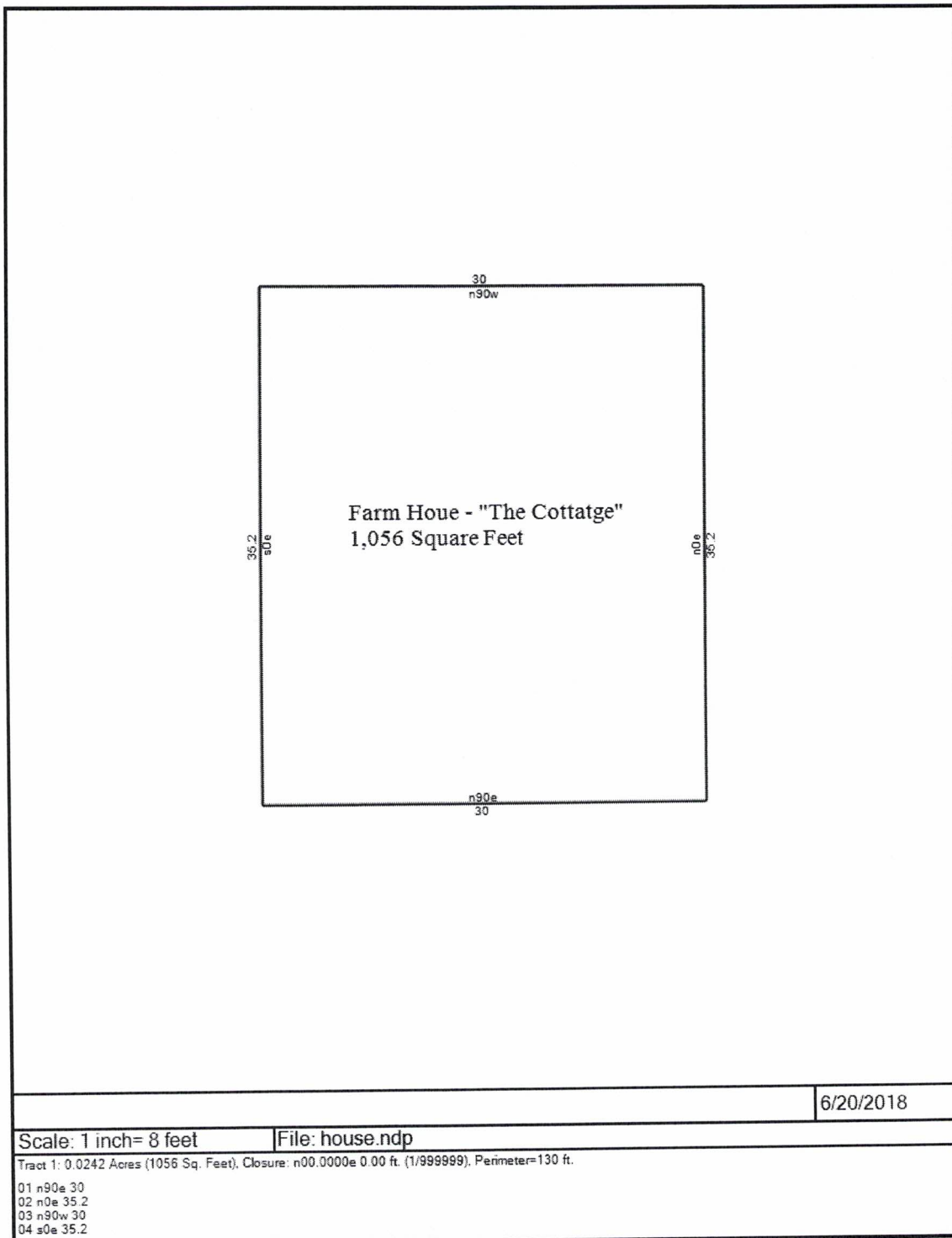
