Bolinger
REAL ESTATE & AUCTION



MB Roland Distillery Property Information

An 18- Year Kentucky Craft Distillery-Owenership Retiring and Seeking a New Steward

Business & Real Estate Offered Together- 26 Total Acres

6534 Pembroke Oak Grove RD, Pembroke, KY 42266

Deed: 10 AC

FEE PD ST 46 CLK 2
DEED TAX 225—
RECORDED
2009 JAN 30 PM 4 06
MICHAEL A. KEM
CHRISTIAN COUNTY CLERK
BY _____ D.C.

368103

Deed Bk 658 pg 505
Christian County

DEED

THIS DEED OF CONVEYANCE, made and entered into this 30 day of January, 2009, by and between DANIEL X. STOLTZFUS and EMMA S. STOLTZFUS, his wife, of 2488 ECR 350 South Versailles IN 47042, hereinafter referred to as GRANTORS; and WEST FORK FIELDS, LLC, a Kentucky Limited Liability Company, 137 Barkers Mill Rd. Pembroke, Ky 42266, hereinafter referred to as GRANTEE; The in care of address for the property tax bill is 137 Barkers Mill Rd Pembroke, Ky 42266.

WITNESSETH:

THAT for and in consideration of the sum of TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS ($225,000.00), all of which is cash in hand paid, the receipt of which is hereby acknowledged by Grantors, Grantors have this day bargained, sold, aliened and conveyed, and to by these presents hereby bargain, sell, transfer and convey unto Grantee, West Fork Fields, LLC, its successors and assigns, in fee simple forever, the following described real estate located at 137 Barkers Mill Road, Pembroke, Christian County, Kentucky, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SOURCE OF TITLE:

BEING a portion of the same property conveyed to Daniel X. Stoltzfus and Emma S. Stoltzfus, his wife, by deed recorded in Deed Bok 534, Page 032, Christian County Clerk's Office.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or any anywise appertaining, unto Grantee, West Fork Fields, LLC, its successors and assigns, in fee simple forever, with Covenant of General Warranty of Title.

CONSIDERATION CERTIFICATE: The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in the foregoing instrument is the full actual consideration paid or to be paid for the property transferred hereby.

IN TESTIMONY WHEREOF, witness the hands of Grantors and Grantees hereto, this the day and date first above written.

Delivered to David Cantoff
2-3 2009

Deed: 10 AC

GRANTORS:

Daniel X Stoltzfus
DANIEL X. STOLTZFUS

Emma S. Stoltzfus
EMMA S. STOLTZFUS

GRANTEE:

WEST FORK FIELDS, LLC

BY: _____
MEMBER

BY: Mary Beth Tomaszewski
MEMBER

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was acknowledged before me by Daniel X. Stoltzfus and Emma S. Stoltzfus, his wife, to be their free act and deed, this 30 day of January, 2009.

My commission expires 10/22/2012

_____
NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was acknowledged before me by Paul Tomaszewski and Mary Beth Tomaszewski, Members of West Fork Field, LLC, to be their free act and deed, this 30 day of January, 2009.

My commission expires 10/22/2012

_____
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

_____
DAVID L. COTTHOFF
COTTHOFF & WILLEN
317 WEST NINTH STREET
P.O. BOX 536
HOPKINSVILLE, KY 42241
270-885-9909

Deed: 10 AC

EXHIBIT "A"

Being a 10.000 Acre tract located within the bounds of tracts designated as Tract One, Tract Two and Tract Three conveyed to Daniel X. Stoltzfus, et ux from William R. Turner, et ux, et al on December 27, 1996, as recorded in Deed Book 534, Page 32, in the Office of the County Clerk of Christian County, Kentucky, and being more particularly described as follows:

BEGINNING at a point, said point being an iron pin set with 1 inch Cap stamped PLS 2484 located South 03 degrees 16 minutes 55 seconds East, 1,277.07 feet from a reference iron pin set with 1 inch Cap stamped PLS 2484 located in the South right-of-way line (sixty foot right-of-way) of Kentucky Highway 1453 (Barkers Mill Road), said reference iron pin being located North 08 degrees 38 minutes East, 4.4 feet from a corner post, said reference iron pin being located South 58 degrees 56 minutes 38 seconds East, 211.8 feet from the centerline of Kentucky Highway 115 (sixty foot right-of-way) at its point of intersection with the centerline of Kentucky Highway 1453 (Barkers Mill Road), said reference iron pin also being the Northeast corner of a tract conveyed to Billy Frank Gates, et ux, as recorded in Deed Book 446, Page 42, in the Office of the County Clerk of Christian County, Kentucky and being corner to Daniel X. Stoltzfus, et ux (Tract Three), said point of beginning being corner to Daniel X. Stoltzfus, et ux (Tract One); thence a line with Daniel X. Stoltzfus, et ux (Tract One), the next two (2) calls as follows:
South 80 degrees 46 minutes 30 seconds East, 379.06 feet to an iron pin set with 1 inch Cap stamped PLS 2484;
South 08 degrees 45 minutes 19 seconds West, 530.15 feet to an iron pin set with 1 inch Cap stamped PLS 2484 corner to Daniel X. Stoltzfus, et ux (Tract One); thence a line with Daniel X. Stoltzfus, et ux (Tract One) and Daniel X. Stoltzfus, et ux (Tract Two), North 81 degrees 14 minutes 41 seconds West, 972.79 feet to an iron pin set with 1 inch Cap stamped PLS 2484 corner to Daniel X. Stoltzfus, et ux (Tract Two) and being located in the line of a tract conveyed to SVG Real Estate, L.L.C., as recorded in Deed Book 639, Page 719, in the aforementioned County Clerk's Office; thence a line with SVG Real Estate, L.L.C., North 06 degrees 18 minutes 28 seconds East, 385.66 feet to an iron pin set with 1 inch Cap stamped PLS 2484 in said line and being corner to Daniel X. Stoltzfus, et ux (Tract Two); thence a line with Daniel X. Stoltzfus, et ux (Tract Two) and Daniel X. Stoltzfus, et ux (Tract One), South 82 degrees 25 minutes 17 seconds East, 635.50 feet to an iron pin set with 1 inch Cap stamped PLS 2484 corner to Daniel X. Stoltzfus, et ux (Tract One); thence a line with Daniel X. Stoltzfus, et ux (Tract One), North 01 degrees 48 minutes 19 seconds West, 137.22 feet to the point of beginning and containing 10.000 Acres.

Access for ingress and egress for the above described 10.000 Acre tract is gained by a twenty-five (25) foot wide access easement following the meanders of a private gravel drive across tracts designated as Tract One and Tract Three conveyed to Daniel X. Stoltzfus, et ux from William R. Turner, et ux, et al on December 27, 1996, as recorded in Deed Book 534, Page 32, in the Office of the County Clerk of Christian County, Kentucky and being more particularly described by a centerline description as follows:

BEGINNING at a point located in the South right-of-way line (sixty foot right-of-way) of Kentucky Highway 1453 (Barkers Mill Road) at its point of intersection with the centerline of a private gravel drive, said point being located South 59 degrees 25 minutes 06 seconds East, 239.7' from the centerline of Kentucky Highway 115 (sixty foot right-of-way) at its point of intersection with the centerline of Kentucky Highway 1453 (Barkers Mill Road), said point being located South 63 degrees 00 minutes 55 seconds East, 28 feet from a reference iron pin set with 1 inch Cap stamped PLS 2484 located in the South right-of-way line of Kentucky Highway 1453 (Barkers Mill Road) and being located North 08 degrees 38 minutes East, 4.4 feet from a corner post, said reference iron pin being the Northeast corner of a tract conveyed to Billy Frank Gates, et ux, as recorded in Deed Book 446 Page 42, in the Office of the County Clerk of Christian County, Kentucky and being corner to Daniel X. Stoltzfus, et ux (Tract Three); thence a line with the centerline of said private gravel drive, the next eight (8) calls as follows:
South 11 degrees 19 minutes 52 seconds West, 169.65 feet to a point;
South 07 degrees 35 minutes 33 seconds West, 231.61 feet to a point;
South 11 degrees 12 minutes 38 seconds West, 207.25 feet to a point;
thence along a curve to the left having a delta of 51 degrees 50 minutes 43 seconds, a radius of 154.30 feet, an arc length of 139.62 feet, and a chord of South 14 degrees 42 minutes 49 seconds East, 134.91 feet to a point at the end of said curve;
South 40 degrees 38 minutes 13 seconds East, 116.78 feet to a point;
thence along a curve to the right having a delta of 44 degrees 32 minutes 58 seconds, a radius of 219.62 feet, an arc length of 170.76 feet, and a chord of South 18 degrees 17 minutes 58 seconds East, 166.49 feet to a point at the end of said curve;
South 04 degrees 02 minutes 20 seconds West, 351.56 feet to a point;
South 15 degrees 11 minutes 14 seconds East, 42.61 feet to a point located in the North boundary line of the above described 10.000 Acre tract, said point terminating said twenty-five (25) foot wide access easement.

Deed Bk 658 pg 507
Christian County

The above description was prepared from a physical survey performed on September 3, 2008 by C. Douglas Harris, Kentucky Professional Land Surveyor Number 2484 with *HARRIS & HARRIS SURVEYING COMPANY, LLC*, Commonwealth of Kentucky Permit No. 91, 83 East Public Square, Post Office Box 244, Elkton, Kentucky 42220, and is subject to all easements and right-of-ways of record and in existence.

HARRIS & HARRIS SURVEYING CO.

