

Preferred Shore Commercial
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Sarasota, FL 37236

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941-320-0044

Millie Blair

Exp Realty

Hazard Kentucky

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606-233-1291

**Offering 757 Acres in eastern Kentucky originally planned for a
coal mine site**

Smaller parcels available

\$1,200 per acre

Size: 757 Acres +/- of Vacant Land with a current AG designation

Shape and Frontage: The property is irregularly shaped and has frontage and considerable access from Travis Creek Road and Brushy Creek Road. An unimproved dirt surface road identified as Travis Creek Road extends from west to east across the subject. This road originates at the intersection of State Route 587. On the north side there are access points that connect to Brushy Ridge and Brushy Ridge Cemetery Road.

Utilities: Nearest Town Water is on Brushy Creek Road to the north of the property. More information on access would have to be discussed with the McKee Utilities. Electricity is serviced from Brushy Creek Cemetery Road.

History: The property was owned by MPI Energy LLC and has been deeded to the lender of the property MFM Kentucky Property, LLC. As originally put together there is 757 acres of Fee land as shown on Deed Map. The Appraisal comments that the property is comprised of a single tax parcel composed of two adjacent tracts which are both identified as Map Number 95-12 by the Jackson County Property Valuation Administrator.

The subject is known as the Travis Creek Property and has the address of Travis Creek Road (County Road 1028) in rural McKee KY 40447. The property is located approximately 8 miles east of the town of McKee. The location is in east-central Kentucky and within the western margin of the Appalachian Mountains. The Location is rural and not within any defined MSA.

Features:

- The Shape of the properties allows for a variety of forest experiences, with a difference in grades and a variety of Foliage. The property overall has a C Shape when viewed from an aerial.
- Running Streams, Travis Creek was observed running during a dry period.
- Adjacent to Elk Forest LLC (The Forest Land Group.
- Shared border with the Daniel Boone National Forest.
- Further information on the Coal types and quantity are available.
- Short Drive to McKee KY.
- Minerals rights may convey with the property.

