 AM 10/31/2024 1387



/2024 07:19 AM 35°F 1°C SPYPOINT

Auction Manager:
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