

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate, West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true legible copy of every contract to each person signing the contract.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the Real Estate Brokers License Act of West Virginia, all parties are hereby notified that

(printed name of agent) SHAUN KNOTTS affiliated with

(firm name) WEST VIRGINIA LAND & HOME REALTY, LLC is acting as an agent of:

- ☒ The Seller, as listing agent or subagent. ☐ The Buyer, as the Buyer's agent.
☐ Both Seller & Buyer, with the full knowledge & consent of both parties.

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

<u>Shawn Knotts</u> Seller	Date <u>6/28/22</u>	Buyer	Date
<u>Bonnie J. DeHaven</u> Seller	Date <u>6/28/22</u>	Buyer	Date
Seller	Date	Buyer	Date

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

WV Real Estate Commission

300 Capitol Street, Suite 400

Charleston, WV 25301

(304)348-3555

Agent's Signature Shawn Knotts

Date 6-28-22

www.wvrec.org



WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: _____

Owner *Jack E. Struthers* Date *June 28, 2022*
Owner *Bernie J. DeNero* Date *June 28, 2022*

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser _____ Date _____

Purchaser _____ Date _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

SALES

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (*Check (i) or (ii) below*):
- (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (*explain*).
.....
.....
.....
- (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (*Check (i) or (ii) below*):
- (i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*).
.....
.....
- (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (*initial*)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) _____ Purchaser has (*check (i) or (ii) below*):
- (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (*initial*)

- (f) STK Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Dale E. Stroth
SELLER

