6S
AUCTION COMPANY

June 5th - Real Estate
AUCTION

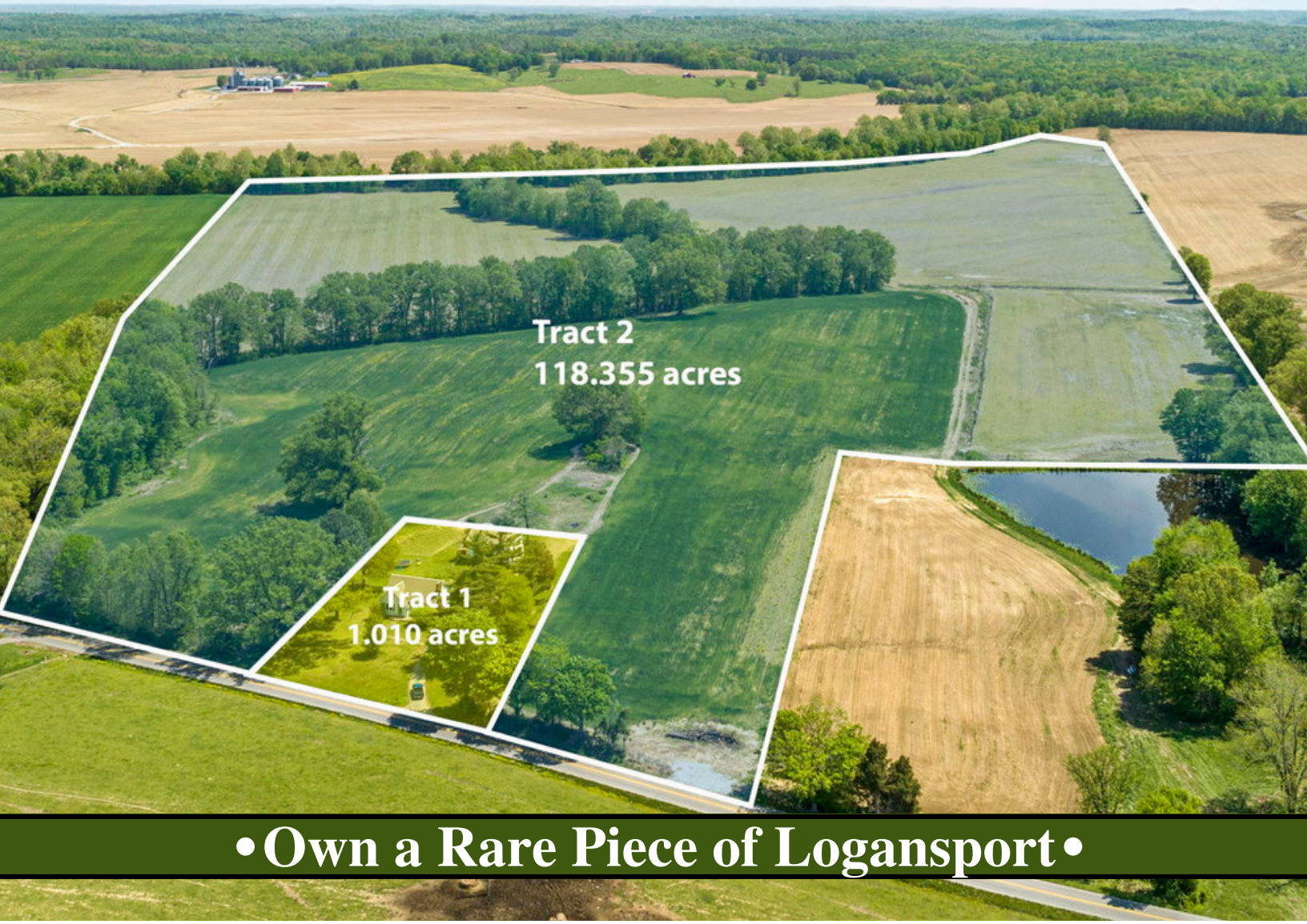
Make Your Sale a Success **Luxury Real Estate & Farmland**

THE RONE ESTATE

8392 LOGANSPORT ROAD, MORGANTOWN, KY

ONCE IN A LIFETIME OPPORTUNITY!

AVAILABLE IN THREE SEPARATE TRACTS, OR IN ITS ENTIRETY!



•Own a Rare Piece of Logansport•

270.202.5067

WWW.6SAUCTIONCOMPANY.COM

KENTUCKY | TENNESSEE

Property Information Packet

The Rone Estate
8392 Logansport Road

120± ACRES

BUTLER COUNTY

SELLING MONDAY, JUNE 5TH, 6:00 PM

-10% BUYER'S PREMIUM ADDED TO FINAL BID

-AUCTION WILL BE OFFSITE AT THE BUTLER COUNTY COOPERATIVE EXTENSION OFFICE

AUCTION LOCATION:
102 PARKWAY LANE
MORGANTOWN, KY 42261

6S
AUCTION COMPANY
Make Your Sale A Success

The Rone Estate

This incredible property is one of the last remaining pieces of the Logansport Riverbottom lands and has been a part of the Rone family for over 120 years. This farm has seen the likes of two world wars, the prohibition era, and every economic uptick and downfall in the last century, all under the ownership of the Rone family.

In September 2016, Otto Taylor Rone passed away, leaving this family treasure to his wife, Doris Elaine Embry Rone. Otto and Doris shared 68 loving years right here in the Logansport community. Doris owned this property from September 2016 until her passing in November 2022 at 92 years old. Otto and Doris leave the property to their surviving children, who, after much deliberation, have decided it is time to allow another family the opportunity to own this incredible piece of real estate.

Otto Taylor Rone
Nov 10, 1927-Sep 9, 2016

Doris Elaine Embry Rone
June 27, 1930-Nov 23rd, 2022

Introduction

Dear Prospective Bidders,

6S Auction Company is pleased to offer the Rone estate at public auction which consists of a home on 119± Acres, including 108± Acres of Row Crop Farming opportunity, as well as 1± acre located on the corner of Taylor Lake Road & Logansport Rd in thriving Butler County.

The property is located in the heart of the Logansport community and borders the Green River. Whether expanding a farming operation or recreational use, this property will be a great addition for ag, hunting, fishing or to build your dream home. This property offers the perfect blend of features to attract all land buyers.

NOTICE: This Auction will be held on MONDAY, June 5th, 6:00 PM at the Butler County Cooperative Extension Service "The UK Building" located at 102 Parkway Lane Morgantown, Ky 42261 please arrive by 5:30 PM to get registered for bidding. Prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found at WWW.6SAUCTIONCOMPANY.COM under the "documents" tab.

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
6S Auction Company, LLC.

Rylan Shea
NAA Auctioneer
Auction Coordinator

270-202-5067
WWW.6SAUCTIONCOMPANY.COM
6SAUCTIONCO@GMAILCOM

Table of Contents

Page 1	**Subject Property, Auction Date, Time, and Location**
Page 2	**Property Information**
Page 3	**Aerial Maps**
Page 4-6	**Soil Maps**
Page 7-12	**Property Tax Cards/Tax Maps**
Page 13	**Property Legal Description**
Page 14	**Property Survey**
Page 15-17	**FSA Information**
Page 18-24	**Tract 1 Month-to-Month Lease Agreement**
Page 25-26	**Tract 2 Farm & Hunting Lease Agreement**
Page 27	**Auction Date, Time, Location**

This property information packet is designed to help you, the buyer, make an informed purchasing decision for the property located at 8392 Logansport Road and the property located on the corner of Taylor Lake Road & Logansport Rd. Please call with any questions.