C. Douglas Harris
Kentucky PLS 2484

STATE OF KENTUCKY
C. DOUGLAS HARRIS
No. 2484
LICENSED PROFESSIONAL LAND SURVEYOR
Seal

END OF DOCUMENT
Christian County

Deed: 15.17 AC

Documentary Tax Paid: $303.50
Doc No: 10025139 DocType: DEED
Recorded: 09/24/2021 01:24:22 PM
Christian County Kentucky By: J. KNIGHT
Michael A. Kem, Clerk
BK 781 PG 587 - 591 (5)

DEED

THIS DEED OF CONVEYANCE, made and entered into this 24 day of September, 2021, by and between VERNON WEBSTER ROSS and BRENDA ROSS, his wife, 355 West Nashville Street, Pembroke, Kentucky 42266, hereinafter referred to as GRANTORS; and WEST FORK FIELDS, LLC, a Kentucky limited liability company, 137 Barkers Mill Road, Pembroke, Kentucky 42266, hereinafter referred to as GRANTEE; The in care of address for the property tax bill is P.O. Box 91 Pembroke, KY 42266.

WITNESSETH:

THAT for and in consideration of the sum of THREE HUNDRED THREE THOUSAND FOUR HUNDRED DOLLARS ($303,400.00), cash in hand paid, the receipt of which is hereby acknowledged, Grantors have this day bargained, sold, aliened and conveyed, and do by these presents hereby bargain, sell, transfer and convey the subject property unto the Grantee, West Fork Fields, LLC, in fee simple, its successors and assigns forever, in the following described real estate located in Christian County, Kentucky, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

BEING a portion of the property conveyed to Vernon Webster Ross and Brenda Ross, his wife, by deed recorded in Deed Book 655, Page 706, Christian County Clerk's Office.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, West Fork Fields, LLC, in fee simple, its successors and assigns forever, with Covenant of General Warranty of Title.

Delivered to D. Cotthoff
SEP 28 2021 20

CONSIDERATION CERTIFICATE: The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in this deed is the full actual consideration paid or to be paid for the property transferred herein.

IN TESTIMONY WHEREOF, witness the hands of Grantors and Grantee hereto this the day and date first above written.

GRANTORS:

Vernon W. Ross

VERNON W. ROSS

Brenda Ross by Deb Ross POA

BRENDA ROSS by and through her attorney in fact, Vernon W. Ross. See Power of Attorney recorded in Misc. Book 74, Page 502, Christian County Clerk's Office.

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by Vernon W. Ross and Brenda Ross, his wife, by and through her attorney in fact, Vernon W. Ross, as Grantors, to be their free act and deed, this 24 day of September, 2021.

My Commission Expires: 10/22/2024

Notary Public

Notary ID # KYNP15712

Deed: 15.17 AC

GRANTEE:

WEST FORK FIELDS, LLC

PAUL TOMASZEWSKI, MEMBER

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by West Fork Fields, LLC, by Paul Tomaszewski, Member, as Grantee, to be his free act and deed for and on behalf of said company, this 24 day of September, 2021.

My Commission Expires: 10/22/2024

Notary Public
Notary ID # KYNP15712

Prepared by:

DAVID L. COTTHOFF
COTTHOFF & WILLEN
317 West Ninth Street
P. O. Box 536
Hopkinsville, KY 42240

DAVID L. COTTHOFF
ID NO. KYNP15712
NOTARY PUBLIC-NOTARY SEAL
STATE AT LARGE, KENTUCKY

MY COMMISSION EXPIRES 10-22-2024

Deed: 15.17 AC

Property Description
of a portion of
The Vernon W. Ross, ET UX Property
Tax Map 162-00 00, Parcel 013.01
Deed Book 655, Page 706, C.C.C.C.O.

Tract 1

Being a Tract of land situated in Christian County, Kentucky, said Tract being 12.62 miles, more or less, southeast of downtown Hopkinsville and being generally located north of Interstate 24, south of Barkers Mill Road, and east of Kentucky Highway 115 (Pembroke Oak Grove Rd.), said Tract being more particularly described as follows:

Beginning at an existing ½" iron pin, uncapped, in the eastern right-of-way of Kentucky Highway 115 (Pembroke Oak Grove Rd.), said iron pin being North 45 degrees 56 minutes 05 seconds East 180.0 feet from the centerline intersection of Kentucky Highway 115 (Pembroke Oak Grove Rd.) and Kentucky Highway 109 (Bradshaw Rd.), said iron pin also being the southwestern corner of the Joseph L. Belew property, as recorded in Deed Book 720, Page 121, C.C.C.C.O.;

Thence leaving the eastern right-of-way of Kentucky Highway 115 (Pembroke Oak Grove Rd.), and with the southern line of the said Belew property, South 84 degrees 15 minutes 58 seconds East 649.09 feet to an existing king post, said king post being **the true point of beginning of the herein described Tract**;

Thence on a new severance line, South 84 degrees 15 minutes 58 seconds East 50.00 feet to an iron pin (new);