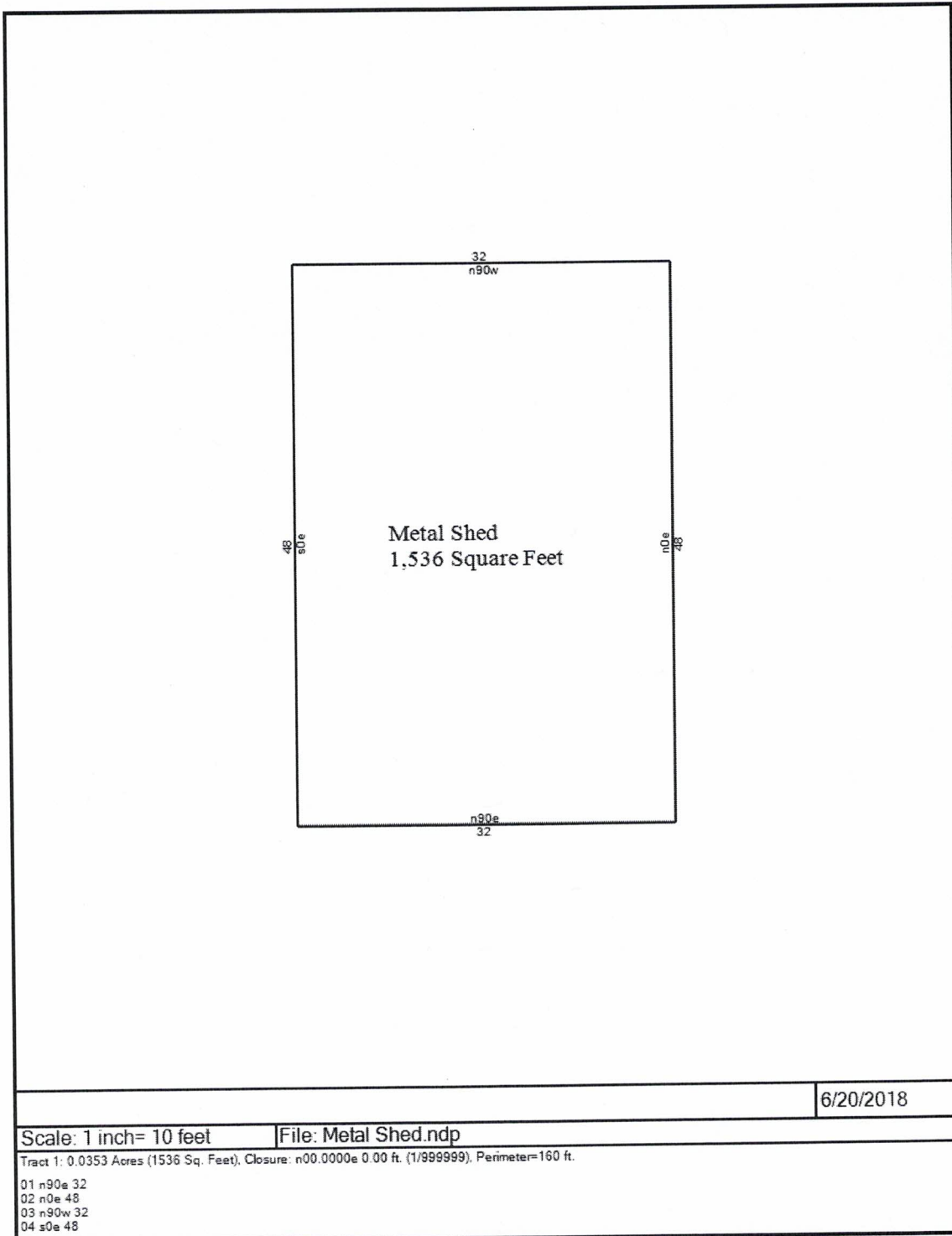


