

Bolinger

REAL ESTATE & AUCTION



MB Roland Distillery Property Information

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

Business & Real Estate Offered Together- 26 Total Acres

6534 Pembroke Oak Grove RD, Pembroke, KY 42266



Deed

FEE PD ST 46 CLK 2
DEED TAX 225
RECORDED

2009 JAN 30 PM 4 06

368103

MICHAEL A. KEM
CHRISTIAN COUNTY CLERK

Deed Bk 658 pg 505
Christian County

DEED BY [Signature] D.C.

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 2408 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 [Signature]

2-3 2009

GRANTORS:

Daniel X. Stoltzfus
DANIEL X. STOLTZFUS

Emma S. Stoltzfus
EMMA S. STOLTZFUS

GRANTEE:

WEST FORK FIELDS, LLC

BY: [Signature]
MEMBER

BY: Mary Beth Tomaszewski
MEMBER

COMMONWEALTH OF KENTUCKY)

COUNTY OF CHRISTIAN)

SCT.

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
[Signature]
NOTARY PUBLIC

COMMONWEALTH OF KENTUCKY)

COUNTY OF CHRISTIAN)

SCT.

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
[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:

[Signature]

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

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 448, 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 08 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 448 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:

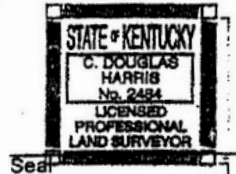
South 11 degrees 19 minutes 52 seconds West, 189.65 feet to a point;
 South 07 degrees 35 minutes 33 seconds West, 231.61 feet to a point;
 South 11 degrees 12 minutes 36 seconds West, 207.25 feet to a point;
 thence along a curve to the left having a delta of 51 degrees 50 minutes 43 seconds, a radius 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, 361.56 feet to a point;
 South 15 degrees 11 minutes 14 seconds East, 42.81 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

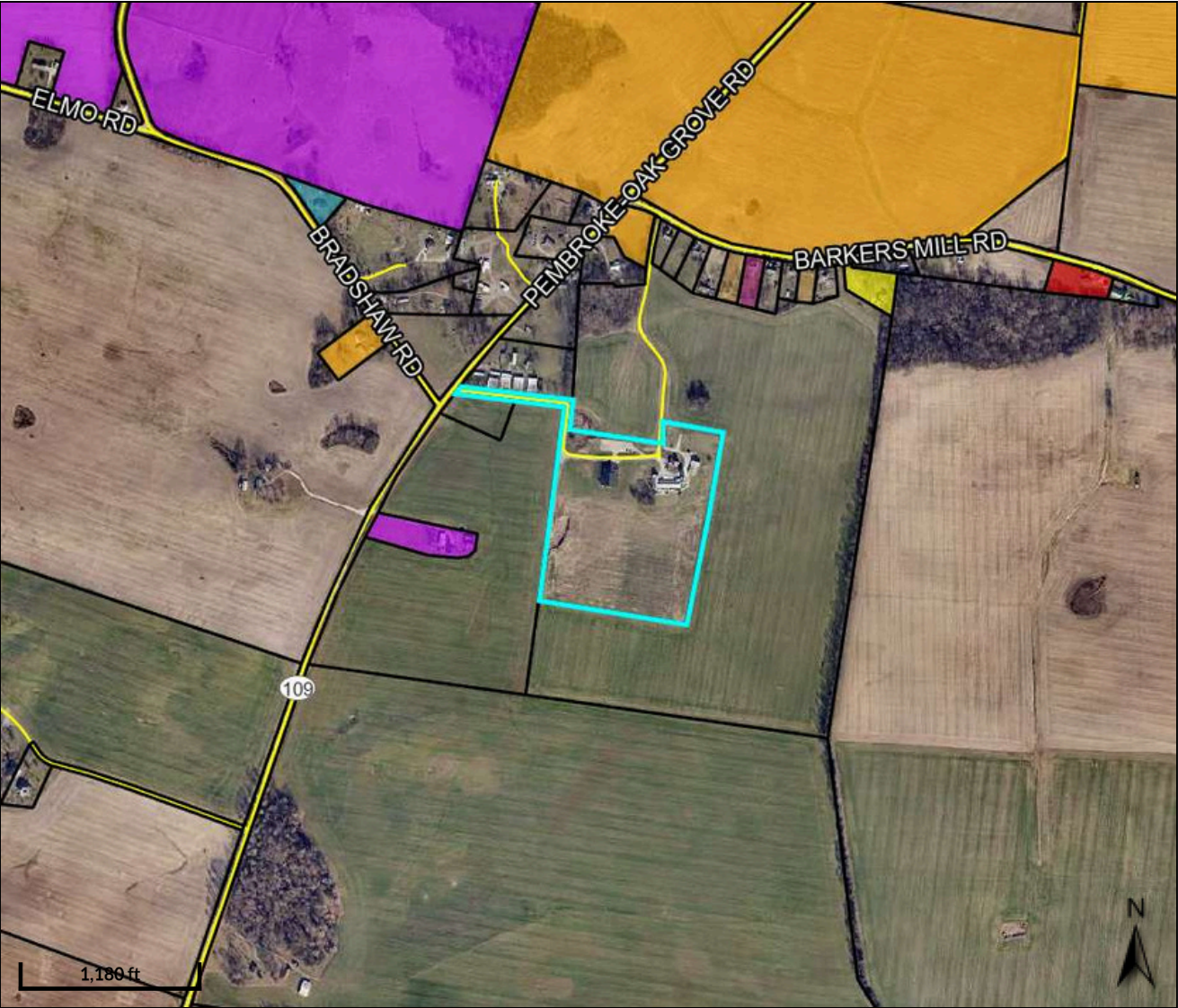
The above description was prepared from a physical survey performed on September 3, 2008 by C. Douglas Harris, Kentucky Professional Land Surveyor Number 2484 with HARRIS & HARRIS SURVEYING COMPANY, LLC, Commonwealth of Kentucky Permit No. 91, 83 East Public Square, Post Office Box 244, Elkton, Kentucky 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



