

Comparable Sale No.:

Code: FLS-53-12-Y

Rec #: 18420



Location: 3800 SULPHUR BEDFORD ROAD BEDFORD
Tax Map: Block: 26 Lot: 56 Zip Code: 40006
Grantor: DRAQUE
Grantee: PETRIE
Legal Descr.: Deed Book: 95 Page: 298
Sale Price: \$72,800 Date: 04/04/01
Lot Size: 54.00 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH THE TRIMBLE COUNTY PVA AND THE DEED RECORD. THE TERMS OF THE SALE APPEAR TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE SULPHUR-BEDFORD ROAD JUST SOUTH OF THE INTERSECTION OF MARTINI LANE. THE SITE IS EXTREMELY STEEP AT THE ROAD AND RISES TO A LEVEL PLACE AT THE TOP. THE TOP OF THE SITE WAS NOT INSPECTED AND ITS TOPOGRAPHY WAS BASED ON AN AERIAL PHOTO ONLY. ACCESS TO THE PROPERTY IS POOR. THE SALE PRICE REPRESENTS A VALUE OF \$1,348/ACRE.

Comparable Sale No.:

Code: FLS-54-12-Y

Rec #: 18421



Location: 1436 RICHMOND HILL ROAD BEDFORD
Tax Map: Block: 35 Lot: 24.02 Zip Code: 40006
Grantor: RICHMOND
Grantee: PENICK
Legal Descr.: Deed Book: 100 Page: 597
Sale Price: \$81,480 Date: 08/01/02
Lot Size: 54.32 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH THE FATHER OF THE PURCHASER, MR. PENICK. THE TERMS OF THE SALE WERE CASH FOR DEED. THE PROPERTY IS ON THE EAST SIDE OF RICHMOND HILL ROAD, NORTH OF HIGHWAY 316 IN AN EXTREMELY REMOTE AREA OF TRIMBLE COUNTY. THE ROAD IS GRAVEL AND ACCESS TO THE SITE IS UP A NARROW, WINDING ROAD. THE SITE IS FLAT AT THE TOP ALONG THE RIDGE AND FALLS STEEPLY TO THE REAR LINE. THE SALE PRICE REPRESENTS A VALUE OF \$1,500/ACRE.

Comparable Sale No.:

Code: FLS-48-12-Y

Rec #: 18414



Location: 1511 MORTON RIDGE ROAD BEDFORD
Tax Map: Block: 19 Lot: 13.01 Zip Code: 40006
Grantor: POWELL
Grantee: EVANS
Legal Descr.: Deed Book: 94 Page: 343
Sale Price: \$160,000 Date: 12/21/00
Lot Size: 61.50 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH THE TRIMBLE COUNTY PVA. THE TERMS OF THE SALE WERE APPARENTLY CASH FOR DEED. AFTER THE TRANSFER, THE BUYER HAS SUBDIVIDED THE TRACT AND SOLD SEVERAL OF THE PARCELS UNDER CONTRACTS FOR DEED. THESE CONTRACTS WERE ASSIGNED TO THE FARMERS BANK OF MILTON, KENTUCKY IN AUGUST 2001. THE PROPERTY IS ON THE SOUTH SIDE OF MORTON RIDGE ROAD, WEST OF HIGHWAY 42. THE SITE IS ON GRADE AT THE ROAD AND FALLS STEEPLY TO THE REAR LINE. THE SALE PRICE ON AN OVERALL BASIS IS \$2,601/ACRE.

