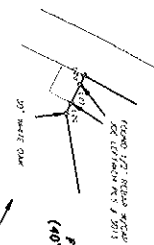
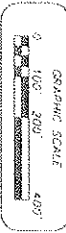


2010 MAGNETIC NORTH  
SEPTEMBER 30, 2010



LINE	BEARING	DISTANCE
1	N 89° 15' 00" E	21.75
2	N 89° 15' 00" E	53.20
3	N 89° 15' 00" E	118.40
4	N 89° 15' 00" E	94.10
5	N 89° 15' 00" E	50.50
6	N 89° 15' 00" E	44.50
7	N 89° 15' 00" E	41.50
8	N 89° 15' 00" E	41.50
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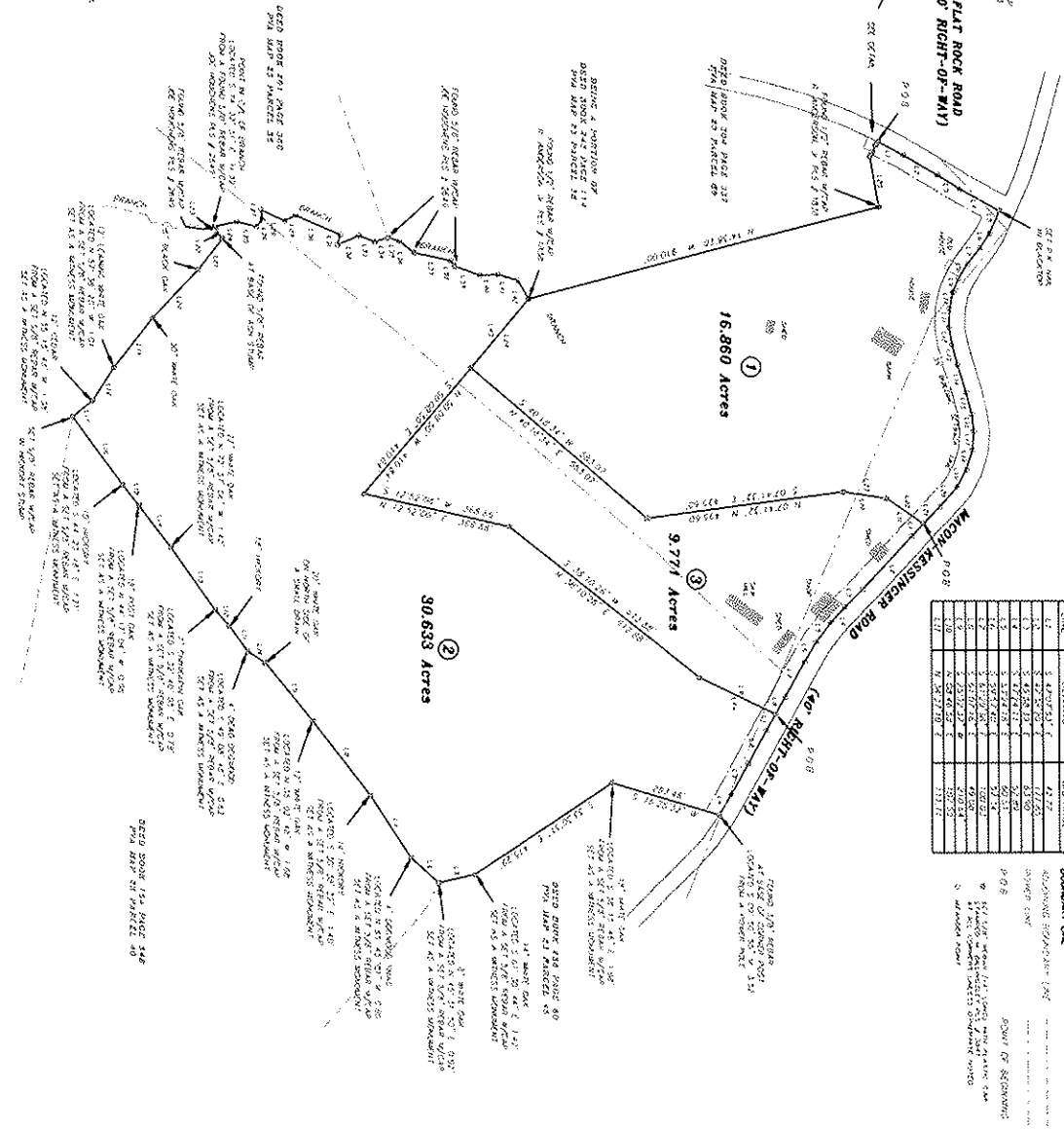


743 WHITES CHAPEL ROAD  
CLARKSBURG, KY 40303  
TEL (502) 678-6328  
FAX (502) 678-6338

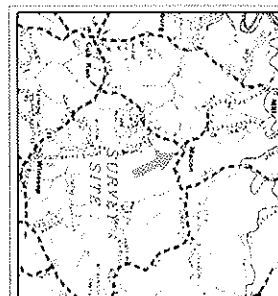
CLIENT INFORMATION:  
4745 MACON-KESSINGER ROAD  
HUNTERSVILLE, KENTUCKY 47036

DEED SOURCE OF SURVEY:  
DEED BOOK 297 PAGE 397  
PMA MAP 20 PARCEL 28  
HART COUNTY, KENTUCKY

TITLE SOURCE:  
DEED BOOK 297 PAGE 397  
PMA MAP 20 PARCEL 28  
HART COUNTY, KENTUCKY



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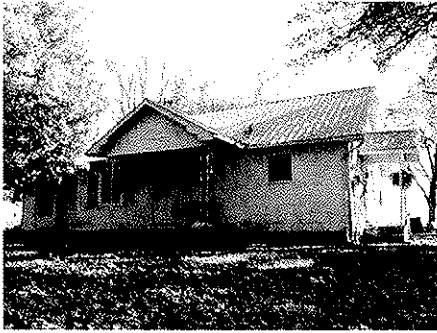
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CERTIFICATE OF APPROVAL FOR RECORDATION  
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Kentucky, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same has been carefully examined and found to conform to the requirements of the laws of this State in that behalf made.

