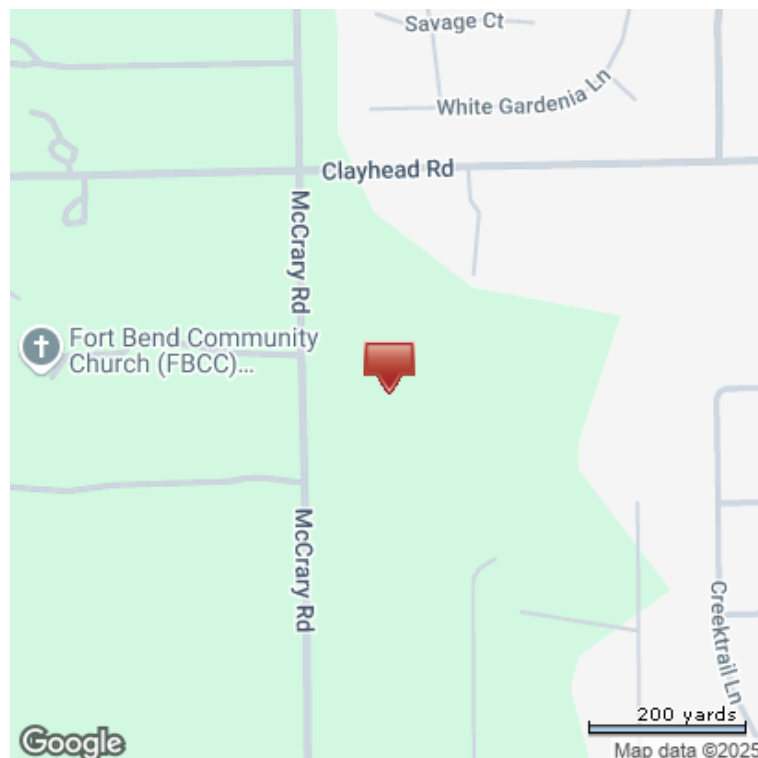
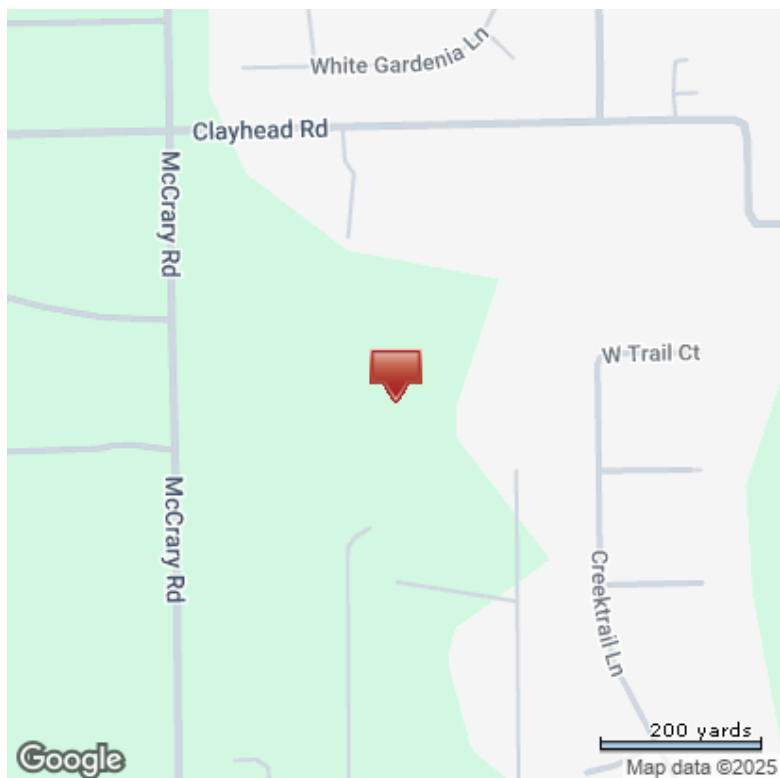
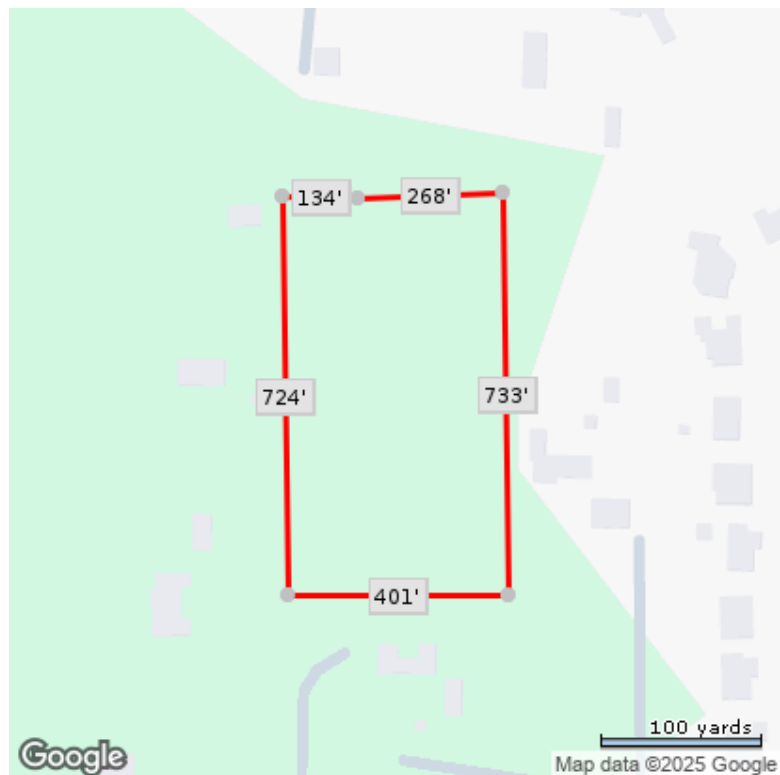