Travis Creek

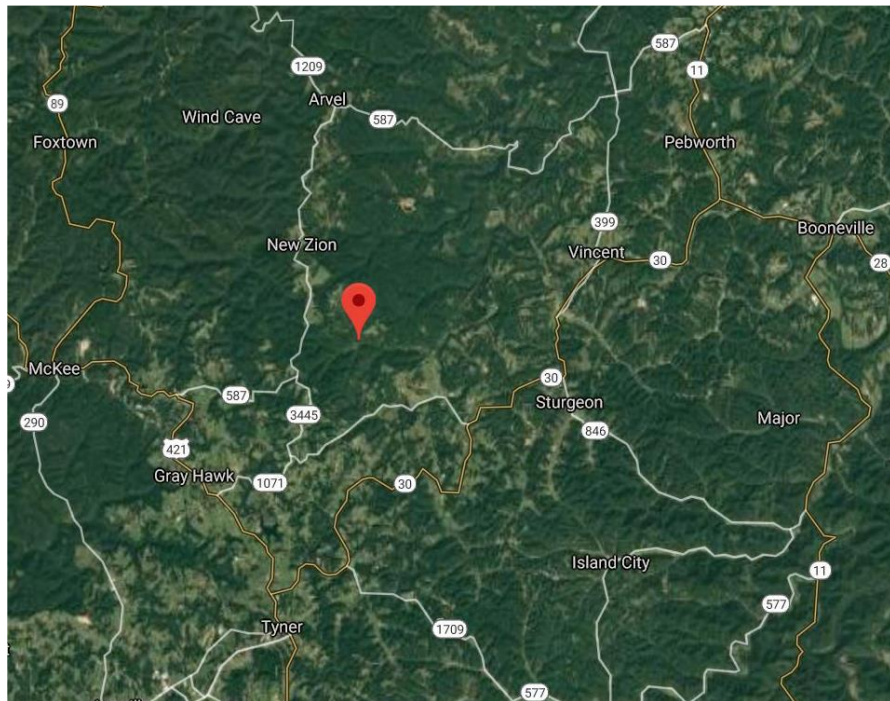


Westward (upstream) view of Travis Creek at crossing of Lucas Hill Road

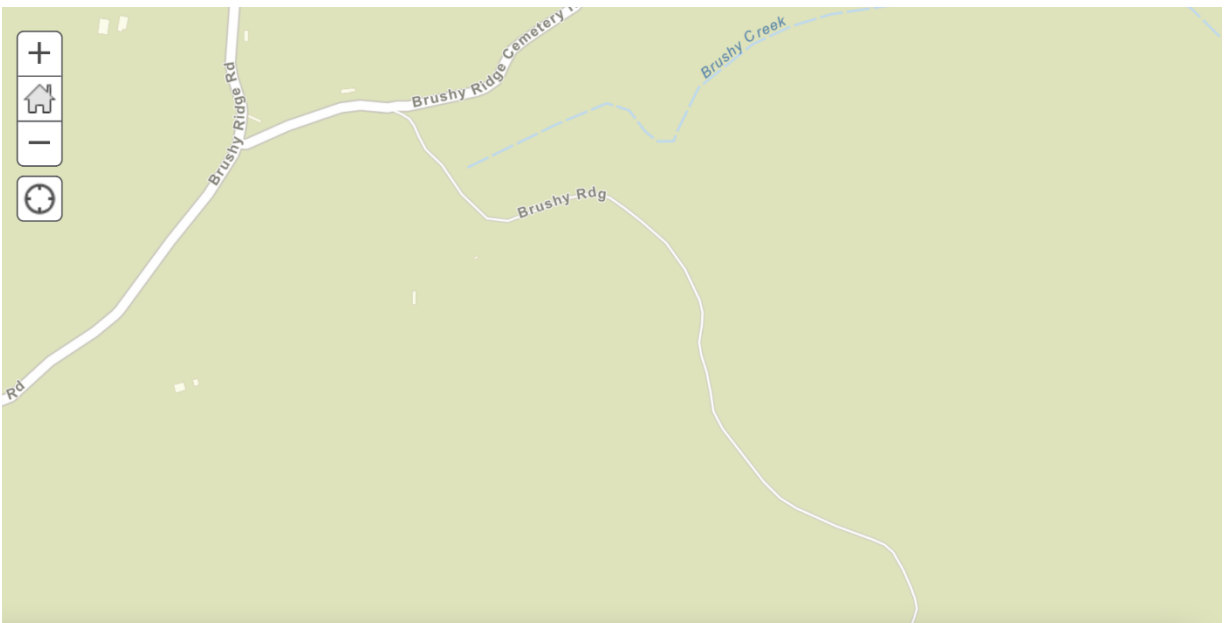


Travis Creek Road

Travis Creek



Location Aerial

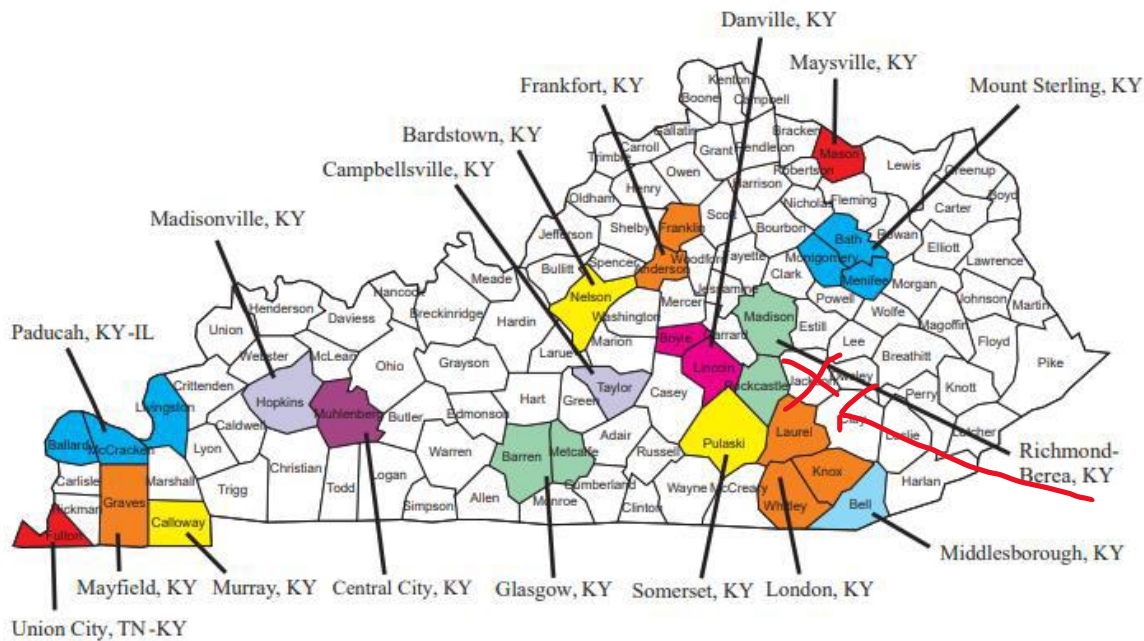


Access Road

Kentucky
Micropolitan Statistical Areas
*Balance of area will appear
on adjoining state map(s).*

POLICOM
CORPORATION
*Economic Analysis
Everyone Understands*
www.policom.com

As defined by the
Office of Management and Budget
January 1, 2017.