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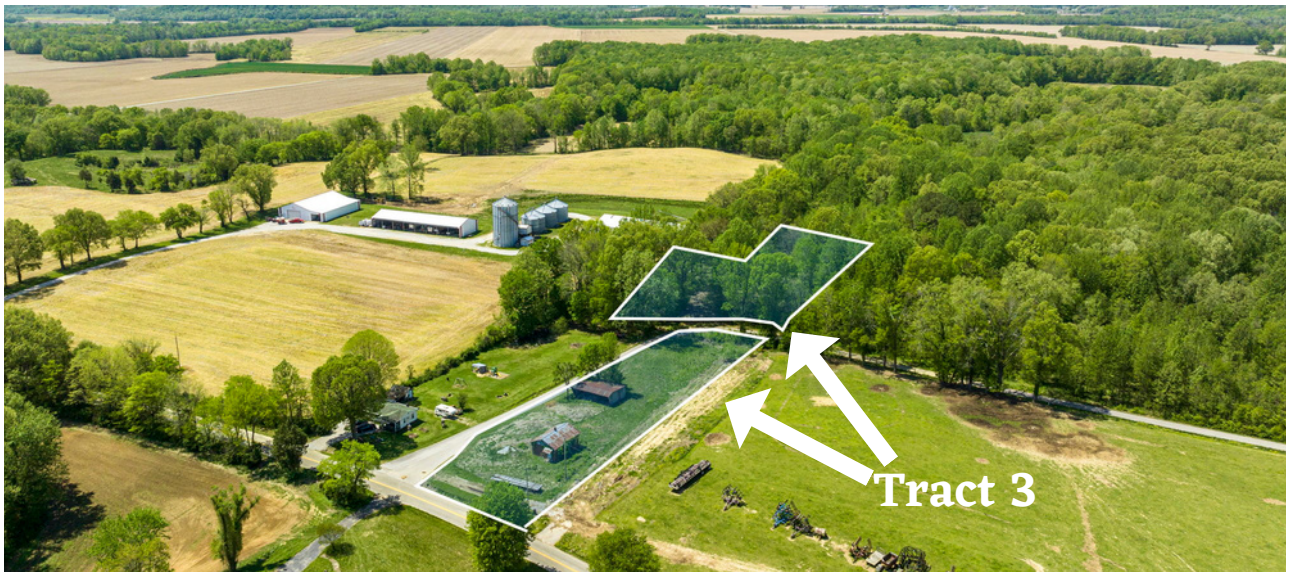


Auction Date and Time:	Monday, June 5th, 6:00 PM
Auction Location:	102 Parkway Lane Morgantown, Ky 42261
More Information:	Rylan Shea Principal Auctioneer 6S Auction Company, LLC. 270-202-5067- Cell 6SAUCTIONCO@GMAIL.COM

Property Information

Property Address: 8392 Logansport Road, Morgantown, Ky 42261

Auction Date: Monday, June 5th, 6:00 PM

Auction Location: Butler County Cooperative Extension Service "the UK building"
102 Parkway Lane, Morgantown, Ky 42261

Property Size: Tracts 1 & 2: 119± Acres located at 8392 Logansport Road
Tract 3: 1± Acre on the corner of Taylor Lake Rd and Logansport Road

Assessor's Map Numbers: Tract 1 & 2: 032-00-00-008.00 Tract 3: 032-00-00-007.01

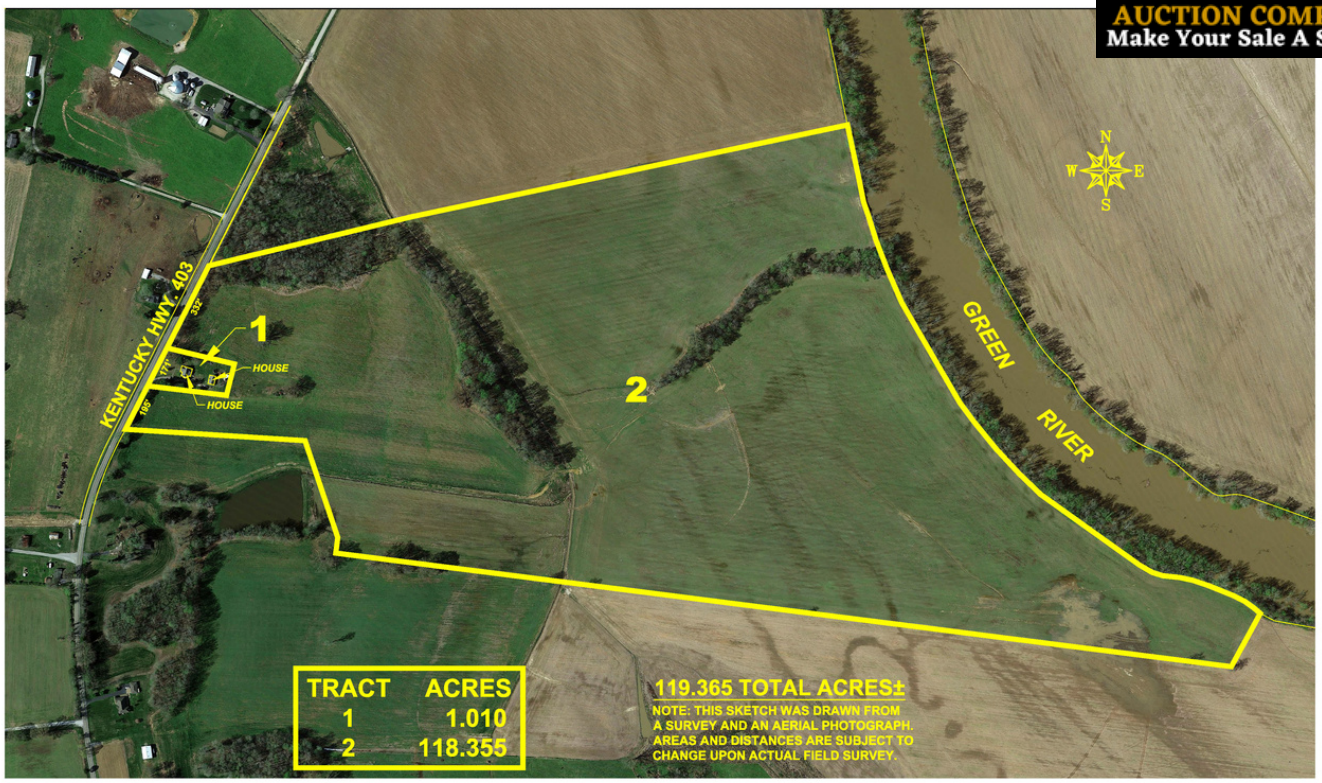
Tax Bill Amount: Tract 1 & 2: $1158.05 Tract 3: $55.39