**0046 KNIGHT & WHITE, TRACT 2, ACRES 3.37
R228761**



146,797 SQ. FT. / TYPE: REAL LAND
WILDLIFE PI
EXEMPTION: AG - AGRICULTURAL USE

0046 KNIGHT & WHITE, TRACT 1, ACRES 6.695
R364536



291,634 SQ. FT. / TYPE: REAL LAND
WILDLIFE PI
EXEMPTION: AG - AGRICULTURAL USE

Property Overview

Total Size of combined (2) parcels: **438,431 sq. ft. (Approximately 10.065 acres)**

Key Disclosures

- **Mineral Rights:** Seller reserves and retains all oil, gas, and other subsurface minerals (collectively "Minerals") in, under, and that may be produced from the property. This reservation excludes minerals that form part of the surface or soil (e.g., sand, gravel, limestone).
- **Flood Zone:** Both parcels are situated in Flood Zone AE (Special Flood Hazard Area). The parcels are NOT Within 250 Feet of Multiple Flood Zone.
- **Easement:** An easement is in place.

R228761 INCLUDES A BARN/STRUCTURE WHICH IS IN POOR CONDITION AND WILL BE SOLD AS-IS.

Buyer Responsibilities

- **Survey:** A new survey must be purchased at the buyer's expense.
- **Agricultural Exemption:** Buyer to verify eligibility for agricultural exemption through independent due diligence.
- **Rollback Taxes:** Include this paragraph under **SPECIAL PROVISIONS** on the contract: Buyer agrees to assume full responsibility for any and all rollback taxes assessed on the property, including those triggered by a change in use or sale of the property. All rollback taxes, regardless of cause, shall be paid by the Buyer(s). This obligation applies to any rollback taxes arising from the seller's prior use of the property, the buyer's future use, or the sale itself, and includes all accrued interest, penalties, and supplemental bills issued by the taxing authority.

Due Diligence Recommendations

- **Mineral Rights Verification:** Engage a title attorney to confirm the seller's mineral reservation and assess implications (e.g., third-party drilling rights or existing leases).
- **Flood Insurance:** Review FEMA's Flood Insurance Rate Map (FIRM) for Base Flood Elevation (BFE) data and secure appropriate flood coverage for Zone AE.
- **Easement Inquiry:** Verify the square footage of the existing easement

Professional consultation with legal, insurance, and county authorities is advised to address site-specific considerations.