Thence on another new severance line, South 05 degrees 50 minutes 57 seconds West 184.60 feet to an iron pin (new), said iron pin being in the northern line of the West Fork Fields, LLC property, as recorded in Deed Book 658, Page 505, C.C.C.C.O.;

Thence with the northern line of the said West Fork Fields, LLC property, North 82 degrees 25 minutes 14 seconds West 50.02 feet to an existing ½" iron pin, cap #2484, said iron pin being in the eastern line of the SVG Real Estate, LLC property, as recorded in Deed Book 685, Page 261, C.C.C.C.O.;

Thence with the eastern line of the said SVG Real Estate, LLC property, North 05 degrees 50 minutes 57 seconds East 182.99 feet to the point of beginning.

Said Tract contains 0.211 Acres (9,189.5 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on May 14, 2021.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 3467".

Tract 2

Beginning at an iron pin (new) at the southwestern corner of the West Fork Fields, LLC property, as recorded in Deed Book 658, Page 505, C.C.C.C.O., said iron pin being South 54 degrees 43 minutes 51 seconds East 874.8 feet from the centerline intersection of Kentucky Highway 115 (Pembroke Oak Grove Rd.) and Kentucky Highway 109 (Bradshaw Rd.), as measured along a witness line, said iron pin also being in the eastern line of the SVG Real Estate, LLC property, as recorded in Deed Book 685, Page 261, C.C.C.C.O.;

Thence with the southern line of the said West Fork Fields, LLC property, South 81 degrees 15 minutes 06 seconds East 972.79 feet to an existing ½" iron pin, cap #2484, said iron pin being the southeastern corner of the said West Fork Fields, LLC property;

Thence on a new severance line, South 10 degrees 18 minutes 35 seconds West 682.62 feet to an iron pin (new);

Thence on another new severance line, North 81 degrees 47 minutes 36 seconds West 924.95 feet to an iron pin (new), said iron pin being in the eastern line of the said SVG Real Estate, LLC property;

Thence with the eastern line of the said SVG Real Estate, LLC property, North 06 degrees 19 minutes 20 seconds East 691.73 feet to the point of beginning.

Said Tract contains 14.959 Acres (651,634.0 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on May 14, 2021.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 3467".

Deed: .762 AC

Documentary Tax Paid: $20.00
Doc No: 10025138 DocType: DEED
Recorded: 09/24/2021 01:24:21 PM
Christian County Kentucky By: J. KNIGHT
Michael A. Kem, Clerk
BK 781 PG 583 - 586 (4)

DEED

THIS DEED OF CONVEYANCE, made and entered into this 24 day of September, 2021, by and between SVG REAL ESTATE, LLC, a Kentucky limited liability company, 7125 Pembroke-Oak Grove Road, Pembroke, Kentucky 42266, hereinafter referred to as GRANTOR; and WEST FORK FIELDS, LLC, a Kentucky limited liability company, 137 Barkers Mill Road, Pembroke, Kentucky 42266, hereinafter referred to as GRANTEE; The in care of address for the property tax bill is P.O. Box 91, Pembroke, Kentucky 42266.

WITNESSETH:

THAT for and in consideration of the sum of TWENTY THOUSAND DOLLARS ($20,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Grantor has this day bargained, sold, aliened and conveyed, and do by these presents hereby bargain, sell, transfer and convey the subject property unto the Grantee, West Fork Fields, LLC, in fee simple, its successors and assigns forever, in the following described real estate located in Christian County, Kentucky, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

BEING a portion of the property conveyed to SVG Real Estate, LLC, by deeds recorded in Deed Book 685, Page 261 and Deed Book 639, Page 719, Christian County Clerk's Office.

TO HAVE AND TO HOLD the above described real estate, with all improvements and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, West Fork Fields, LLC, in fee simple, its successors and assigns forever, with Covenant of General Warranty of Title.

Delivered to D. Cotthoff
SEP 28 2021 20

Deed: .762 AC

CONSIDERATION CERTIFICATE: The undersigned hereby swear and affirm, under penalty of perjury, that the consideration recited in this deed is the full actual consideration paid or to be paid for the property transferred hereby.

IN TESTIMONY WHEREOF, witness the hands of Grantor and Grantee hereto this the day and date first above written.

GRANTOR:

SVG REAL ESTATE, LLC

Sammy Gilliam
SAMMY GILLIAM, MEMBER

Vickie Gilliam
VICKIE GILLIAM, MEMBER

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by SVG Real Estate, LLC, by Sammy Gilliam, Member, and Vickie Gilliam, Member, as Grantor, to be his free act and deed, this 24 day of September, 2021.