Comparable Sale No.:

Code: FLS-55-12-Y

Rec #: 18422



Location: 2184 HIGHWAY 421 NORTH BEDFORD
Tax Map: Block: 23 Lot: 71 Zip Code: 40006
Grantor: RUCKER
Grantee: STAPLES
Legal Descr.: Deed Book: 97 Page: 501
Sale Price: \$197,000 Date: 10/15/01
Lot Size: 71.34 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH THE TRIMBLE COUNTY PVA AND THE DEED RECORD. THE TERMS OF THE SALE APPEAR TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE EAST SIDE OF HIGHWAY 421 JUST NORTH OF GATEWOOD LANE AND NORTH OF THE TOWN OF BEDFORD. THE SITE IS ON GRADE AT THE ROAD FRONTING APPROXIMATELY 358 FEET ON HIGHWAY 421. THE REAR OF THE SITE FALLS TO STEEP TOPOGRAPHY AND IS HEAVILY TREED. THE IMPROVEMENTS AT THE TIME OF THE SALE INCLUDED TWO BARNs, ONE IN VERY GOOD CONDITION AND THE OTHER IN POOR CONDITION. THE ESTIMATED CONTRIBUTION TO VALUE BY THE TRIMBLE COUNTY PVA IS \$12,000. THIS AMOUNT WAS DEDUCTED FROM THE TOTAL SALE PRICE TO INDICATE A LAND VALUE OF \$185,000 OR \$2,593/ACRE.

Comparable Sale No.:

Code: SLS-9-12-Y

Rec #: 18424



Location: 36 HEATHER DRIVE MILTON
Tax Map: Block: Lot: Zip Code: 40045
Grantor: BULLITT COUNTY BANK
Grantee: BROWN
Legal Descr.: Deed Book: 89 Page: 215
Sale Price: \$267,500 Date: 07/09/99
Lot Size: 76.08 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH THE DEED RECORD AND THE TRIMBLE COUNTY PVA. THE TERMS OF THE SALE APPEAR TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF HIGHWAY 421, EAST OF THE TOWN OF MILTON, ON GRADE AND AVAILABLE TO ALL UTILITIES INCLUDING SEWERS. THE DEED WAS OBTAINED BY THE BANK OF BULLITT COUNTY IN LIEU OF FORECLOSURE. THE SALE PRICE REPRESENTS A VALUE OF \$3,516/ACRE. THE TRANSFER ACTUALLY INVOLVED A DEVELOPED SECTION OF HEATHERBROOK SUBDIVISION AS WELL AS UNIMPROVED LAND. STREETS AND UTILITIES WERE PARTIALLY IMPROVED AT THE TIME OF THE TRANSFER. THE IMPROVEMENTS VARY FROM STICK BUILT SINGLE FAMILY HOMES TO DOUBLEWIDES AND MODULAR UNITS.

Comparable Sale No.:

Code: FLS-26-12-Y

Rec #: 2095



Location: 1532 GOSSOM LANE BEDFORD
Tax Map: Block: 0009 Lot: 0201 Zip Code: 40006
Grantor: GARRETT
Grantee: BEARD/COFFIN
Legal Descr.: Deed Book: 94 Page: 615
Sale Price: \$178,500 Date: 01/15/01
Lot Size: 89.50 AC Zoning: Bldg Size : 0 SF
Comments:

SALE CONFIRMED BY GLEN PERKINSON, TRIMBLE COUNTY PVA. SITE IS LOCATED ON EAST SIDE OF HIGHWAY 625 BETWEEN BEDFORD AND MILTON. IMPROVEMENTS AT TIME OF SALE INCLUDE A TOBACCO BARN ESTIMATED TO CONTRIBUTE \$6,000. RESIDUAL LAND VALUE IS \$172,500 OR \$1,928/ACRE. A SINGLE FAMILY HOME HAS BEEN CONSTRUCTED ON THE SITE SINCE THE PURCHASE. GOSSOM LANE IS EAST OF PECK PIKE AND SOUTH OF POWELL HILL ROAD. THE AREA IS RELATIVELY REMOTE IN TRIMBLE COUNTY.