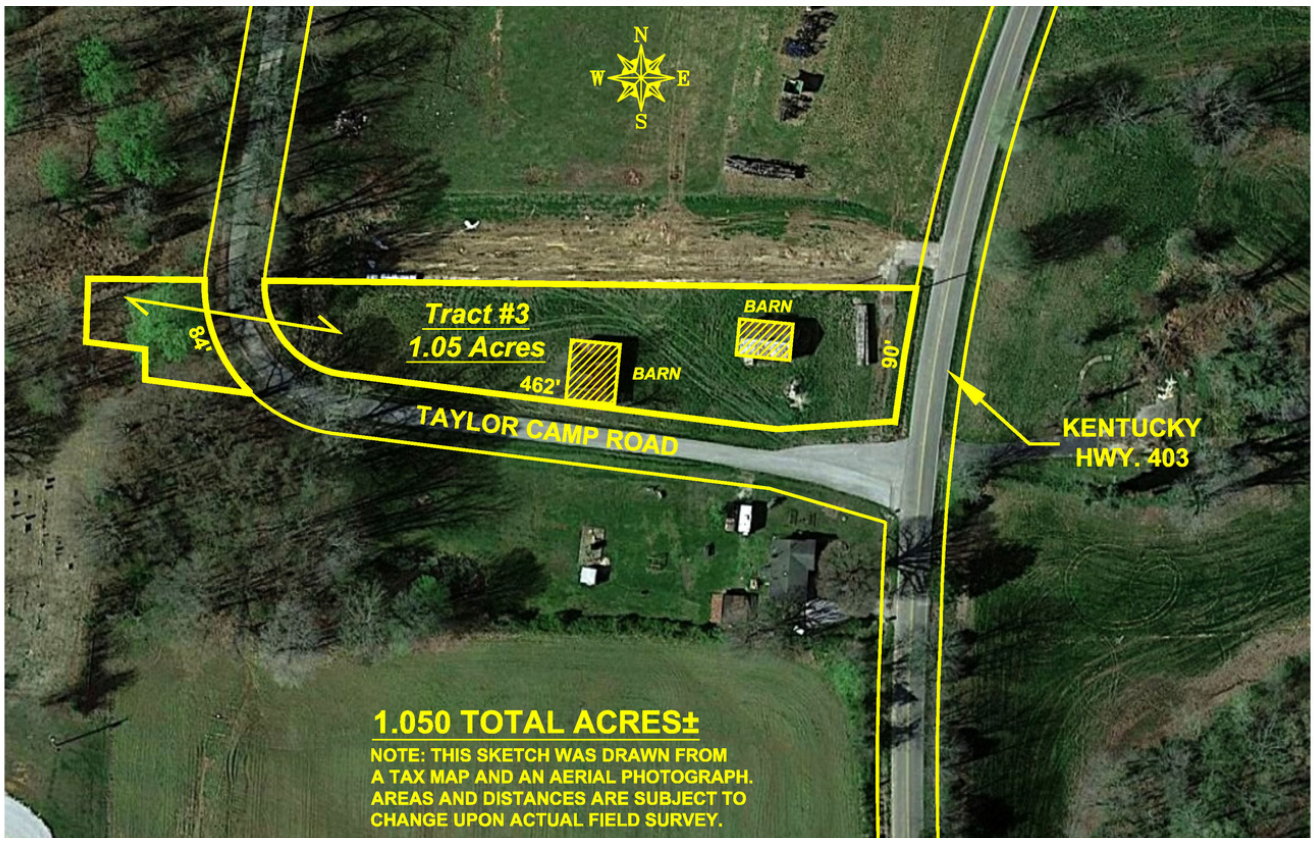
Driving Directions: From Hwy 231 (Veterans Way). Turn left by Drakes Farm Service onto 403 (Logansport Road). Continue 8.0 Miles into Logansport community. Tract 3 will be on left marked with signs (corner of Taylor Lake Rd & Logansport Rd). Tracts 1 & 2 will be .1 mile further down on the right marked with signs. **Watch for Auction Signs. No Driving on property as 2023 Crops are currently planted!**

Important Selling Features:

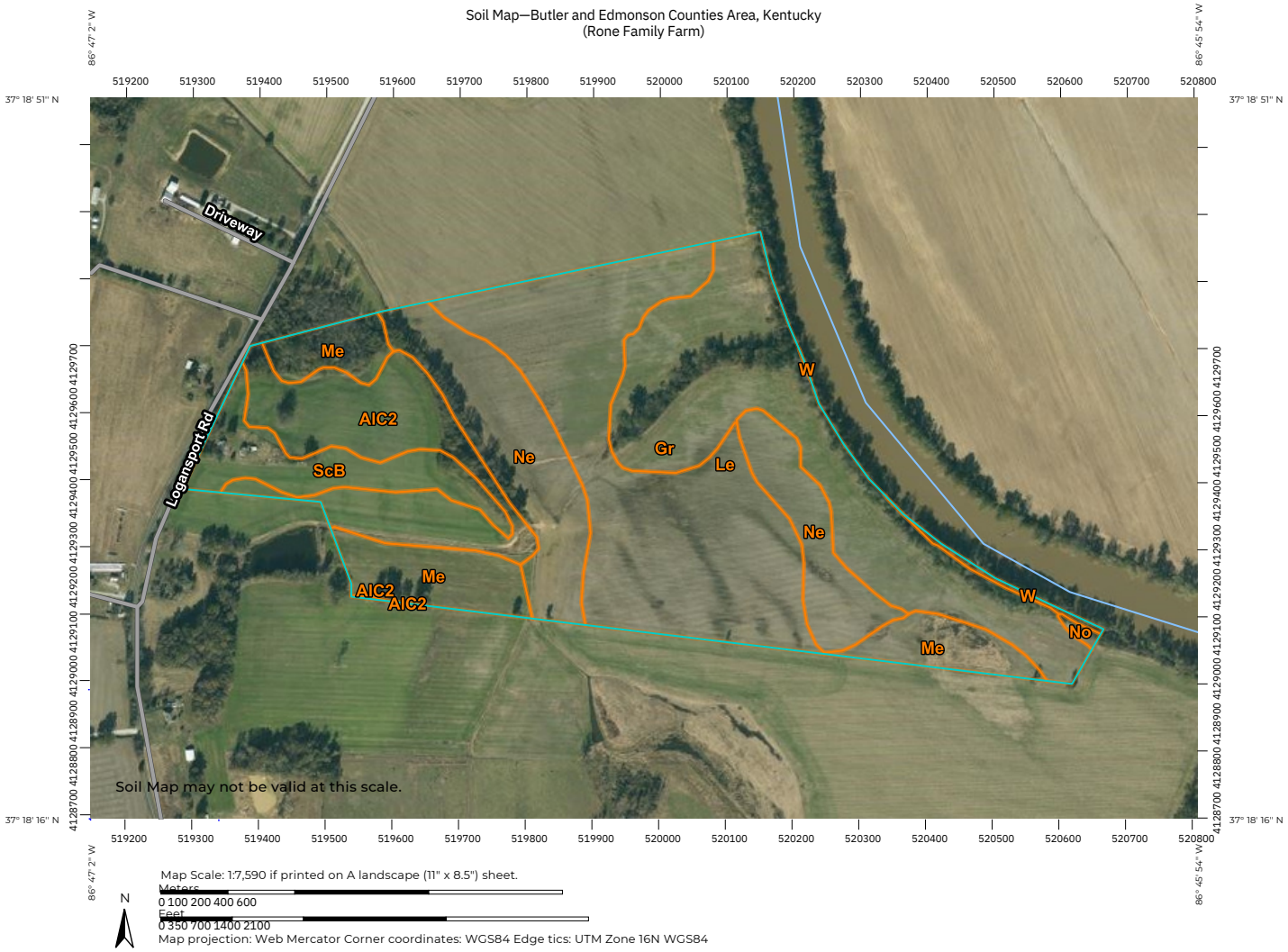
- 119.365± Total Acres
- 108± Acres of Row Crop Farmland
- Two bed/One bath House with detached garage sitting on 1± Acre
- 1± Acres on the corner of Taylor Lake Rd & Logansport Rd also being offered
- Over 2,700± L.F. of River frontage on Green River
- Zoned AG
- Minutes from Morgantown
- Offered In 3 Tracts
- Tract 1 house is on a month-to-month lease
- Tract 2 is leased for 2023 until December 31st, 2023

Aerial Maps


KENTUCKY HWY. 403
1
HOUSE
HOUSE
2
GREEN
RIVER
N
W
E
S
TRACT ACRES
1 1.010
2 118.355
119.365 TOTAL ACRES±
NOTE: THIS SKETCH WAS DRAWN FROM A SURVEY AND AN AERIAL PHOTOGRAPH. AREAS AND DISTANCES ARE SUBJECT TO CHANGE UPON ACTUAL FIELD SURVEY.


N
W
E
S
Tract #3
1.05 Acres
BARN
BARN
462'
84'
90'
TAYLOR CAMP ROAD
KENTUCKY
HWY. 403
1.050 TOTAL ACRES±
NOTE: THIS SKETCH WAS DRAWN FROM A TAX MAP AND AN AERIAL PHOTOGRAPH. AREAS AND DISTANCES ARE SUBJECT TO CHANGE UPON ACTUAL FIELD SURVEY.