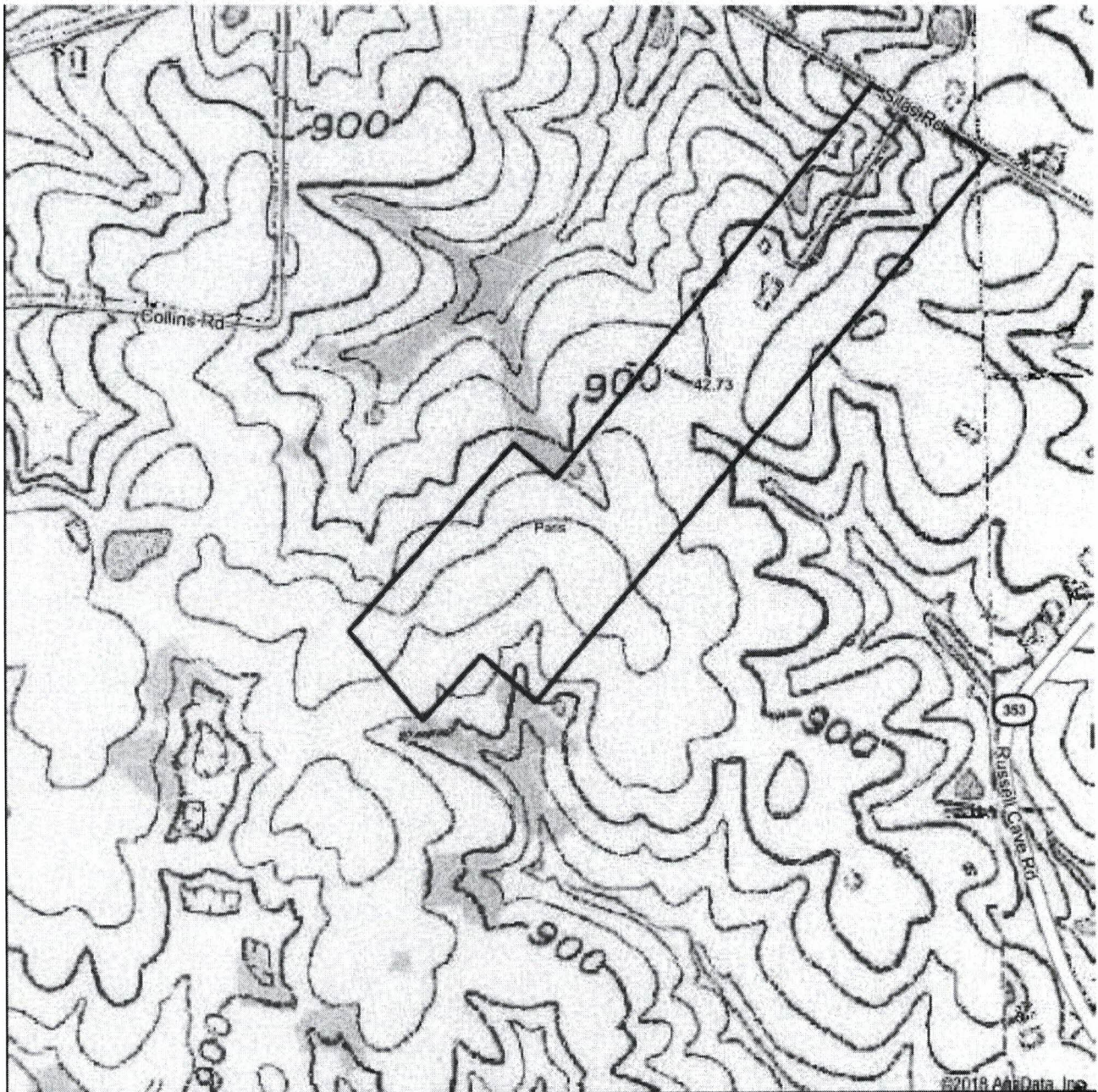
BUILDING FOOTPRINT – FARM HOUSE “THE COTTAGE”