Surveyor's Name: [Name]  
Surveyor's No.: [Number]  
Date: [Date]

MLS #: F32630D (Deleted) List Price: \$99,000

4745 Macon Kessinger Rd Munfordville, KY 42765



**FARM TYPE:**  
**MAIN-STYLE/STORIES:** One and Half  
Stories, Ranch  
**APX # ACRES:** 16.86  
**MAIN DWELLING - # BEDROOMS:** 3  
**MAIN DWELLING - # FULL BATHS:** 1  
**MAIN DWELLING - # HALF BATHS:** 0  
**MAIN DWELLING-TOTAL ROOMS:** 6  
**APX TOTAL ABOVE GRADE SQFT:** 1224

**COUNTY:** Hart  
**AREA:** Hart  
**ELEMENTARY SCHOOL:** Cub Run  
**HIGH SCHOOL:** Hart  
**ZONING:** None

**LEASES:** **ROAD FRONTAGE:**

**MAIN DWELLING:** Yes

**APX BELOW GRADE FINISHED SQFT:** 0

**ASCS PROGRAM:**

**SPECIAL ASSESSMENTS:**

**TOPOGRAPHY:** Partially Wooded, Gently Rolling

**ROAD/DRIVEWAY TYPE:** Paved Road, Gravel Driveway

**SPECIAL CONDITIONS/EASEMENTS:**

**RESTRICTIONS:** No  
**MAIN DWELLING APX AGE:** 50

**APX BELOW GRADE UNFIN SQFT:** 0

**DEED BOOK:** 207

**OCCUPANCY:**

**CONTINGENCY:** No

**PAGE #:** 597

**TAX DISTRICT:** Hart

Building 1:  
Building 2:  
Building 3:  
Building 4:  
Building 5:

**Building Type:**  
Metal Bldg

**Building Size:**  
42x72

**Roof Type:**  
Metal

**CONSTRUCTION/EXTERIOR:** Vinyl Siding, Frame

**BASEMENT/FOUNDATION:** Cellar, Outside Entrance, Concrete  
Block

**HEAT:** None-No Dwelling, None

**AIR CONDITIONING:** None

**WATER/SEWER:** City Water, Septic

**ROOF:** Metal

**WALLS:** Dry Wall

**DOORS/WINDOWS:** Replacement Windows

**WATER HEATER:** Gas

**KITCHEN:**

**FLOOR COVERINGS:** Laminate, Vinyl, Hardwood

**FIREPLACE/WOODSTOVE:**

**GARAGE/CARPORT:** None

**DISABILITY ACCESS:**

**EXTERIOR FEATURES:** Creek/Stream, Line Fence, Garden Space, Trees, Partial Fence, Pond, Spring, Back Yard Fence

**UTILITIES/TV/CABLE:** No Electricity, Propane Tank-Rented

**INTERIOR FEATURES:**

**DIRECTIONS:** Hwy 88 from Munfordville turn right on Macon Kessinger Rd Approx. 5 miles on left.

**REMARKS:** Nice mini farm with 5 year old building/combination horse barn insulated, stream, prime hunting, road frontage

**AGENT REMARKS:** House also has slate with vinyl. Amish home, no electric, some windows replaced.

**OWNER NAME:** Yoder

**BUILDER:** **LOCKBOX LOCATION:** none

**SUB AGENT:** No

**CO OP:** B.5

**CONTINGENCIES/RESTRICTIONS:** None-Restrictions, None-Contingencies

**POSSESSION:** House With Deed

**FIRST RIGHT OF REFUSAL:**

**WILL TAKE BACKUPS:**

**UNDER CONTRACT DATE:**

**PROPOSED CLOSING DATE:**

**DOCUMENTS ON FILE:** Agency Disclosure, Seller Disclosure

**SHOWING INSTRUCTIONS:** Call Agent

**PENDING DATE:**

**ORGLSTPR:** \$99,000

**INTERNET:** Yes

**DSPLYADDR:** Yes

**ALLOWAVM:** No

**ALLOWCMMTS:** No

**OFFICE NAME:** CW Real Estate (#56)

**MAIN:** (270) 786-4242

**FAX:** (270) 786-4343

**LISTING AGENT:** Chip Wilcoxson (#176)

**AGENT EMAIL:** [cwrealestate@yahoo.com](mailto:cwrealestate@yahoo.com)

**CONTACT #:** (270) 537-3205

**Co-OFFICE NAME:** CW Real Estate (#56)

**Co-MAIN:** (270) 786-4242

**Co-FAX:** (270) 786-4343

**Co-LISTING AGENT:** Joe Choate (#1)

**Co-AGENT EMAIL:** [cwrealestateandauktion@gmail.com](mailto:cwrealestateandauktion@gmail.com)

**Co-CONTACT #:** (270) 234-4152

Information Herein Deemed Reliable but Not Guaranteed