My Commission Expires: 10/22/2024

Notary Public
Notary ID # KYNP15712

DAVID L. COTTHOFF
ID NO. KYNP15712
NOTARY PUBLIC-NOTARY SEAL
STATE AT LARGE, KENTUCKY

MY COMMISSION EXPIRES 10-22-2024

Deed: .762 AC

GRANTEE:

WEST FORK FIELDS, LLC

PAUL TOMASZEWSKI, MEMBER

COMMONWEALTH OF KENTUCKY)
) SCT.
COUNTY OF CHRISTIAN)

The foregoing instrument was subscribed, sworn and acknowledged before me by West Fork Fields, LLC, by Paul Tomaszewski, Member, as Grantee, to be his free act and deed for and on behalf of said company, this 24 day of September, 2021.

My Commission Expires: 10/22/2024

Notary Public
Notary ID # KYNP15712

Prepared by:

DAVID L. COTTHOFF
COTTHOFF & WILLEN
317 West Ninth Street
P. O. Box 536
Hopkinsville, KY 42240

DAVID L. COTTHOFF
ID NO. KYNP15712
NOTARY PUBLIC-NOTARY SEAL
STATE AT LARGE, KENTUCKY

MY COMMISSION EXPIRES 10-22-2024

Deed: .762 AC

Property Description
of a portion of
The SVG Real Estate, LLC Property
Tax Map 162-00 00, Parcels 019.00 & 019.01
Deed Book 685, Page 261, C.C.C.C.O.
Deed Book 639, Page 719, C.C.C.C.O.

Being a Tract of land situated in Christian County, Kentucky, said Tract being 12.56 miles, more or less, southeast of downtown Hopkinsville and being generally located north of Interstate 24, south of Barkers Mill Road, and east of, and adjacent to Kentucky Highway 115 (Pembroke Oak Grove Rd.), said Tract being more particularly described as follows:

Beginning at an iron pin (new) in the eastern right-of-way of Kentucky Highway 115 (Pembroke Oak Grove Rd.), said iron pin being North 50 degrees 27 minutes 28 seconds East 123.2 feet from the centerline intersection of Kentucky Highway 115 (Pembroke Oak Grove Rd.) and Kentucky Highway 109 (Bradshaw Rd.);

Thence with the eastern right-of-way of Kentucky Highway 115 (Pembroke Oak Grove Rd.), North 36 degrees 18 minutes 23 seconds East 58.07 feet to an existing ½" iron pin, uncapped, said iron pin being the southwestern corner of the Joseph L. Belew property, as recorded in Deed Book 720, Page 121, C.C.C.C.O.;

Thence leaving the said eastern right-of-way, and with the southern line of the said Belew property, South 84 degrees 15 minutes 58 seconds East 649.09 feet to an existing king post, said king post being in the western line of the Vernon W. Ross property, as recorded in Deed Book 655, Page 706, C.C.C.C.O.;

Thence with the western line of the said Ross property, South 05 degrees 50 minutes 57 seconds West 50.00 feet to an iron pin (new);

Thence on a new severance line, North 84 degrees 15 minutes 58 seconds West 678.53 feet to the point of beginning.