6/28/22
DATE

Bernie J. De Haven
SELLER

6/28/22
DATE

PURCHASER

DATE

PURCHASER

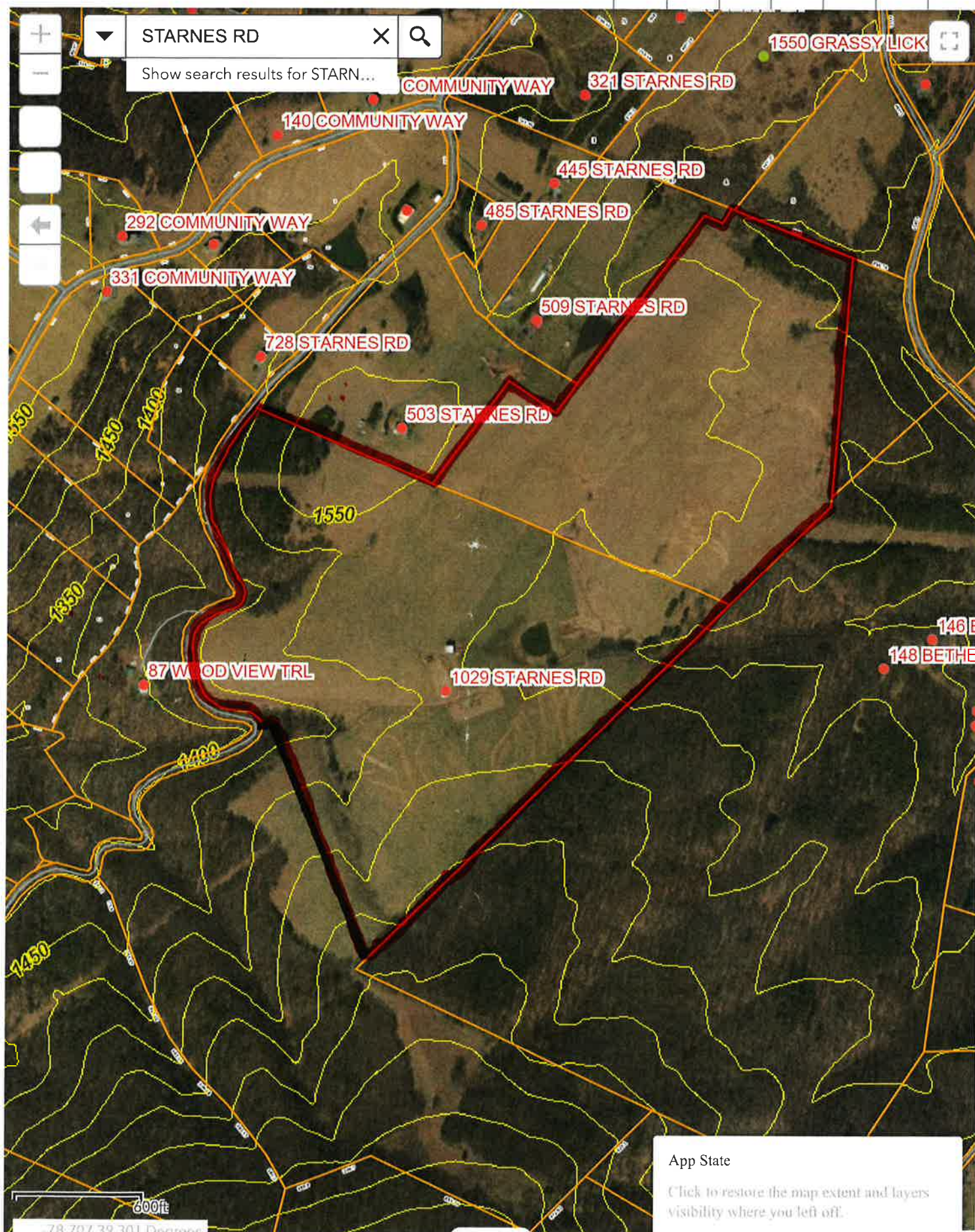
DATE

STK
AGENT

6-28-22
DATE

AGENT

DATE



சென்னை மாநகராட்சி

RUTH E. STROTHER, (WIDOW)
CONTAINING 117.659 TOTAL ACRES,
(MERGER - SEE NOTE E)

NOTES:

COURSE AND DISTANCE CHART.

Line	Reeling	Distance
1	5145224W	200.57
2	5145224W	200.57
3	5145224W	200.57
4	5145224W	200.57
5	5145224W	200.57
6	5145224W	200.57
7	5145224W	200.57
8	5145224W	200.57
9	5145224W	200.57
10	5145224W	200.57
11	5145224W	200.57
12	5145224W	200.57
13	5145224W	200.57
14	5145224W	200.57
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95	5145224W	200.57
96	5145224W	200.57
97	5145224W	200.57
98	5145224W	200.57
99	5145224W	200.57
100	5145224W	200.57

NOTE B. THIS SURVEY MAKES NO ATTEMPT TO LOCATE ANY RIGHTS-OF-WAY, EASEMENTS, DRAINS OR STRUCTURES EXCEPT THOSE SHOWN ON THIS PLAT.

NOTE D: THIS SURVEY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN INDICATED BY FEMA FLOOD INSURANCE RATE MAPS, EFFECTIVE DATE NOVEMBER 7, 2012 ON MAP NO. 54027C02055C.

JOHN R. SERLS
& PAMELA V. SERLS
15.590 TOTAL ACRES
Q.B. 397, PG. 507
SEE D.B. 397, PG. 511
SEE D.B. 394, PG. 535
SEE D.B. 394, PG. 493
TM 37, PCL 91
SHERMAN DISTRICT

TOTAL AREA AFTER MERGER
= 117.659 TOTAL ACRES

RUTH E. STONE
(WIDOW)
PART OF 132.5 ACRES
W.B. 41, PG. 108
D.B. 131, PG. 283
T. 7, PCL 7

ROMNEY DISTRICT

7.358 TOTAL ACRES
(MERGER) 132.5 ACRE TRACT

(1) 43.10 ACRE TRACT BEING PART OF AN ORIGINAL 91.5 ACRE TRACT BUT BY RESURVEY FOUND TO CONTAIN 45.301 TOTAL ACRES. SEE W.D. 41, PG. 198. SEE D.B. 173, PG. 67. SEE TM 37, PARCEL 90 IN SHERMAN DISTRICT.

1000

PLAT NO. D18-025
DATE: 12/19/2019
SCALE: 1" = 300'
SHEET 1 OF 1

HIGHLAND'S EVENT BARN
 13.35 ACRES
 BLOCK "A" - PARCEL A4
 D.B. 555, PG. 183
 M.B. 4, PG. 81
 T.M. 37, PCL 88
 SHERMAN DISTRICT

WY. COUNTY NUMBERED
 ROUTE NO. 10
 "GRASSY LICK ROAD"

HER
RESURVEY?

GLENDA A. PROBST
 & KEITH A. PROBST
 MARCHAND O'NEILL
 & TAMM O'NEILL
 13.00 ACRES
 14,344 ACRES (RESERVE)
 D.B. 484, PG. 159
 TM 37 PCL 18
 SHERMAN DISTRICT

ING TRACTS OF LAND
TROTTER AND RUTH
IN TENANTS WITH
D BY RUTH E. STROTHER.