Comparable Sale No.:

Code: FLS-46-12-Y

Rec #: 18410



Location: 2066 HIGHWAY 42 WEST BEDFORD
Tax Map: Block: 25 Lot: 11 Zip Code: 40006
Grantor: MARTIN
Grantee: NOW SOLD
Legal Descr.: Deed Book: 86 Page: 400
Sale Price: \$375,000 Date: 01/17/03
Lot Size: 100.80 AC Zoning: AG Bldg Size : 0 SF
Comments:

THIS OFFERING WAS CONFIRMED BY MR. STAPLES. THE OFFERED PRICE WAS \$425,000 FOR THE ENTIRE FARM AS IMPROVED. THE TERMS OF THE OFFERING WERE CASH FOR DEED. THIS PROPERTY IS KNOWN AS THE MARTIN FARM AND IS LOCATED AT THE CORNER OF HIGHWAY 42 AND PERKINSON LANE. THE SITE IS ON GRADE AT THE STREET AND HAS A LARGE, FRONT PASTURE. THE REAR OF THE TRACT IS WOODED AND STEEP. THE IMPROVEMENTS WERE ESTIMATED TO CONTRIBUTE \$103,000 BASED ON THEIR VALUE ASSESSED IN TRIMBLE COUNTY. THE RESIDUAL LAND VALUE IS \$322,000 OR \$3,194/ACRE. EDIT 1/03 I SPOKE TO GLEN PERKINSON ON JANUARY 16, 2003 AND HE TOLD ME THAT THIS PROPERTY HAD SOLD FOR \$375,000 INCLUDING THE TWO HOUSES. FULL VERIFICATION OF THE RECORD IS NEEDED.

Black and Veatch

Various locations - Trimble County
Bedford, KY 40006

LAND SALE ADJUSTMENT GRID - > 100 ACRES "C"

COMP #	LOCATION	TOWN	SALE PRICE	RIGHTS SOLD/LIST	IMPVMTS/TERMS/ PLOTTAGE	ADJ SALE PRICE	SIZE IN AC	ADJ SP PER AC
C-1	2066 Hwy 42 West	Bedford	\$ 425,000	\$ (42,500)	\$ (103,000)	\$ 279,500	100.800	\$ 2,773
C-2	1 Corn Creek Road	Bedford	135,000	-	-	135,000	115.000	1,174
C-3	30 Corley Lane	Bedford	250,000	-	(37,500)	212,500	122.360	1,737
C-4	41 Corn Creek Road	Bedford	135,000	-	-	135,000	120.000	1,125
C-5	3753 Morton Ridge Rd	Bedford	180,501	-	-	180,501	125.120	1,443
C-6	100 Fisher Ridge Rd	Milton	350,000	-	(42,000)	308,000	130.640	2,358
C-7	6501 Hwy 42 West	Bedford	342,500	-	-	342,500	140.000	2,446
C-8	947 Leeport Road	Bedford	185,000	46,250	(20,000)	211,250	149.640	1,412
C-9	3174 Peck Pike	Bedford	280,000	-	(49,000)	231,000	150.000	1,540
C-10	2071 Hwy 42 West	Bedford	150,000	-	(22,500)	127,500	169.500	752

COMP #	LOCATION	TOWN	ADJUSTED SP/AC	SALE DATE	TIME CHG IN YRS	CHANGE 3%	ADJ SP PER AC
C-1	2066 Hwy 42 West	Bedford	\$ 2,773	9/11/02	1.52	1.05	\$ 2,900
C-2	1 Corn Creek Road	Bedford	1,174	7/24/00	3.65	1.11	1,308
C-3	30 Corley Lane	Bedford	1,737	1/15/00	4.18	1.13	1,965
C-4	41 Corn Creek Road	Bedford	1,125	3/28/02	1.98	1.06	1,193
C-5	3753 Morton Ridge Rd	Bedford	1,443	7/13/01	2.68	1.08	1,562
C-6	100 Fisher Ridge Rd	Milton	2,358	5/15/00	3.85	1.12	2,642
C-7	6501 Hwy 42 West	Bedford	2,446	8/16/99	4.59	1.15	2,802
C-8	947 Leeport Road	Bedford	1,412	1/12/02	2.18	1.07	1,506
C-9	3174 Peck Pike	Bedford	1,540	1/6/01	3.20	1.10	1,693
C-10	2071 Hwy 42 West	Bedford	752	12/23/99	4.24	1.13	853