Soil Map- Page 1



Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/3/2023
Page 1 of 3

Soil Map- Page 2

Soil Map—Butler and Edmonson Counties Area, Kentucky
(Rone Family Farm)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Butler and Edmonson Counties Area, Kentucky
Survey Area Data: Version 13, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 4, 2019—Nov 8, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Soil Map- Page 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AlC2	Allegheny loam, 6 to 12 percent slopes, eroded	15.7	12.9%
Gr	Grigsby fine sandy loam, frequently flooded	28.7	23.6%
Le	Lawrence silt loam, occasionally flooded	34.3	28.2%
Me	Melvin silt loam, frequently flooded	13.4	11.1%
Ne	Newark silt loam, frequently flooded	20.6	17.0%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	0.3	0.3%
ScB	Sciotoville silt loam, 2 to 6 percent slopes	7.9	6.5%
W	Water	0.5	0.4%
Totals for Area of Interest		121.5	100.0%

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Tracts 1 & 2
Tax Card Parcel

Butler County, KY PVA

Parcel Summary

Map Number	032-00-00-008.00
Account Number	14376 (PID: 187187 PTID: 14376)
Location Address	8392 LOGANSPORT RD
Tax District	00 County
Tax Rate	8.5
Property Class	FARM
Description	FARM 120 ACRES HOUSE & BLDGS
Acres	120
Deed Information	61/108

View Map

Owner Information

Current Owner
RONE OTTO & DORIS
% PAULA GIVENS
P.O. BOX 406
MORGANTOWN KY 42261

Land Information

Lot Size	Lot Frontage	Lot Depth	Acreage	Street Type	Driveway	Neighborhood Type	Site Condition	Land Value
			120.00	2 LANE	ASPHALT	TYPICAL	AVERAGE	$82,000

Valuation

	2023	2022	2021	2020	2019
Homestead	N	N	N	N	N
FRM_FCV	$248,500	$204,500	$204,500	$204,500	$204,500
FRM_TXV	$150,500	$130,500	$130,500	$130,500	$130,500
FRM_RES	$65,000	$45,000	$45,000	$45,000	$45,000
FRM_AC	$120	$120	$120	$120	$120
FIRE_AC	$10	$10	$10	$10	$10
MORGANTOWN	$1	$1	$1	$1	$1

Tracts 3
Tax Card Parcel

Butler County, KY PVA

Parcel Summary

Map Number	032-00-00-007.01
Account Number	15120 (PID: 187186 PTID: 15120)
Location Address	LOGANSPORT RD
Tax District	00 County
Tax Rate	8.5
Property Class	RESIDENTIAL
Description	1.05 ACRES & BLDG
Acres	1.05
Deed Information	116/049

View Map

Owner Information

Current Owner
RONE OTTO & DORIS
%PAULA GIVENS
P.O. BOX 406
MORGANTOWN KY 42261

Land Information

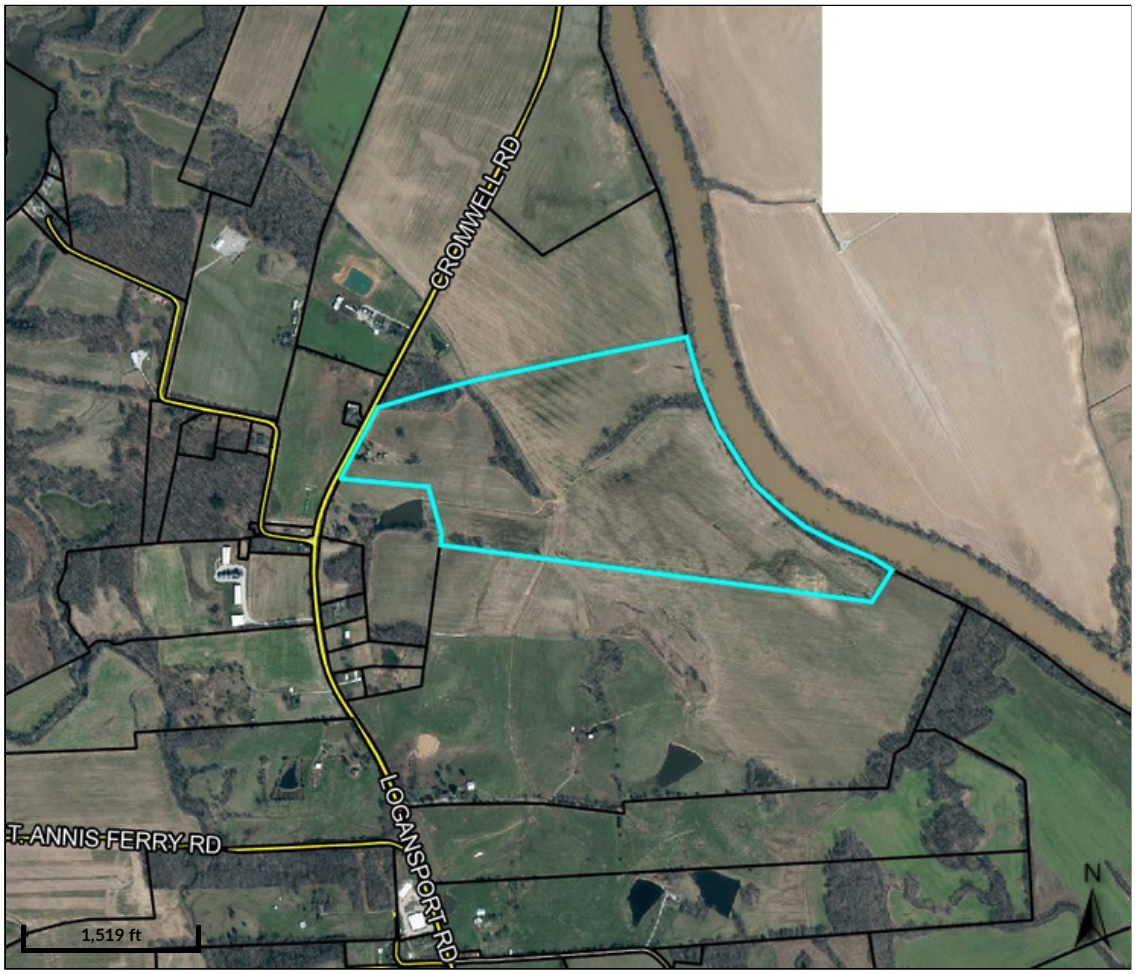
Lot Size	Lot Frontage	Lot Depth	Acreage	Street Type	Driveway	Neighborhood Type	Site Condition	Land Value
			1.05					$2,500

Valuation

	2023	2022	2021	2020	2019
Homestead	N	N	N	N	N
RES	$3,500	$3,500	$3,500	$3,500	$3,500
MORGANTOWN	$1	$1	$1	$1	$1

Tracts 1 & 2
Tax Map Parcel

Butler County, KY PVA



Legend
- Parcels
- Roads

Map Number	032-00-00-008.00	**Class**	FARM	**Owner Address**	RONE OTTO & DORIS
Property Address	8392 LOGANSPORT	**Acreage**	120		% PAULA GIVENS
District	RD n/a				P.O. BOX 406
					MORGANTOWN KY 42261

Maps are to be used for identi cation only, not for conveyance.

Date created: 5/4/2023
Last Data Uploaded: 5/3/2023 8:53:15 PM

Developed by Schneider GEOSPATIAL

Tracts 1 & 2
Property Tax Bill 2022

Make Check Payable To:
Scottie Ward
Butler Co. Sheriff
P.O. Box 100
Morgantown, KY 42261

Receipt Of Payment

Commonwealth of Kentucky
2022 Butler County Standard Bill
Today's Date: Thursday, May 4, 2023

RONE OTTO & DORIS
PAULA GIVENS
P.O. BOX 406
MORGANTOWN KY 42261

Bill Number: 7243
Map Number: 032-00-00-008.00
PVA Account Number: 14376
Tax District: 00