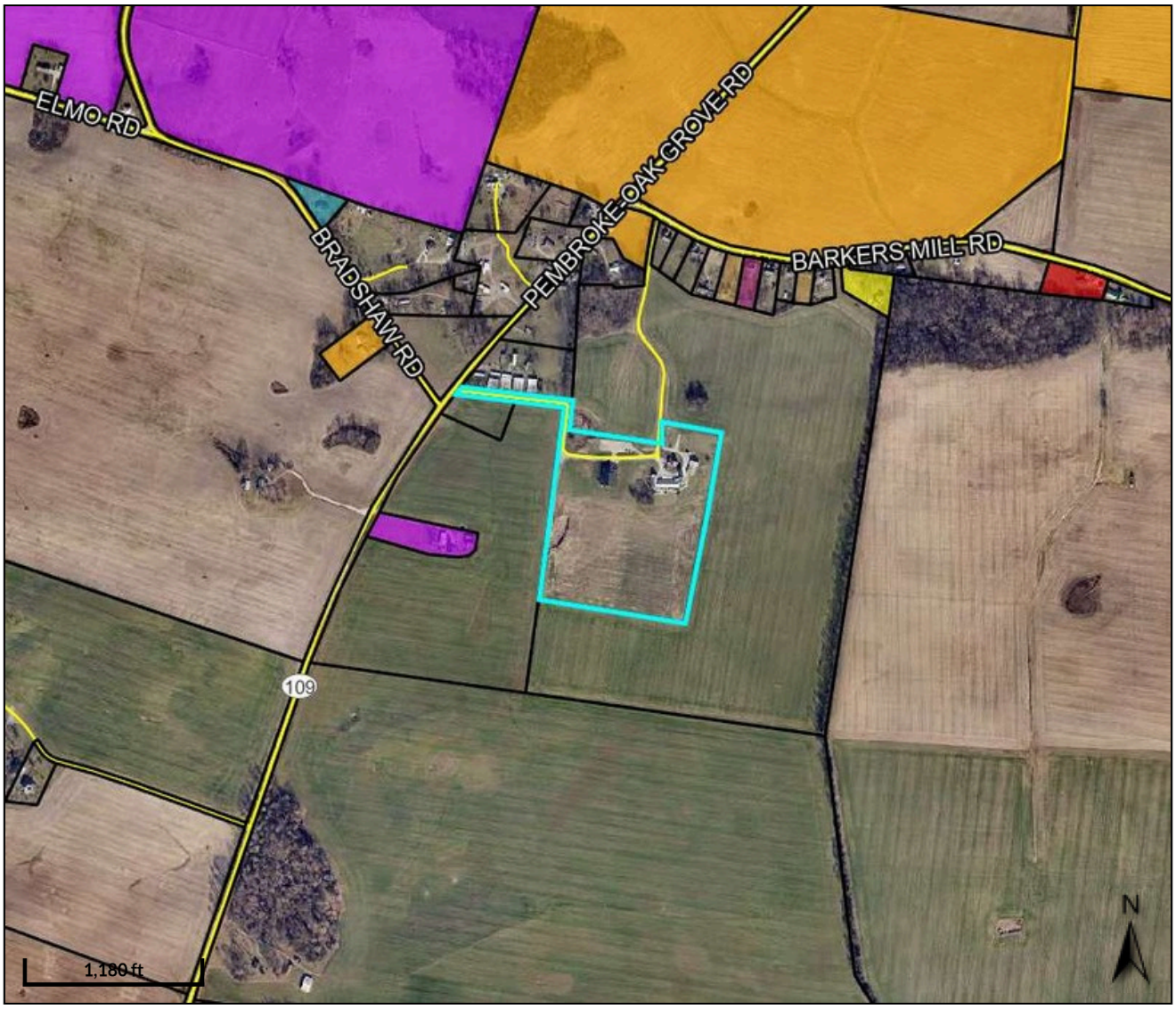
Said Tract contains 0.762 Acres (33,190.5 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on May 14, 2021.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 3467".

qPublic.net™ Christian County, KY PVA



Overview



Legend

- Parcels
- Yearly Sales
  - 2026
  - 2025
  - 2024
  - 2023
  - 2022
  - 2021
  - 2020
- Roads
- USA Major Highways
  - Limited Access
  - Highway
  - Major Road
  - Local Road
  - Pedestrian Way
- County Outlines
  - Christian
  - <all other values>

Parcel ID	162-00-00-013.00
Property Class	COMMERCIAL (40)
Taxing District	00-County
Acres	25.933

Physical Address	6534 PEMBROKE OAK GROVE RD
Mailing Address	WEST FORK FIELDS LLC P O BOX 91 PEMBROKE, KY 42266

Date created: 9/8/2026
Last Data Uploaded: 9/8/2026 5:01:44 AM

Developed by SCHNEIDER GEOSPATIAL

Christian County, KY PVA

Summary

Parcel Number	162-00-00-013.00
Property Address	6534 PEMBROKE OAK GROVE RD
Description	6534 PEMBROKE OAK GROVE RD (Note: Not to be used on legal documents)
Class	COMMERCIAL (40)
Homestead	No
Tax District	00-County
Deed Book/Page	658-505



View Map

Owner

WEST FORK FIELDS LLC
P O BOX 91
PEMBROKE, KY 42266

Forms

Mailing Address Change Form

Data Correction Form

Valuation

Assessed Year	2027	2026
	Working Tax Roll	Certified Tax Roll
Total Assessed Value	$915,000.00	$915,000.00
Farm Fair Cash Value		
Farm Taxable Value		
Exemption	Homestead: No	Homestead: No

Sales Information

Sale Date	Sale Price	Deed Book	Deed Page	Grantee	Grantor	Sale Type
1/30/2009	$225,000	658	505	WEST FORK FIELDS LLC	STOLTZFUS DANIEL X	Arms-Length Transaction (Z)
12/1/1996	$250,000			STOLTZFUS DANIEL X	TURNER WILLIAM R & GIFFORD W	Annual Twice-Sold (F)
9/1/1996	$144,600			TURNER WILLIAM R & GIFFORD W	TURNER W R	Close Relative Sale (B)

Land Information

For more information regarding the Flood Zone in Christian County (CLICK HERE)

Condition		**Topography**	Not Used
Plat Book/Page		**Drainage**	
Subdivision		**Flood Hazard**	
Lot		**Zoning**	Residential
Block		**Electric**	No
Acres	25.93	**Water**	No
Front	0	**Gas**	No
Depth	0	**Sewer**	No
Lot Size	0x0	**Road**	Secondary
Lot Sq Ft	1129641	**Sidewalks**	No
Shape		**Information Source**	