COMP #	LOCATION	SIZE IN AC	TIME ADJ SP/AC	LOC-ATION	TOPO-GRAPHY	SIZE	NET ADJ	ADJ SP/AC
C-1	2066 Hwy 42 West	100.800	\$ 2,900	0%	0%	0%	0%	\$ 2,900
C-2	1 Corn Creek Road	115.000	1,308	0%	0%	0%	0%	1,308
C-3	30 Corley Lane	122.360	1,965	0%	0%	0%	0%	1,965
C-4	41 Corn Creek Road	120.000	1,193	0%	0%	0%	0%	1,193
C-5	3753 Morton Ridge Rd	125.120	1,562	0%	0%	0%	0%	1,562
C-6	100 Fisher Ridge Rd	130.640	2,642	0%	0%	0%	0%	2,642
C-7	6501 Hwy 42 West	140.000	2,802	0%	0%	0%	0%	2,802
C-8	947 Leeport Road	149.640	1,506	0%	0%	0%	0%	1,506
C-9	3174 Peck Pike	150.000	1,693	0%	0%	0%	0%	1,693
C-10	2071 Hwy 42 West	169.500	853	0%	0%	0%	0%	853

FILE NO.

1400-2308 Trimble County Farm Sales

15-LNGR10AC

7628

108583333

2 1/2 - 11/4 100

1002965-7

- 033

011

Comparable Sale No.:

Code: FLS-57-12-Y

Rec #: 18425



Location: 2333 PECK PIKE MILTON
Tax Map: Block: Lot: Zip Code: 40045
Grantor: VALDES
Grantee: KY DEVELOPMENT
Legal Descr.: Deed Book: 84 Page: 200
Sale Price: \$195,500 Date: 01/09/98
Lot Size: 89.72 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH MR. GLEN PERKINSON AND THE DEED RECORD. THE TERMS OF THE SALE ARE UNKNOWN BUT ARE ASSUMED TO BE CASH FOR DEED. THE SITE IS ON THE WEST SIDE OF PECK PIKE JUST NORTH OF WATSON-TANDY ROAD AND SOUTH OF LIBERTY ROAD. THE SITE IS ON GRADE AT THE ROAD AND HAS BEEN SUBDIVIDED INTO MORELAND ACRES. THE PROPERTY WAS IMPROVED WITH A FRAME HOME AND VARIOUS OTHER BUILDINGS AT THE TIME OF THE SALE JUDGED TO CONTRIBUTE \$40,000. SOME OF THE BUILDINGS WERE TORN DOWN AFTER THE PURCHASE. THE RESIDUAL CONTRIBUTION OF THE LAND IS \$155,000 OR \$1,733/ACRE.

Comparable Sale No.:

Code: FLS-25-12-Y

Rec #: 14704



Location: 1 CORN CREEK ROAD BEDFORD
Tax Map: Block: 0010 Lot: 0001 Zip Code: 40006
Grantor: SHOWERS
Grantee: STUBBS
Legal Descr.: Deed Book: 93 Page: 58
Sale Price: \$135,000 Date: 07/24/00
Lot Size: 115.00 AC Zoning: Bldg Size : 0 SF
Comments:

SALE CONFIRMED WITH MLS RECORD AND GLEN PERKINSON, TRIMBLE COUNTY PVA. SITE IS LOCATED ON EAST SIDE OF WISES LANDING ROAD, BUT ACCESSIBLE FROM CONNORS RIDGE ROAD. INDICATED SALE PRICE IS \$1,174/ACRE. TOBACCO BARN ON PROPERTY ESTIMATED AS HAVING NO CONTRIBUTING VALUE. THERE WAS APPROXIMATELY 29 ACRES TILLABLE AT THE BOTOM OF THE RIDGE. THE SITE WAS OTHERWISE UNIMPROVED.