Property Location:
8392 LOGANSPORT RD

Deed Book / Deed Page:
61 / 108

Property Description:
FARM 120 ACRES HOUSE & BLDGS

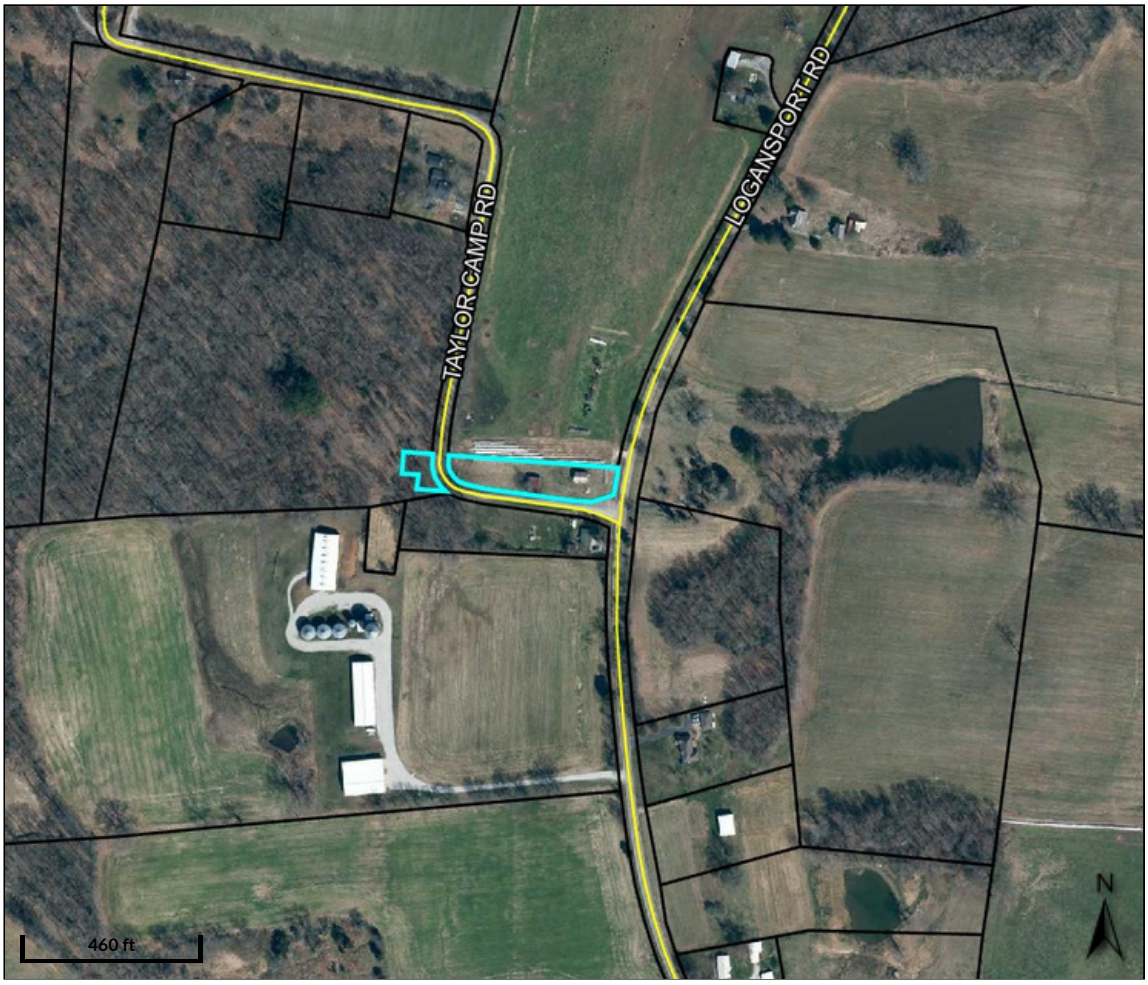
Farm Acres: 0
County Clerk: Sherry Johnson

Assessment:

Property Class	Assessed ValueTax Authority	Rate / $100	Tax
REAL_ESTATE	130,500.00STATE	0.1150	150.08
REAL_ESTATE	130,500.00COUNTY	0.0780	101.79
REAL_ESTATE	130,500.00SCHOOL	0.4140	540.27
REAL_ESTATE	130,500.00EXTENSION	0.0720	93.96
REAL_ESTATE	130,500.00HEALTH	0.0250	32.63
REAL_ESTATE	130,500.00LIBRARY	0.0760	99.18
REAL_ESTATE	130,500.00AMBULANCE	0.0880	114.84
FIRE_AC	10.00FIRE_AC	3.0000	0.30
FIRE_DUES	1.00FIRST_FIRE	2500.0000	25.00
		Total Assessment:	**1,158.05**

Tract 3
Tax Map Parcel

Butler County, KY PVA



Map Number 032-00-00-007.01
Property Address LOGANSPORT RD
District n/a

Class RESIDENTIAL
Acreage 1.05

Owner Address RONE OTTO & DORIS
%PAULA GIVENS
P.O. BOX 406
MORGANTOWN KY 42261

Maps are to be used for identi cation only, not for conveyance.

Date created: 5/4/2023
Last Data Uploaded: 5/3/2023 8:53:15 PM

Developed by Schneider GEOSPATIAL

Tracts 3
Property Tax Bill 2022

Make Check Payable To:
Scottie Ward
Butler Co. Sheriff
P.O. Box 100
Morgantown, KY 42261

Receipt Of Payment

Commonwealth of Kentucky
2022 Butler County Standard Bill
Today's Date: Thursday, May 4, 2023

RONE OTTO & DORIS
AULA GIVENS
P.O. BOX 406
MORGANTOWN KY 42261

Bill Number: 7244
Map Number: 032-00-00-007.01
PVA Account Number: 15120
Tax District: 00

Property Location:
0 LOGANSPORT RD

Deed Book / Deed Page:
116 / 049

Property Description:
1.05 ACRES & BLDG

Farm Acres: 0
County Clerk: Sherry Johnson

Assessment:

Property Class	Assessed Value	Tax Authority	Rate / $100	Tax
REAL_ESTATE	3,500.00	STATE	0.1150	4.03
REAL_ESTATE	3,500.00	COUNTY	0.0780	2.73
REAL_ESTATE	3,500.00	SCHOOL	0.4140	14.49
REAL_ESTATE	3,500.00	EXTENSION	0.0720	2.52
REAL_ESTATE	3,500.00	HEALTH	0.0250	0.88
REAL_ESTATE	3,500.00	LIBRARY	0.0760	2.66
REAL_ESTATE	3,500.00	AMBULANCE	0.0880	3.08
FIRE_DUES	1.00	FIRST_FIRE	2500.0000	25.00
			Total Assessment:	**55.39**

Legal Description

119.365 ACRES

A certain tract of land located on KY Highway 403, approximately 565 feet northeast of its intersection with Taylor Lake Road, community of Logansport, Butler County, Kentucky and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin set" is a 5/8-inch steel reinforcement bar eighteen (18) inches in length, with an orange plastic cap stamped "Cody W. Henderson, P.L.S. 3771".