Jackson County is noted by the red arrow.

PALM CITY, FLORIDA 34940 DEED BOOK 197 PAGE 498 RECORDED: AUGUST 29, 2011 NOW OR FORMERLY		SURFACE DEEDS	MINERAL DEEDS
TRACT A: (1,075 AC)	TRACT #1704a -- 18.5 ACRES --CONVEYED TO U.S.A. (DEED BOOK 049, PAGE 400)		
	TRACT #1704 & 1704b - NO METES AND BOUNDS DESCRIPTION. - GEORGE HEFFNER RECORD SOURCE DEEDS:		
	DEED BOOK 040, PAGE 209 30.5 ACRES BY DEED	36 ACRES	
	DEED BOOK 014, PAGE 570 271 ACRES BY DEED	223 ACRES	
	DEED BOOK 020, PAGE 232 100 ACRES BY DEED (MINERAL ONLY)		106 ACRES
	DEED BOOK 024, PAGE 130 97 ACRES BY DEED	90 ACRES	
	DEED BOOK 040, PAGE 208 137-1/2 ACRES BY DEED	130 ACRES	
	DEED BOOK 021, PAGE 229 234 ACRES BY DEED	185 ACRES	
	DEED BOOK 017, PAGE 206 148-3/8 ACRES BY DEED	50 ACRES	100 ACRES
	DEED BOOK 027, PAGE 040 10 ACRES BY DEED	11 ACRES	
	DEED BOOK 018, PAGE 372 96 ACRES BY DEED (SOLD TO ESTILL BINGHAM DEED BOOK 072, PAGE 180)		
TRACT B:	COAL ONLY -- 583 ACRES BY DEED --SURFACE DEED CONVEYED TO BILLY HUGHES (DEED BOOK 116, PAGE 333)		549 ACRES
TRACT C:	70-1/2 ACRES BY DEED	62 ACRES	
TRACT D:	OIL, GAS & COAL ONLY -- 22.8 ACRES BY DEED --SURFACE DEED CONVEYED TO BOYD SANDLIN ET AL (DEED BOOK 116, PAGE 438)		23 ACRES
		787 ACRES	778 ACRES

The best information available shows the property at approximately 757 Acres. Above is a legend from a Deed Plat map which is overstated by 30 acres.

Link to Deed Map Survey (copy and paste)

<https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:e-d87c2f2-03b4-37be-aa81-e1f5458301a0>

Real Estate Tax Bill

Bill # 5435 Account Number: 8500101 Map# 95-12 Dist: 00
 Property Location: WILD DOG/OWSLEY CO LINE
 Description: FARM

TAX AUTHORITY	ASSESSED VALUE	TAX RATE	TAX AMT
STATE	\$200,000	0.1190	\$238.00
COUNTY	\$200,000	0.0680	\$136.00
SCHOOL	\$200,000	0.6150	\$1,230.00
EXTENSION	\$200,000	0.0920	\$184.00
HEALTH	\$200,000	0.0750	\$150.00
LIBRARY	\$200,000	0.1370	\$274.00
SOIL CONS	\$200,000	0.0270	\$54.00
FIRE AC	670	0.0300	\$20.10
AMBULANCE	\$200,000	0.0660	\$132.00

Total Tax Due \$2,418.10

MFH KENTUCKY PROPERTY LLC
 630 S ORANGE AVE STE 300
 SARASOTA FL 34236-7504



**JACKSON
 COUNTY
 2021**

ORIGINAL ASSESSMENT:

EXEMPTION:

Amount Due for Bill # 5435

Discount Period:	Paid By	31-OCT-21	\$2,369.74
Face Amount:	Paid By	31-DEC-21	\$2,418.10
5% Penalty:	Paid By	31-JAN-22	\$2,539.01
21% Penalty:	Paid After	31-JAN-22	\$2,925.90

For More information:

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OR

Millie Blair

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All information provided is strictly confidential. It is intended for review purposes. While the information provided is deemed reliable, Preferred Shore has not made any representation as to the accuracy of that information. All potential buyers must undertake their own Due Diligence and use their professional consultants to verify the information.