END OF DOCUMENT
 Christian County



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

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	Water	No
Front	Gas	No
Depth	Sewer	No
Lot Size	Road	Secondary
Lot Sq Ft	Sidewalks	No
Shape	Information Source	

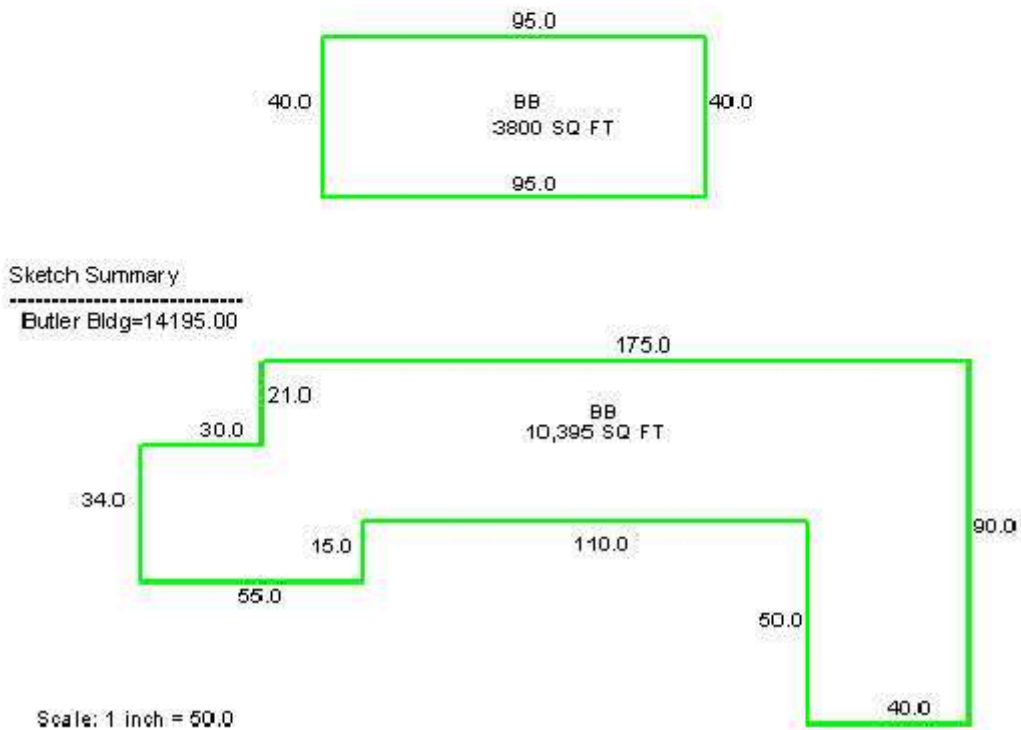
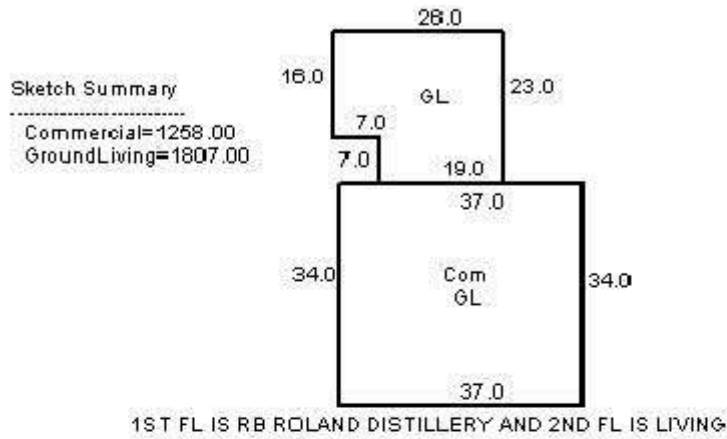
Commercial Improvements

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.

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