Commercial Improvements

Type	Services	**Description**	
Sq ft	3065	**Year Built**	2007
Exterior Walls	Vinyl	**Value**	
Foundation	Brick/Stone		
Stories	2		
Building Length	0		
Building Width	0		

Photos



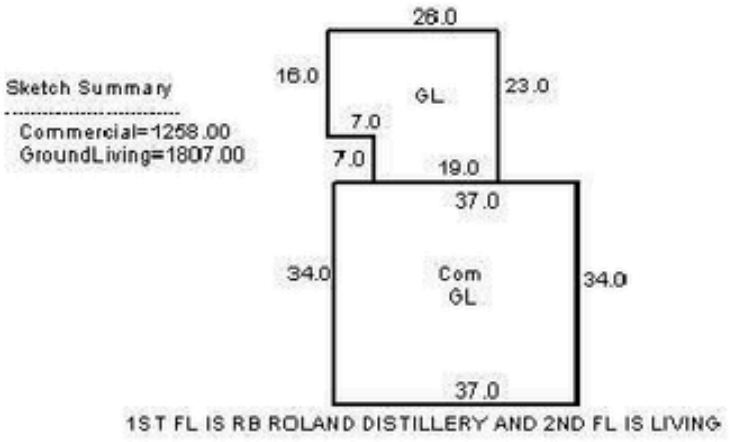


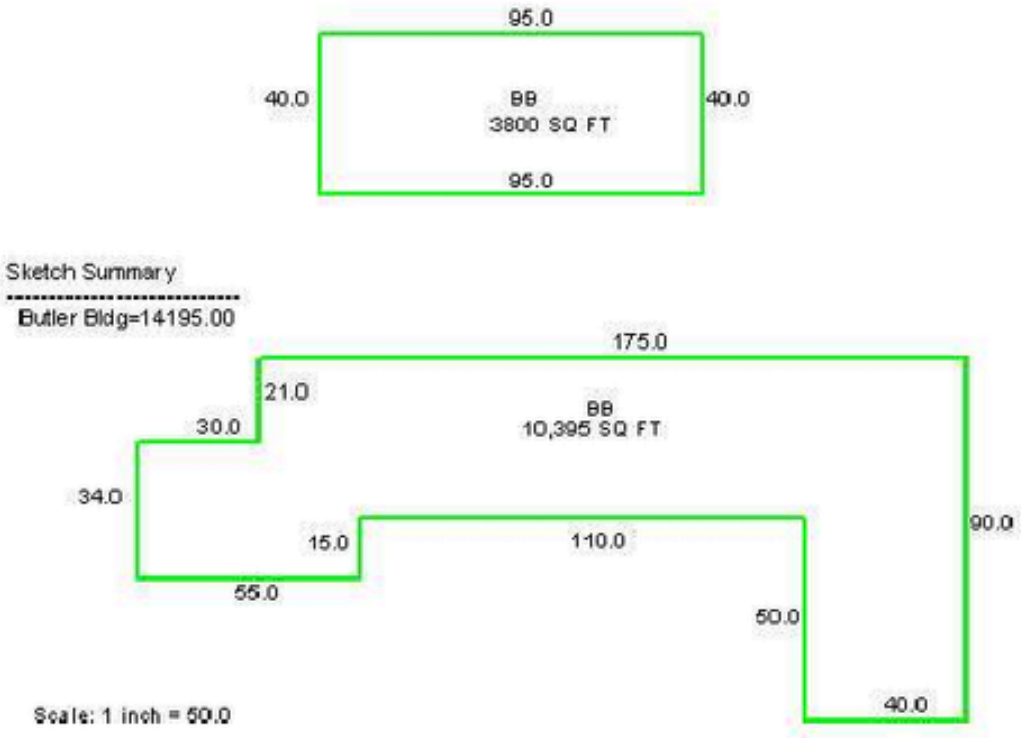






Sketches





No data available for the following modules: Comp Report Generator, Comp Report Generator, Improvement Information.

The Christian County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/11/2026, 4:03:42 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

CONSOLIDATION PLAT
OF A PORTION OF
THE WEST FORK FIELDS, LLC PROPERTY
THE VERNON W. ROSS, ET UX PROPERTY
& THE SVG REAL ESTATE, LLC PROPERTY

TAX MAP 162-00 00, PARCELS 013.00, 013.01, 019.00, 019.01
CHRISTIAN COUNTY, KENTUCKY
DATE: JUNE 7, 2021
SCALE: 1" = 100'
TOTAL AREA: 25.933 ACRES



VICINITY MAP



Unless the Christian County Health Department will [illegible] minimum lot size requirements on April 26, 1995 (10,000 square feet), [illegible] from 26, 1995 to 21,780 square feet for lots utilizing [illegible] utilized by the Department in both [illegible] the Christian County Planning Commission which [illegible] requirements set forth during the effective time of said requirements must be filed with the Christian County Clerk before the change in lot size requirement [illegible] in order to obtain a non-conforming (grandfather) st[illegible]

[illegible] Christian County Health Department, [illegible] the [illegible] is of sufficient size to accommodate [illegible] approval [illegible] requirements [illegible] the Christian County Planning Commission for additional information.