ORIGINAL 91.5 ACRES
 CONTAIN 45,307 TOTAL
 17,116 SQ. FT. SEE
 PLAT NO. D18-025
 DATE: 12/19/2019
 SCALE: 1" = 300'
 SHEET 1 OF 1

BEARING
ON A TRAIL
DATED 9/1
P. S. ANY
DECLINE

LEGEND:

CORNER NO. 1 IS A 58" CAPTED MOREL
T-POST TOP RED COUNDED SET BY IT
CORNOR NO. 2 IS A 58" CAPTED MOREL
FENCE POST
CORNOR NO. 3 IS THE TOP OF A METAL
LINE
CORNOR NOS. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 8

CORNER NO. 3 IS A 3/8" CAPPIED MAYHEW
AT A TOP OF A WOODEN FENCE POST
AT 0.73 FEET.
CORNER NO. 8 IS A LEANING WOODEN
CORNER NO. 7 IS A WOODEN CORNER
CORNER NO. 9 IS A POINT AT THE CORNER
AT A GATE FROM WHICH A CORNER
N 52 DEGREES - 03 MINUTES E AT 1 1/2
CORNER NO. 11 IS A CORNER FENCE POST
SAID 15-FOOT RUN.
CORNER NOS. 6 AND 11 ARE 5/8" CAPPIED

CORNER NOS. 9 AND 10 ARE LEAVING N
FOUND.
CORNOR NOS. 12 AND X ARE 5/8" CAPPED
CORNOR NOS. Y IS THE TOP OF A WOODEN
NOW MARKED. CENTERLINE
CORNOR NOS. 13 AND 14 ARE 5/8" CAPP
WOODEN FENCE POSTS.
CORNOR NO. 8B IS A 5/8" CAPPED DAVY
THE STATE ROAD
GRAINED WOODEN POST.

CORNER NOS. 15 THROUGH 24, ALONG 28' CENTERLINE OF WY COUNTY NARROW GATE RD. CORNER NO. 23 IS A POINT AT THE INTERSECTION OF THE CENTERLINE OF AN EASEMENT WITH THE CENTERLINE OF THE RD. CORNER NO. 22 IS A 5/8" CAPPED DAVY END POST. CORNER NO. 21 IS A 5/8" CAPPED DAVY END POST AT A FENCE CORNER 10' FROM THE S.E. CORNER OF THE 1/4 AC. TRACT. CORNER NO. 20 IS A 5/8" CAPPED DAVY END POST AT A FENCE CORNER 10' FROM THE S.E. CORNER OF THE 1/4 AC. TRACT. CORNER NO. 19 IS A 5/8" CAPPED DAVY END POST AT A FENCE CORNER 10' FROM THE S.E. CORNER OF THE 1/4 AC. TRACT. CORNER NO. 18 IS A 5/8" CAPPED DAVY END POST AT A FENCE CORNER 10' FROM THE S.E. CORNER OF THE 1/4 AC. TRACT. CORNER NO. 17 IS A 5/8" CAPPED DAVY END POST AT A FENCE CORNER 10' FROM THE S.E. CORNER OF THE 1/4 AC. TRACT. CORNER NO. 16 IS A 5/8" CAPPED DAVY END POST AT A FENCE CORNER 10' FROM THE S.E. CORNER OF THE 1/4 AC. TRACT. CORNER NO. 15 IS A 5/8" CAPPED DAVY END POST AT A FENCE CORNER 10' FROM THE S.E. CORNER OF THE 1/4 AC. TRACT.

METAL T POST TOP RED NOW SET IN
CORNER NO. 1 IS A 50" CAPPED DAVE R
50" CAPPED BERKELEY LAND SURVEY
AUTOMOBILE TIRE FOUND AROUND IT



R & S SERVICES, INC.
 RICKIE C. DAVY, PS NO. 535
 P.O. BOX 97 CAPON BRIDGE, WV 267
 (304) 856-3185

R & S SERVICES, INC.
 RICKIE C. DAVY, P.S. NO. 535
 P.O. BOX 97 CAPON BRIDGE, WV 267
 (304) 858-3185

Rev 3/08

ST/CO USE ONLY
DATE RECEIVEDMM DD YY
____DATE THE WELL
WAS COMPLETED

MM DD YY

06 25 2009

PERMIT NO.

DW- 14-09-117

STATE OF
WEST VIRGINIA
WATER WELL
COMPLETION
REPORT

FORM SW-258

THIS REPORT MUST BE
SUBMITTED WITHIN 30 DAYS
AFTER WELL IS COMPLETEDFILL IN THIS FORM
COMPLETELY
PLEASE PRINT OR TYPE

LOCATION OF WELL

Well Owner: Last Name Strother

First Name RUTH

Street/Road GRASSY LICK

County Hampshire

Zip Code

Latitude: _____ Deg _____ Min _____ Sec
Longitude: _____ Deg _____ Min _____ Sec
Acquired By: ☐ GPS ☐ Topo ☐ Other

AREA NAME/LOCATION:

Grassy Lick Rd.