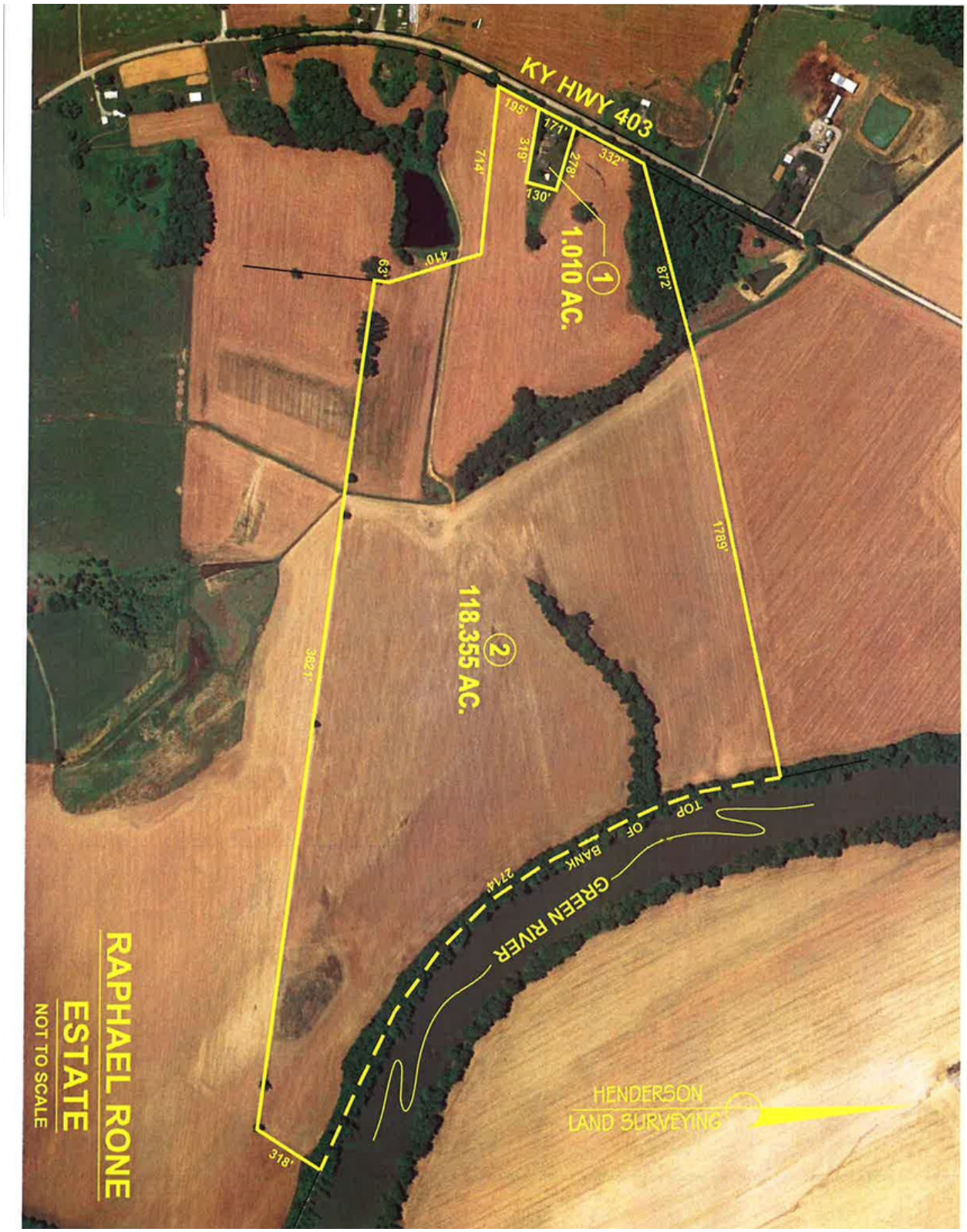
Beginning at an iron pin found, stamped P.L.S. 3771, in the southeast right-of-way line of KY Highway 403, said point lying 30 feet from centerline, said point also being a corner to William Tichenor (D.B. 228, Pg. 97); thence with said right-of-way line, and 30 feet from centerline of said road, North 27 degrees 47 minutes 20 seconds East, 698.59 feet to an iron pin found, stamped P.L.S. 3771, said point being a corner to Paul F. Annis Estate - Beechy Miller Tract (D.B. 62, Pg. 134); thence with Annis as follows: North 74 degrees 44 minutes 02 seconds East, passing a found stone on line at 103.32 feet, a total distance of 872.42 feet to an iron pin set; thence North 78 degrees 16 minutes 25 seconds East, passing an iron pin set on line at 1760.75 feet, a totat distance of 1,788.60 feet to a point on the top of bank of Green River; thence with the top of bank of Green River as follows: South 10 degrees 29 minutes 26 seconds East, 336.01 feet to a point; thence South 19 degrees 05 minutes 36 seconds East, 208.28 feet to a point; thence South 24 degrees 42 minutes 53 seconds East, 175.77 feet to a point; thence South 28 degrees 16 minutes 43 seconds East, 346.30 feet to a point; thence South 33 degrees 58 minutes 51 seconds East, 291.95 feet to a point; thence South 44 degrees 44 minutes 18 seconds East, 296.67 feet to a point; thence South 53 degrees 37 minutes 59 seconds East, 316.68 feet to a point; thence South 64 degrees 11 minutes 17 seconds East, 281.79 feet to a point; thence South 64 degrees 30 minutes 49 seconds East, 130.94 feet to a point; thence South 66 degrees 22 minutes 55 seconds East, 329.95 feet to a point, said point being a corner to Annis Et. Al. (D.B. 221, Pg. 299); thence with Annis as follows: South 32 degrees 41 minutes 48 seconds West, passing a 5/8 inch iron pin found on line at 39.36 feet, a total distance of 317.80 feet to a 5/8 inch iron pin found at the base of a 26 inch Red Oak; thence North 82 degrees 28 minutes 53 seconds West, 3,621.13 feet to a 5/8 inch iron pin found, said point being a corner to said Tichenor; thence with Tichenor as follows: North 05 degrees 49 minutes 39 seconds East, 63.48 feet to a 5/8 inch iron pin found; thence North 17 degrees 07 minutes 51 seconds West, 410.00 feet to a 5/8 inch iron pin found; thence North 84 degrees 17 minutes 09 seconds West, 714.20 feet to the point of beginning, containing 119.365 acres, as per survey by Cody W. Henderson, P.L.S. 3771 of Henderson Land Surveying, LLC, on March 18, 2022. The property herein above is subject to all legal easements and rights-of-way of record.

Deed Source: Deed Book 59, Page 619

Cody W. Henderson 3/28/22

Cody W. Henderson, P.L.S. No. 3771 Date

Tract 1 & 2 Survey



FSA Information
Page 1

KENTUCKY
BUTLER
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4843
Prepared : 4/24/23 12:33 PM CST
Crop Year : 2023

Operator Name	: DORIS RONE
CRP Contract Number(s)	: None
Recon ID	: 21-031-2018-8
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
120.94	104.30	104.30	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	104.30	0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	6.61	0.00	106	
Soybeans	61.40	0.00	43	
TOTAL	**68.01**	**0.00**		

NOTES

Tract Number	: **12056**
Description	:
FSA Physical Location	: KENTUCKY/BUTLER
ANSI Physical Location	: KENTUCKY/BUTLER
BIA Unit Range Number	:
HEL Status	: HEL determinations not completed for all fields on the tract
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: DORIS RONE
Other Producers	: [redacted]
Recon ID	: 21-031-2018-7

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
120.94	104.30	104.30	0.00	0.00	0.00	0.00	0.0

Page: 1 of 2

FSA Information
Page 2

KENTUCKY
BUTLER
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4843
Prepared : 4/24/23 12:33 PM CST
Crop Year : 2023

Tract 12056 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	104.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	6.61	0.00	106
Soybeans	61.40	0.00	43
TOTAL	68.01	0.00	

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.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.

Page: 2 of 2

FSA Information
Page 3

USDA United States Department of Agriculture
Farm Service Agency

Farm: 4843
Tract: 12056

Butler County, KY
1:7,410

2/2/2023

Legend
National_Wetland.SDE.wetlands
Wetland Determination Identifiers
Restricted Use
Limited Restrictions
Exempt from Conservation Compliance Provisions
GIS_KY.sde.clu_a_ky031
cnty100k_a_ky031
street100k_l_ky031

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.

Tract 1 Month-to-Month Lease Agreement- Page 1

MONTH-TO-MONTH LEASE AGREEMENT

This Lease Agreement ("Lease") is entered by and between Paula Minton-Givens ("Landlord") and Christopher Coleman ("Tenant") on 11.30.22 (Date). Landlord and Tenant may collectively be referred to as the "Parties." This Lease creates joint and several liabilities in the case of multiple Tenants. The Parties agree as follows:

1. Premises: Landlord hereby leases the premises located at 8392 Logansport Road in the City of Morgantown, State of Kentucky, (the "Premises") to Tenant.

2. Lease Term: The Lease will start on December 1, 2022 and will continue as a month-to-month tenancy. In accordance with the State Statutes to terminate tenancy the Landlord or Tenant must give the other party a written one (1) months' notice of Lease non-renewal. The Tenant may only terminate their Lease on the last day of any month and the Landlord must receive a written notification of non-renewal at least 30 days prior to the last day of that month. If the Tenant plans to leave on or after the first of any month, they are responsible for that month's full rent. If the Tenant does not provide the Landlord with a written 30 days' notice, they shall forfeit their full deposit amount.

