**Property Description**

**50.903 Acres**

 **A certain tract of land lying in Hardin County, Ky., approx. 2200’ northeast of the apparent end of Willyard Lane and being more particularly bounded and described as follows:**

 **All references to a rebar (set) are ½” X 18” steel rebars set with ID cap #3383.**

 **All references to a reference rebar (set) are ½” X 18” steel rebars set with reference ID cap #3383.**

 **Beginning at a rebar (set), said rebar being in the west line of the Lyle Wayne Goodman property (W.B.21, Pg.584 – no deed found) and being the northeast corner to the Charles & Irene Willyard property (D.B.232, Pg.408).**

 **Thence with Willyard; N 45°33'10" W a distance of 3187.95' to a rebar (set) at a found stone, said rebar being a corner to another tract of Willyard (D.B.250, Pg.595).**

**Thence with Willyard; N 53°07'01" E a distance of 813.96' to a stone (found), said stone being a corner to the Timothy & Becky Smallwood property (D.B.645, pg.97).**

**Thence with Smallwood; S 41°54'58" E a distance of 3234.00' to a rebar (set), said rebar being a corner to the aforementioned Lyle Wayne Goodman property.**

**Thence with Goodman as follows: S 83°05'02" W a distance of 420.75' to a rebar (set);**

**Thence S 19°05'02" W a distance of 214.50' to a rebar (set);**

**Thence S 38°05'02" W a distance of 77.52' to the point of beginning.**

**CONTAINING 50.903 acres more or less according to a survey made by Clemons Land Surveying on the 29TH day of December 2022. Bearings based on Ky. State Plane Single Zone. Darren Clemons Ky. P.L.S. 3383. Subject to any and all rights-of-way, appurtenances, restrictions, and/or easements in effect to date.**

**ACCESS TO THE ABOVE DESCRIBED parcel is described in deed book 956, page 250 as: "There is also hereby conveyed part of a road and passway as same now runs and exists over the lands of the previous owners leading out to State Highway 86 for the benefit of the second parties and the tract of land herein conveyed, and to be used in connection therewith".**

**SOURCE OF TITLE: Deed Book 956, Pg.250.**