TYPE OF WELL:

- ☐
- Potable
- ☐
- Public Water Supply
-
- ☐
- Geothermal
- ☐
- Industrial
-
- ☐
- Commercial
- ☐
- Dewatering
-
- ☒
- Irrigation
- ☐
- Test/Exploratory
-
- ☐
- Other

WELL LOG

DRILLING METHOD

- ☐
- Cable Tool
- ☐
- Rotary
-
- ☒
- Rotary Hammer
- ☐
- Other

Hole Diameter 6 (in)

Total depth 300 (ft)

CASINGS RECORD

MAIN CASING TYPE

- ☒
- Steel
- ☐
- Plastic DRIVE
-
- ☐
- Other SHOE

Casing Diameter 6 1/8 (in)

Wall Thickness .188 (in)

Casing Length 100 (ft)

Other Casing or Liner Used

- Type
- ☐
- Steel
- ☐
- Plastic
-
- ☐
- Other

Casing/Liner Diameter _____ (in)

Length _____ (ft) from _____ (ft)
to _____ (ft)

SCREEN RECORD

- ☒
- Not Installed
- ☐
- Installed

Material: ☐ Bronze ☐ Plastic

Diameter of screen _____ (in)

Slot size _____

Length _____ (ft) from _____ (ft)
to _____ (ft)

GRAVEL PACK RECORD

Gravel Pack: ☐ Yes ☒ No

From _____ (ft) to _____ (ft)

GROUTING RECORD

Grouting Material:

- ☐
- Cement
- ☒
- Bentonite Clay
-
- Other _____

No. of Bags: 5

Installation Method:

PRESSURE

PUMP INSTALLED

By Driller ☐ Yes ☐ No

ESTIMATED WELL YIELD

Estimated at 25 G.P.M

Static Water Level 100 (ft)

*Pumping level below land surface

298 (ft) after 1 hrs. at

25 G.P.M. (Estimated)

*Note: For Public Water Supply
wells please submit required yield
and drawdown tests.

WELL HEAD COMPLETION

Casing height above grade 1 (ft)

Type Of Well Cap

Installed: _____

VARIANCE ISSUED ☐ Yes ☐ No

Request Number _____

COMMENTS BY INSTALLER:

I hereby certify that this well has been constructed in accordance with state rules and in conformance with all conditions stated in the above captioned permit, and that the information presented herein is accurate and complete to the best of my knowledge.

Company Name B. R. SMITH WELL DRILLING WV Contractor No. 038925

Business Registration No. 1205-5395 Master Well Driller Certification No. 574

Master Well Driller (print) Chris Wolford

Master Well Driller Signature Chris Wolford

SITE SUPERVISOR (SIGNATURE OF DRILLER OR JOURNEYMAN RESPONSIBLE FOR
SITWORK IF DIFFERENT FROM MASTER DRILLER.)

Journeyman Well Driller Certification No. _____

Journeyman Well Driller (please print) _____

Apprentice and Name (s) _____

Fencing and Water Project Costs
Starnes Road Farm
Ruth E. Strother Estate

Fencing Projects		Installer
Year	Fields	
2008	4,5,15,7	Heart L Fencing
2009	6,3,2, road	Heart L Fencing
2011	around bldgs	ProFence
2013	Pond fence	ProFence

Water Systems Costs		Installer
Year	Description	
2009	Well	BW Smith
2009	Electric and pressure tank	Scott Bean and Davis Excavating
2010	Barn trough, Pownell pond	Davis Excavating
2011	Pond trough	Davis Excavating
2013	Pond restoration, crossover	Davis Excavating

	length (ft)	Cost (\$)	Totals (\$)
5 strand barb wire, treated posts	8892	\$23,719	
6 strand barb wire, treated posts	3500	\$12,124	
6 strand barb wire, treated posts	615	\$4,197	
5 strand barb wire, treated posts	303		
4 board oak, treated posts	59		
Woven wire, treated posts	724	\$4,327	\$44,367

Total of 14,093 linear ft of fencing (2.7 miles) since 2008. Remaining fences (approximately 1 mile boundary of 45 acre field) are much older.

Well drilling, pump, pressure tank, materials	\$8,498	
Underground lines, panel, tank, hydrant	\$2,037	
Water line, concrete pad, tank, hydrant, pond restoration	\$2,028	
Water line, pad, tank	\$2,331	
Pond cleanout and restoration, fill for crossover	\$5,530	\$20,424

Note: Additional spring fed livestock trough was installed much earlier.