3. Lease Payments: Tenant agrees to pay to Landlord as rent for the Premises the amount of Seven hundred dollars ($ 700.00) each month in advance on the 1st day of each month at PO Box 406 or 185 Hunters Point or at any other address designated by Landlord. If the Lease Term does not start on the 1st day of the month or end on the last day of a month, the first and last month's rent will be prorated accordingly.

4. Security Deposit: At the signing of this Lease, Tenant shall deposit with Landlord, in trust, a security deposit of $ 700.00 as security for the performance by Tenant of the terms under this Lease and for any damages caused by Tenant, Tenant's family, agents and visitors to the Premises during the term of this Lease. Landlord may use part or all of the security deposit to repair any damage to the Premises caused by Tenant, Tenant's family, agents and visitors to the Premises. However, Landlord is not just limited to the security deposit amount and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of any security deposit from the last or any month's rent. Tenant shall not use or apply any such security deposit at any time in lieu of payment of rent. If Tenant breaches any terms or conditions of this Lease, Tenant shall forfeit any deposit, as permitted by law.

5. Late Charges: Rent is due on the 1st of each month. If any or all of the rent is not received by the 5th of the month, $ 10 per day will be charged as late fees until full rental payment is received. If rent is not received by the 30th of the month, Tenant will be considered in breach of the Lease Agreement and eviction proceedings will be initiated.

6. Insufficient Funds: Tenant agrees to pay the charge of $ 25 for each check given by Tenant to Landlord that is returned to Landlord for lack of sufficient funds.

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Tract 1 Month-to-Month Lease Agreement- Page 2

7. Defaults: If Tenant fails to perform or fulfill any obligation under this Lease, Tenant shall be in default of this Lease. Subject to any statute ordinance or law to the contrary, Tenant shall have 10 days from the date of notice of default by Landlord to cure the default. In the event Tenant does not cure a default, Landlord may at Landlord's option: a) cure such default and the cost of such action may be added to Tenant's financial obligations under this Lease; or b) declare Tenant in default of the Lease. In the event of default, Landlord may also, as permitted by law, re-enter the Premises and re-take possession of the Premises. Landlord may, at its option, hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force and any rent paid by any successive Tenant if the Premises are re-let. In the event Landlord is unable to re-let the Premises during any remaining term of this Lease, after default by Tenant, Landlord may at its option hold Tenant liable for the balance of the unpaid rent under this Lease if this Lease had continued in force. The failure of Tenants or their guests or invitees to comply with any term of this Agreement is ground for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law.

8. Quiet Enjoyment: Tenant shall be entitled to quiet enjoyment of the Premises and Landlord will not interfere with that right, as long as Tenant pays the rent in a timely manner and performs all other obligations under this Lease.

9. Possession and Surrender of Premises: Tenant shall be entitled to possession of the Premises on the 1st day of the Lease Term. At the expiration of the Lease, Tenant shall peaceably surrender the Premises to the Landlord or Landlord's agent in good condition, as it was at the commencement of the Lease, reasonable wear and tear excepted.

10. Use of Premises: Tenant shall only use the Premises as a residence. The Premises shall not be used to carry on any type of business or trade without prior written consent of the Landlord. Tenant will comply with all laws, rules, ordinances, statutes and orders regarding the use of the Premises.

11. Occupants: Tenant agrees that no more than 5 persons may reside on the Premises without prior written consent of the Landlord.

12. Condition of Premises: Tenant or Tenant's agent has inspected the Premises, the fixtures, the grounds, building and improvements and acknowledges that the Premises are in good and acceptable condition and are habitable. If at any time during the term of this Lease, in Tenant's opinion, the conditions change, Tenant shall promptly provided reasonable notice to Landlord.

13. Assignment and Sublease: Tenant ☐ shall ☒ shall not assign or sublease any interest in this Lease. All sublease arrangement must be made with prior written consent of the Landlord, which consent shall not be unreasonably withheld. Any assignment or sublease without Landlord's written prior consent shall, at Landlord's option, terminate this Lease.

Tract 1 Month-to-Month Lease Agreement- Page 3

14. Dangerous Materials: Tenant shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company.

15. Utilities and Services: Charge for ☐ electricity, ☐ telephone service, ☐ cable television, ☐ heat, ☐ hot water, ☐ water, ☐ garbage pick-up, ☐ snow-removal and ☐ lawn maintenance are services/utilities provided to the apartment are included as a part of this Lease and shall be borne by the Landlord in addition to the following:
no utilities or services in the $700 monthly rent.

16. Pets: Tenant shall not keep any pets on the Premises without the prior written consent of the Landlord. If Landlord grants permission to Tenant to keep pets, an additional security deposit of $ 100.00 will be required by the Landlord to keep in trust for potential damage to the Premises caused by Tenant's pets.

17. Alterations and Improvements: Tenant agrees not to make any improvements or alterations to the Premises without prior written consent of the Landlord. If any alterations, improvement or changes are made to or built on or around the Premises, with the exception of fixtures and personal property that can be removed without damage to the Premises, they shall become the property of Landlord and shall remain at the expiration of the Lease, unless otherwise agreed in writing.

18. Damage to Premises: If the Premises or part of the Premises are damaged or destroyed by fire or other casualty not due to Tenant's negligence, the rent will be abated during the time that the Premises are uninhabitable. If Landlord decides not to repair or rebuild the Premises, then this Lease shall terminate and the rent shall be prorated up to the time of the damage. Any unearned rent paid in advance shall be refunded to Tenant.

19. Maintenance and Repair: Tenant will, at Tenant's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the term of this Lease and any renewal thereof. Tenant shall be responsible to make all repairs to the Premises, fixtures, appliances and equipment therein that may have been damaged by Tenant's misuse, waste or neglect, or that of the Tenant's family, agents or visitors. Tenant agrees that no painting will be done on or about the Premises without the prior written consent of Landlord. Tenant shall promptly notify Landlord of any damage, defect or destruction of the Premises or in the event of the failure of any of the appliances or equipment. Landlord will use its best efforts to repair or replace any such damaged or defective areas, appliances or equipment.

20. Right of Inspection: Tenant agrees to make the Premises available to Landlord or Landlord's agents for the purposes of inspection, making repairs or improvements, or to supply agreed services or show the premises to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord shall give Tenant reasonable notice of intent to enter. Tenant shall not, without Landlord's prior written consent, add, alter or re-key any locks to the Premises. At all times Landlord shall be provided with a key or keys capable of unlocking all such locks and gaining entry. Tenant further agrees

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Tract 1 Month-to-Month Lease Agreement- Page 4

to notify Landlord in writing if Tenant installs any burglar alarm system, including instructions on how to disarm it in case of emergency entry.

21. Holdover: In the event Tenant remains in possession the Premises for any period after the expiration of the Lease Term ("Holdover Period") a new month-to-month tenancy shall be created subject to the same terms and conditions of this Lease at a monthly rental rate of the same in this agreement unless otherwise agreed by the Parties in writing. Such month-to-month tenancy shall be terminable on thirty (30) days' notice by either Party or on longer notice if required by law.

22. Abandonment: If Tenant abandons the Premises of any personal property during the term of this Lease, Landlord may at is option enter the Premises by any legal means without liability to Tenant and may at Landlord's option terminate the Lease. Abandonment is defined as absence of the Tenants from the Premises for at least 30 consecutive days without notice to Landlord. If Tenant abandons the Premises while the rent is outstanding for more than 15 days and there is not reasonable evidence, other than the presence of the Tenants' personal property, that the Tenant is occupying the unit, Landlord may at Landlord's option terminate this Lease Agreement and regain possession in the manner prescribed by law. Landlord will dispose of all abandoned personal property on the Premises in any manner allowed by law.

23. Extended Absences: In the event Tenant will be away from the Premises for more than 7 consecutive days, Tenant agrees to notify Landlord in writing of such absence. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for damages and needed repairs.

24. Security: Tenant understands that Landlord does not provide any security alarm system or other security for Tenant or the Premises. In the event any alarm system is provided, Tenant understands that such alarm system is not warranted to be complete in all respects or to be sufficient to protect Tenant on the Premises. Tenant releases Landlord from any loss, damage, claim or injury resulting from the failure of any alarm system, security or from the lack of any alarm system or security.