BUILDING FOOTPRINT – METAL SHED

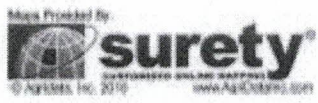


Topography Map

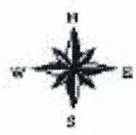


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map center: 38° 16' 11.33, -84° 22' 52.49

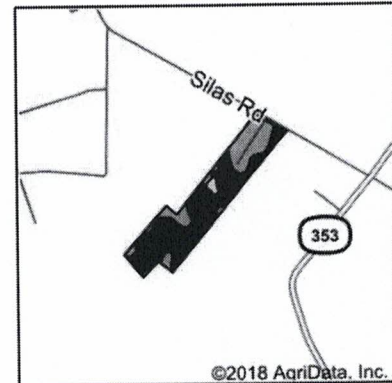
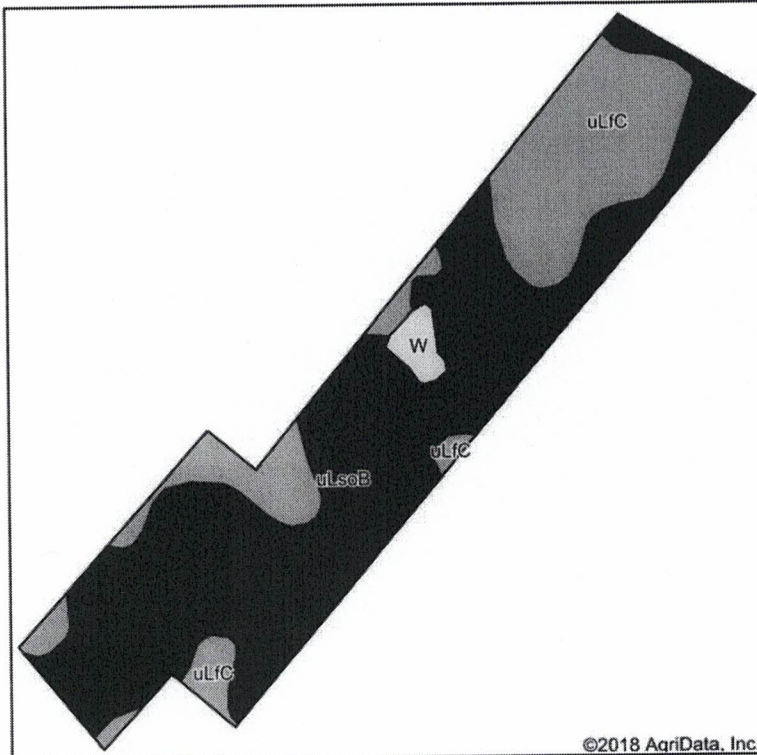


**Bourbon County
Kentucky**



6/21/2018

Soils Map



State: **Kentucky**
 County: **Bourbon**
 Location: **38° 16' 11.33, -84° 22' 52.49**
 Township: **Paris**
 Acres: **42.73**
 Date: **6/21/2018**



Soils data provided by USDA and NRCS.