Comparable Sale No.:

Code: FLS-1-12-Y

Rec #: 17919



Location: 299 RACETRACK ROAD MILTON
Tax Map: Block: 0007 Lot: 0011 Zip Code: 40045
Grantor: BUHLIG
Grantee: HEINZ
Legal Descr.: Deed Book: 93 Page: 172
Sale Price: \$234,191 Date: 07/15/00
Lot Size: 87.05 AC Zoning: Bldg Size : 0 SF
Comments:

SALE CONFIRMED WITH GLEN PERKINSON, TRIMBLE COUNTY PVA. SITE IS LOCATED BETWEEN OHIO RIVER ON THE WEST AND TOWN OF MILTON ON THE EAST. PROPERTY IMPROVEMENTS INCLUDE A 150 YEAR OLD FARMHOUSE AND SEVERAL BARNs WITH AN ESTIMATED VALUE OF \$69,000. THE RESIDUAL VALUE OF THE LAND IS \$165,191 OR \$1,898/ACRE. THE LOCATION IS ON THE WEST SIDE OF RACETRACK ROAD JUST NORTH OF LIBERTY ROAD AND WEST OF THE TOWN OF MILTON.

Comparable Sale No.:

Code: FLS-27-12-Y

Rec #: 14683



Location: 30 CORLEY LANE BEDFORD
Tax Map: Block: 0012 Lot: 0030 Zip Code: 40006
Grantor: MCGEHEE
Grantee: PATTONS CRK FARM LLC
Legal Descr.: Deed Book: 91 Page: 18
Sale Price: \$250,000 Date: 01/15/00
Lot Size: 122.36 AC Zoning: NONE Bldg Size : 0 SF
Comments:

SALE CONFIRMED WITH GLEN PERKINSON, TRIMBLE COUNTY PVA. SITE IS LOCATED NORTH OF OLDHAM AND TRIMBLE COUNTY LINES, SOUTH OF MORTON RIDGE ROAD NEAR THE OHIO RIVER. THE BUYER OWNS ADJOINING PROPERTY AND PLOTTAGE ADJUSTMENT SHOULD BE CONSIDERED. SITE IMPROVEMENTS INCLUDE TOBACCO BARN CONSIDERED TO HAVE NO CONTRIBUTING VALUE. INDICATED SALE PRICE IS \$2,043/ACRE. BASED ON SURROUNDING PROPERTY VALUES AT \$1,800/AC. PLOTTAGE VALUE IS APPROXIMATELY 15%. THE SITE IS LOCATED AT THE END OF CORLEY LANE, A GRAVEL ROAD. THE SITE IS ON GRADE AT THE ROAD AND FALLS STEEPLY WITH STEEP, ROLLING TOPOGRAPHY.

Comparable Sale No.:

Code: FLS-60-12-Y

Rec #: 18428



Location: 41 CORN CREEK ROAD BEDFORD
Tax Map: Block: 9 Lot: 41 Zip Code: 40006
Grantor: SHEPHERD
Grantee: PETRY
Legal Descr.: Deed Book: 99 Page: 233
Sale Price: \$135,000 Date: 03/28/02
Lot Size: 120.00 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH THE TRIMBLE COUNTY PVA AND THE DEED RECORD. THE TERMS OF THE SALE ARE APPARENTLY CASH FOR DEED. THE LOCATION IS ON THE EAST SIDE OF CORN CREEK ROAD, SOUTH OF PECK PIKE AND NORTH OF WATSON LANDING ROAD. THE LOCATION IN TRIMBLE COUNTY IS EXTREMELY REMOTE AND THIS PROPERTY IS ACCESSED OVER AN EASEMENT. MOST OF THE SITE IS A RIDGE GOING UP FROM A CREEK BOTTOM AND IS HEAVILY WOODED. THE SALE PRICE REPRESENTS A VALUE OF \$1,125/ACRE.