LINE DATA			
LINE	BEARING		DISTANCE
L1	N	84°45'37" E	56.57'
L2	N	05°00'00" W	132.99'





GRAPHIC SCALE - FEET
100 0 100 200 300

SOURCE OF TITLE:

DEED BOOK 459A, PAGE 505, (TRACT 1)
DEED BOOK 600, PAGE 708, (TRACT 1)
DEED BOOK 685, PAGE 261, (TRACT 1)
DEED BOOK 636, PAGE 718, (PARCEL 4, TRACT 1)

I hereby certify to the herein named parties that this survey meets or exceeds the requirements of an urban survey and that the closure of the unadjusted traverse is 1:30,641.

This boundary survey was completed to the minimum standards as regulated under the authority of 201 KAR 18:150 of the Standards of Practice for Kentucky Professional Land Surveyors, 1998.

That I am not liable for anything that is changed, that these lines are based upon the land recorded plat or deed as well as other data that is available to me at the time. This survey is correct to the best of my knowledge, belief, and professional opinion.

Said property is subject to all easements, rights-of-way, conveyances, and restrictions of record.

NOTE: THIS SURVEY IS SUBJECT TO CHANGE CONTINGENT UPON RECEIPT OF A CURRENT ABSTRACT OF TITLE POLICY COVERING THE PROPERTY SHOWN HEREON.

Sulfer Surveying & Land Planning, Inc.
P.O. Box 30271
Charlotte, NC 28230
(704) 620-1750
(931) 920-8490
CIVIL ENGINEERING & LAND SURVEYING

SCALE: 1" = 100'

LEGEND

(FD) = IRON PIN (OLD) FOUND
(FN) = 1/2" IRON PIN (NEW) SET (WT. NO. 1940)
(CM) = CONCRETE MONUMENT (OLD) FOUND
CONCRETE MONUMENT ○
POINT OF CURVATURE C
R.O.W. = RIGHT-OF-WAY
M.B.S.L.= MINIMUM BUILDING SETBACK LINE
P.U.D.E.= PUBLIC UTILITY AND DRAINAGE EASEMENT
EASEMENT LINE
M.B.S.L.
CENTERLINE
BOUNDARY LINE
PROPERTY LINE
FENCE LINE

COMMISSION'S CERTIFICATION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FULLY AND PROPERLY COMPLIED WITH BY THE SUBDIVIDER, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF CHRISTIAN COUNTY, KENTUCKY, WITH THE EXCEPTIONS LISTED IN THE MINUTES OF THE COMMISSION, AND THAT THE PLAT IS NOW ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY COURT CLERK.

Angela Henderson, GIS Technician
PLANNING COMMISSION CHAIRMAN — DATE

CERTIFICATE OF ACCURACY

I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:30,641; THAT THE BOUNDARIES OF THE PROPERTY ARE AS SHOWN HEREON; AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

6-19-21
SURVEYOR — DATE

STATE OF KENTUCKY
BILLY RAY SULFER
3997
LICENSED PROFESSIONAL LAND SURVEYOR

OWNER(S) CERTIFICATION

THE UNDERSIGNED OWNER(S) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH THEIR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC AREAS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER. ALL LIENS AGAINST THE PROPERTY FOR DELINQUENT TAXES, SPECIAL TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID.

Tommy Gilbert 6-20-21
OWNER — DATE

FLOOD CERTIFICATION

A PORTION OF THIS SUBDIVISION PLAT IS IN ZONE X (AREA DETERMINED OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP OF CHRISTIAN COUNTY, KENTUCKY

TOTAL ACRES: 25.933 TOTAL LOTS: 1
CLOSURE ERROR: 1:1,10,000

PRELIMINARY IMPROVEMENT CERTIFICATION

[illegible] PLAT (ONLY) [illegible] THE IMPROVEMENTS SHOWN HEREON HAVE BEEN INSTALLED AND ACCEPTED BY ME, THE ENGINEER'S SURETY HAS BEEN ACCEPTED BY THE PLANNING COMMISSION FOR THE PURPOSE OF THE SURETY PERFORMANCE BOND.

COUNTY ENGINEER — DATE

OWNER'S NAME & ADDRESS:

WEST FORK FIELDS, LLC	PEMBROKE, KY
VERNON W. ROSS, ET UX	PEMBROKE, KY
SVG REAL ESTATE, LLC	PEMBROKE, KY

YOUR PROPERTY IS OUR PRIORITY



Ben Bolinger, Principal Broker Auctioneer
Bolinger Real Estate & Auction

526 Country Club Lane, Hopkinsville, KY
270-632-8882 | info@bolingerrealestate.com



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REAL ESTATE & AUCTION