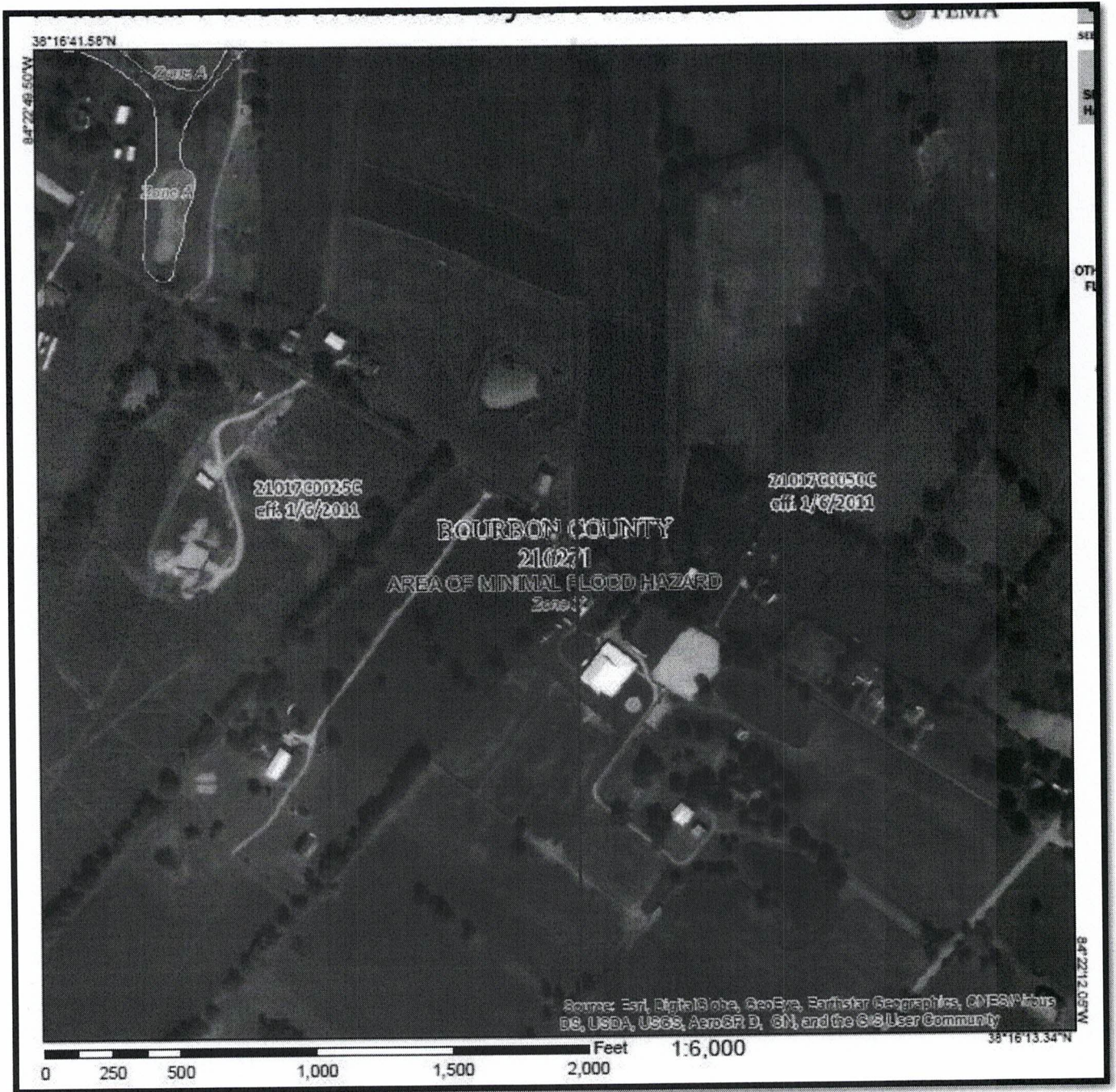
Area Symbol: KY604, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Burley tobacco	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	28.76	67.3%		lle	5.2	3088	128	4.5	9	44	55
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	13.15	30.8%		llle	5	2763	120	4.5	8.6	41	52
W	Water	0.82	1.9%									
Weighted Average						5	2928.7	123.1	4.4	8.7	42.2	53

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FLOOD MAP FOR SUBJECT PROPERTY





Site Description

The subject property is located at 173 Silas Road, which is just west of Russell Cave Road (Highway 353) in northwestern Bourbon County just south of the Harrison County line.

The subject site contains a total of 42.732 acres of land according to the recorded legal description contained in the deed for property. The tract is semi-rectangular in shape with a slight offset for the rear section of the farm. The property includes approximately 543.5 feet of frontage along Silas Road. From the northwest corner with the road frontage, the site runs southwesterly 2,090 feet, then runs northwesterly 262.8', then southwesterly 1,035' to the rear boundary. From the southeastern corner with Silas Road, the boundary runs southwesterly 2,979.6', the northwesterly 303', then southwesterly 356.9' to the rear with a total width along the rear boundary of 477.8'. The overall shape of the site is well suited for use as an agricultural or livestock farm and a broad range of other rural and residential uses that would be anticipated. Access to the property is along the front from Silas Road and is and is considered adequate.

The topography of the site is level to gently rolling, which is typical for this part of Bourbon County and the region. The Topo Map included previously indicates approximate elevations for the property from 860 to 920 feet above sea level. The topography of the site is well suited for agricultural use as demonstrated by the long-term crop production history for the property. There appears to be sufficient grade differential to allow adequate drainage away from the existing building improvements.

The vast majority of the site is located within FEMA Flood Hazard Map # 21017C – 0025C (dated January 6, 2011), however a small section at the northeast corner with Silas Road appears to be in Map Panel # 21017C – 0050C (dated 1/6/11). These maps indicate that the property is not located within an established FEMA flood hazard zone.

The legal description does not indicate the presence of any easements or encroachments to the property and for the purpose of this report, it is assumed that no adverse easements or encroachments to the property exist.

Based on the Soils Map included previously, the predominant Soil type on the property is Lowell-Sandview silt loams with 2 – 6% slopes accounting for approximately 67.3% of the site with Lowell-Faywood silt loams (6-12% slopes) accounting for 30.8% and water accounting for