25. Severability: If any part of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any provision of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

26. Insurance: Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Tenant understands that Landlord will not provide any insurance coverage for Tenant's property. Landlord will not be responsible for any loss of Tenant's property, whether by theft, fire, riots, strikes, acts of God or otherwise. Landlord encourages Tenant to obtain renter's insurance or other similar coverage to protect against risk of loss.

Tract 1 Month-to-Month Lease Agreement- Page 5

27. Binding Effect: The covenants and conditions contained in the Lease shall apply to the Parties and the heirs, legal representatives, successors and permitted assigns of the Parties.

28. Governing Law: This Lease shall be governed by and construed in accordance with the laws of the State of Kentucky.

29. Entire Agreement: This Lease constitutes the entire Agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other Agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both Landlord and Tenant.

30. Notice: Any notice required or otherwise given pursuant to this Lease shall be in writing and mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service, if to Tenant, at the Premise and if to Landlord, at the address for payment of rent. Either party may change such addresses from time to time by providing notice as set forth above.

31. Cumulative Rights: Landlord's and Tenant's rights under this Lease are cumulative and shall not be construed as exclusive of each other unless otherwise required by law.

32. Waiver: The failure of either Party to enforce any provisions of the Lease shall not be deemed a waiver of limitation of that Party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Landlord does not waive Landlord's right to enforce any provisions of this Lease.

33. Indemnification: To the extent permitted by law, Tenant will indemnify and hold Landlord and Landlord's property, including the Premises, free and harmless from any liability for losses, claims, injury to or death of any person, including Tenant, or for damage to property arising from Tenant using and occupying the Premises or from the acts or omissions of any person or persons, including Tenant, in or about the Premises with Tenant's express or implied consent except Landlord's act or negligence.

34. Legal Fees: In the event that the Tenant violates the terms of the Lease or defaults in the performance of any covenants in the Lease and the Landlord engages an attorney or institutes a legal action, counterclaim, or summary proceeding against Tenants based upon such violation or default, Tenants shall be liable to Landlord for the costs and expenses incurred in enforcing this Lease, including reasonable attorney fees and costs. In the event the Tenants bring any action against the Landlord pursuant to this Lease and the Landlord prevails, Tenant shall be liable to Landlord for costs and expenses of defending such action, including reasonable attorney fees and costs.

35. Display of Signs: Landlord or Landlord's agent may display "For Sale" or "For Rent" or "Vacancy" or similar signs on or about the Premises and enter to show the Premises to prospective tenants during the last 15 days of this Lease. Tenant agrees that no signs shall be placed on the Premises without the prior written consent of the Landlord.

Tract 1 Month-to-Month Lease Agreement- Page 6

36. Noise: Tenant shall not cause or allow any unreasonably loud noise or activity in the Premises that might disturb the rights, comforts and conveniences of other persons. No lounging or visiting will be allowed in the common areas. Furniture delivery and removal will take place between 8 a.m. and 7 p.m.

37. Parking: Tenant is ☑ granted ☐ not granted permission to use parking space(s) that may be found at 8392 Logansport Rd for the purpose of parking ____ motor vehicle(s) during the term of this Lease. Landlord is not responsible for, nor does it assume any liability for damages caused by fire, theft, casualty or any other cause whatsoever with respect to any car or its contents.

38. Balconies: Tenant ☐ shall ☐ shall not use balcony for the purpose of storage, drying clothes, cleaning rugs or grilling. n/a

39. Bicycles: All bicycles owned by the Tenant shall be stored only in the areas designated by the Landlord and not in any other parts of the building including the hallways, entrances and lobbies.

40. Locking of Entrance Doors: Landlord reserves the right to close and keep locked all entrance doors of the building during such hours as the Landlord deems advisable for the safety and protection of the building and its occupants. Tenant shall not prop open any entrance doors.

41. Dwelling: Tenant is only entitled to occupy the dwelling listed above. This Lease does not entitle the Tenant to use of any area outside of the dwelling including, but not limited to, the attic, basement or the garage without written permission from the Landlord. Tenant is not to paint any part of the apartment without prior written permission from the Landlord.

42. Water Leaks: Tenant is to notify the Landlord immediately if Tenant notices any running water in the faucets in the kitchen, bathroom-sink, bathtub or any other faucets. If the toilet is running and does not shut off properly, Tenant is to notify Landlord immediately. If Tenant does not notify Landlord of any water leaks and it is determined that the water bill is in excess because of this leak, Tenant will be responsible financially for paying the difference in the water bill.

43. Additional Terms and Conditions:

*maintain yard/mow and weeded

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Tract 1 Month-to-Month Lease Agreement- Page 7

IN WITNESS THEREOF, the Parties have caused this Lease to be executed on the day and year first above written.

LANDLORD(S):

Signature: Paula Marie Winston Givens Print: Paula Minton-Givens 11.30.22

Signature: _____ Print: _____

TENANT(S):

Signature: _____ Print: Christopher Coleman 11-30-2022

Signature: _____ Print: _____

Tract 2 Hunting & Farm Lease Agreement- Page 1

Chad Johnson Farms, LLC

PO Box 1191 ~ 837 S Main St
Morgantown, KY 42261
Ph: 270-999-0666 Fx: 270-526-9700

chadsbodyshop@att.net

FARM LEASE

SECTION I: Date, Contracting Parties, Description of Property and Term of Lease.

1. This lease is made this 20th day of August 2021, between Doris Rone herein call the Landowner(s), and Chad Johnson, herein called the Renter.
2. The Landowner(s), in consideration of the agreements with the Renter herein set forth, hereby leases to the Renter, to use for agricultural purposes only, approximately 108 acres of crop land (excluding the residential rent house and lot) located on 8392 Logansport Road , Morgantown, KY 42261 in the County of Butler, legally described as follows: Farm#3554 Deed Bk#108 page#61, Farm including with all hunting rights included in lease of farm approx. 120 acres .
3. This lease shall become effective on the once the existing crop is harvested from the farm and shall continue in force until the 31st day of December, 2023. If all provisions are met by Renter in this lease the lease may be extend to December 30, 2024 with Doris Rone being of same living status at that time of lease extension. Paula Minton-Givens will be the contact and Coordinator of the farm property by all mailing to Po Box 406 Morgantown Ky 42261.

SECTION II: Land Use and Cropping Program

1. Approximately 108 acres of the farm are to be cropped (excluding the residential rent house and lot).

SECTION III: Rental Payments and Security

1. Amount of rent and time of payment. The rent for this land to be paid by renter to the landowner is $21,000.00 (Twenty One Thousand Dollars and No/100). The annual rent for this land to be paid by renter to the landowner(s) is to be paid on or before November 15 of each calendar crop year. First year lease due November 15, 2022.

SECTION IV: The Landowner Agrees as Follows:

1. **Taxes:** To pay all the taxes and assessments against the real estate, all taxes on the Landowner's personal property on the farm.

2. **Additional Provisions:** N/A

SECTION V: The Renter Agrees as Follows:

1. Good land management practices will be followed.
2. Farm will be operated in an efficient and husband-like manner.
3. The Renter will apply fertilizer to meet crop removal needs.
4. The Renter will apply lime to meet soil test recommendations.
5. Additional provisions: Renter will perform yearly soil tests of farm soil
6. Renter will bush hog yearly around crop fields.
7. Renter will do all excavation of drainage and dozer work on crop fields where landowner and renter agree
8. Renter will carry Liability Insurance on all employees conducting work on Landowners property.

SECTION VII:

The provisions of this lease shall be binding upon the heirs, executors, administrators, and successors of both landlord and renter in like manner as upon the original parties, except as provided by mutual written agreement.

Signatures:

Tract 2 Hunting & Farm Lease Agreement- Page 2

Renter, Chad Johnson — Date 8-22-21

Landowner, Doris Rone — Date 8-22-21

Rebecca J Minton — Date 8-21-21

James Matthew Rone — Date 8-21-21

Paula Minton -Givens Farm Coordinator — Date 8-22-21

Bid in person
June 5th, 6:00 PM
at the Butler County Cooperative Extension Office

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