Comparable Sale No.:

Code: FLS-47-12-Y

Rec #: 18413



Location: 3753 MORTON RIDGE ROAD BEDFORD
Tax Map: Block: 12 Lot: 34 Zip Code: 40026
Grantor: CLIFFORD
Grantee: PATTONS CREEK FARM
Legal Descr.: Deed Book: 96 Page: 627
Sale Price: \$180,501 Date: 07/13/01
Lot Size: 125.12 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH THE DEED RECORD AND THE TRIMBLE COUNTY PVA. THE TERMS OF THE SALE APPEAR TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF MORTON RIDGE ROAD BETWEEN CORLEY ROAD AND TREE FARM ROAD. THE SITE IS ON GRADE AT MORTON RIDGE ROAD AND FALLS STEEPLY OFF THE RIDGE. IN MARCH 2002, THE GRANTOR REPURCHASED 2 ACRES AND A HOUSE FOR \$95,000, EFFECTIVELY REDUCING THE SALE PRICE OF THIS PROPERTY FROM \$250,000 TO \$180,501. THE SALE PRICE PER ACRE IS \$1,442.

Comparable Sale No.:

Code: FLS-30-12-Y

Rec #: 11255



Location: 100 FISHER RIDGE ROAD MILTON
Tax Map: Block: 0007 Lot: 0037 Zip Code: 40045
Grantor: WILLIS
Grantee: KIM
Legal Descr.: Deed Book: 92 Page: 363
Sale Price: \$350,000 Date: 05/15/00
Lot Size: 130.64 AC Zoning: Bldg Size : 0 SF
Comments:

SALE CONFIRMED WITH GLEN PERKINSON, TRIMBLE COUNTY PVA. SITE IS LOCATED WEST OF MILTON AND EAST OF OHIO RIVER. A HOUSE AND BARNS ARE ESTIMATED AS CONTRIBUTING \$42,000. THE RESIDUAL LAND VALUE OF \$308,000 INDICATES A PER ACRE VALUE OF \$2,358. APPROXIMATELY 101 ACRES OF PROPERTY ARE RELATIVELY LEVEL AND TILLABLE, ACCOUNTING FOR THE HIGHER PER ACRE VALUE OF MOST PROPERTIES IN WESTERN TRIMBLE COUNTY THAT ARE LOCATED NEAR THE OHIO RIVER. THE LOCATION OF THE PROPERTY IS JUST OFF HIGHWAY 2890 OR LIBERTY ROAD ON FISHER RIDGE ROAD. THIS PROPERTY IS A VERY GOOD QUALITY FARM.

Comparable Sale No.:

Code: FLS-44-12-Y

Rec #: 18407



Location: 6501 HIGHWAY 42 WEST BEDFORD
Tax Map: Block: 26 Lot: 35 Zip Code: 40006
Grantor: STAUFFER
Grantee: LAND INC.
Legal Descr.: Deed Book: 89 Page: 789
Sale Price: \$342,500 Date: 08/16/99
Lot Size: 140.00 AC Zoning: Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH THE TRIMBLE COUNTY PVA AND THE DEED RECORD. THE TERMS OF THE SALE APPEAR TO BE CASH FOR DEED. THE PROPERTY IS LOCATED ON THE EAST SIDE OF HIGHWAY 42 BETWEEN RIDGE TOP DRIVE AND LOGAN LANE. THE SITE IS ON GRADE AT THE STREET AND IS GENTLY TO STEEPLY ROLLING AND HAS BEEN DEVELOPED AS STAUFFER FARMS SUBDIVISION. THE SUBDIVISION IS PRIMARILY MODULAR HOMES AND DOUBLE WIDES. THE SALE PRICE ON AN OVERALL BASIS IS \$2,446.ACRE.

Comparable Sale No.:

Code: FLS-56-12-Y Rec #: 18423



Location: 947 LEEPORT ROAD BEDFORD
Tax Map: Block: 16 Lot: 59 Zip Code: 40006
Grantor: COFFIN
Grantee: MARTIN
Legal Descr.: Deed Book: 98 Page: 406
Sale Price: \$185,000 Date: 01/12/02
Lot Size: 149.64 AC Zoning: NONE Bldg Size : 0 SF
Comments:

THIS PROPERTY IS LOCATED ON LEEPORT ROAD, A SECOND TIER ROAD NORTHWEST OF BEDFORD, KENTUCKY AND SOUTH OF MILTON, KENTUCKY. THE SALE WAS CONFIRMED BY THE TRIMBLE COUNTY PVA AND THE DEED RECORD. THE TERMS OF THE SALE APPEAR TO BE CASH FOR DEED. THE SITE IS ON GRADE AT THE STREET AND FALLS TO ITS REAR LINE, ALTHOUGH THE FRONT FOLLOWS A RIDGE TOP AND IS LEVEL AND GOOD CROP LAND. IMPROVEMENTS ON THE SITE ARE ESTIMATED TO CONTRIBUTE \$20,000 PROVIDING A RESIDUAL CONTRIBUTION OF THE LAND AT \$1,102/ACRE. THIS PROPERTY WAS APPARENTLY PART OF AN ESTATE AND SEVERAL BROKERS ACTIVE IN THE TRIMBLE COUNTY AREA SUGGEST THAT THERE WAS SOME URGENCY ON THE PART OF THE ESTATE TO SETTLE. AS A RESULT, THIS PROPERTY MAY WELL HAVE SOLD BELOW MARKET VALUE.

Comparable Sale No.:

Code: FLS-58-12-Y

Rec #: 18426



Location: 3174 PECK PIKE ROAD BEDFORD
Tax Map: Block: 8 Lot: 11.01 Zip Code: 40006
Grantor: TURNER
Grantee: GARRETT
Legal Descr.: Deed Book: 95 Page: 68
Sale Price: \$280,000 Date: 01/06/01
Lot Size: 150.00 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH THE DEED RECORD AND THE TRIMBLE COUNTY PVA. THE TERMS WERE APPARENTLY CASH FOR DEED. THE PROPERTY IS LOCATED ON THE WEST SIDE OF PECK PIKE NEAR GOSSOM LANE. THE SITE IS FLAT TO GENTLY ROLLING AT THE FRONT BUT APPARENTLY FALLS STEEPLY AT THE REAR. THE IMPROVEMENTS CONSIST OF A TOBACCO BARN AND MACHINERY SHED ESTIMATED BY THE TRIMBLE COUNTY PVA TO CONTRIBUTE \$7,000. THE RESIDUAL CONTRIBUTION OF THE LAND IS \$273,000. OR \$1,820/ACRE. THE CONFIRMING SOURCE FOR THIS INFORMATION STATES THAT THE PROPERTY WAS SOLD TO AN ADJOINING OWNER.

Comparable Sale No.:

Code: FLS-45-12-Y

Rec #: 18409



Location: 2071 HIGHWAY 42 WEST BEDFORD
Tax Map: Block: 25 Lot: 13 Zip Code: 40006
Grantor: WHEELER
Grantee: STAPLES
Legal Descr.: Deed Book: 90 Page: 778
Sale Price: \$150,000 Date: 12/23/99
Lot Size: 169.60 AC Zoning: NONE Bldg Size : 0 SF
Comments:

CONFIRMATION OF THE SALE WAS WITH MR. STAPLES. THE TERMS OF THE SALE WERE CASH FOR DEED. THE PROPERTY IS LOCATED OFF HIGHWAY 42 JUST SOUTH OF THE TOWN OF BEDFORD AND SOUTH OF THE SULPHUR-BEDFORD ROAD. THE SITE IS LOCATED ON A RIDGE AND IS LEVEL ONLY IN THIS PART WITH THE RIDGE FALLING INTO STEEP RAVINES THAT ARE HEAVILY WOODED. THE TOPOGRAPHY AND SALE TERMS WERE CONFIRMED BY THE BUYER. THE ONLY IMPROVEMENT AT THE TIME OF THE PURCHASE WAS A TOBACCO BARN IN POOR CONDITION ESTIMATED TO CONTRIBUTE NO VALUE. THE SALE PRICE REPRESENTS A VALUE OF \$884/ACRE. MR. STAPLES ESTIMATES THAT ABOUT 60% OF THE FARM IS IN WOODS WITH 40% IN PASTURE. THIS PROPERTY HAD NO ROAD FRONTAGE AND WAS ACCESSED FROM US HIGHWAY 42 OVER AN EASEMENT. MR. STAPLES OWNED THE ADJOINING FARM.

*No Road
frontage -
easement
only*