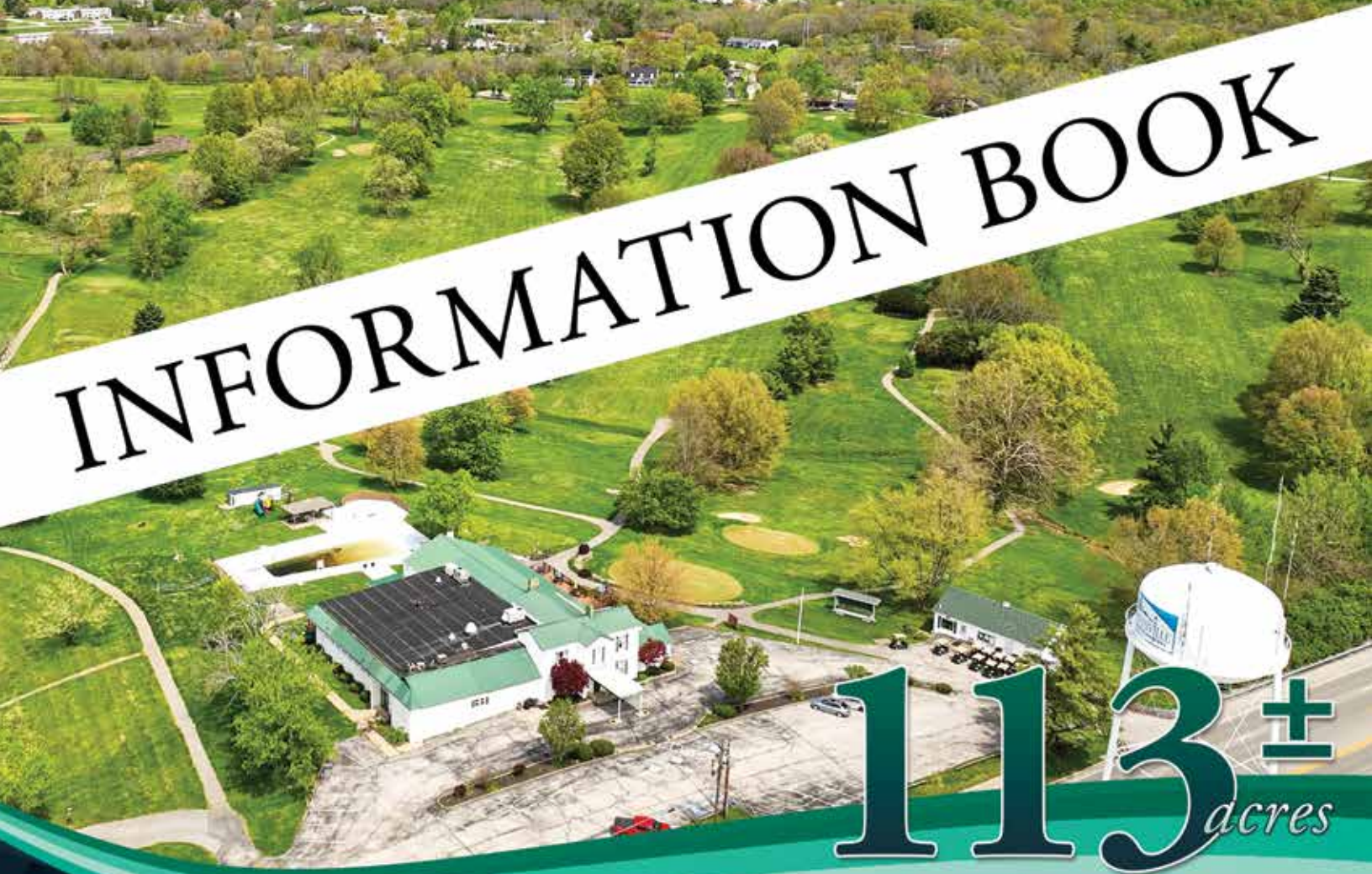


# COURT ORDERED LAND AUCTION

*The Former Maysville Country Club - Mason County, KY*



## INFORMATION BOOK

**113<sup>±</sup>** acres

*Tuesday, June 24 • 1pm*

- Incredible Location
- Scenic Views
- Great Future Development Potential
- Beautiful 10,200 Sq. Ft. Building
- Tremendous History



ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

5% Buyer's Premium



*In Cooperation With*  
**CHUCK MARSHALL**  
Auctions & Real Estate

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**SELLER:** Special Master Commissioner Richard Reid



**SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.**  
950 N Liberty Dr, Columbia City, IN 46725  
**260-244-7606 • 800-451-2709**  
**www.SchraderAuction.com**

### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 1 individual tract. There will be open bidding on the single tract until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

**BUYERS PREMIUM:** A 5% Buyers Premium will be added to the final bid price & included in the contract purchase price.

**DOWN PAYMENT:** 10% down payment on the day of auction. The down payment may be made in the form of cashiers check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

**EVIDENCE OF TITLE:** Prior to Auction seller shall provide, at sellers expense a Title Insurance Commitment showing Merchantable Title to the real estate. If buyer desires buyer at his/her expense can purchase a title insurance policy.

**DEED:** Seller shall provide a Special Master Commissioner Deed.

**CLOSING:** The targeted closing date will be approx. 45 days after the auction.

**POSSESSION:** Possession shall be delivered to buyer at closing.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated on a calendar year basis to the date of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be paid by the Buyer.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an AS IS, WHERE IS basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approx. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**AUCTION MANAGERS:** Corbin Cowles • 270.991.2534 #285374, #292322 (OP ID: 455194)

Chuck Marshall • 606.782.0374 #175697, #254059 & Luke Schrader • 260.229.7089 #278599 (OP ID: 449522)

Schrader Real Estate and Auction Company, Inc. RE #248525

# BOOKLET INDEX

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, JUNE 24, 2025**

**113± ACRES – MASON COUNTY, KENTUCKY**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Tuesday, June 17, 2025.

Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

☐ Regular Mail ☐ E-Mail E-Mail address: \_\_\_\_\_

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**113± Acres • Mason County, Kentucky**  
**Tuesday, June 24, 2025**

This form and deposit are only  
required if you cannot attend  
the auction and wish to bid  
remotely through our online  
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, June 24, 2025 at 1:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$ \_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

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8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, June 17, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com.**

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

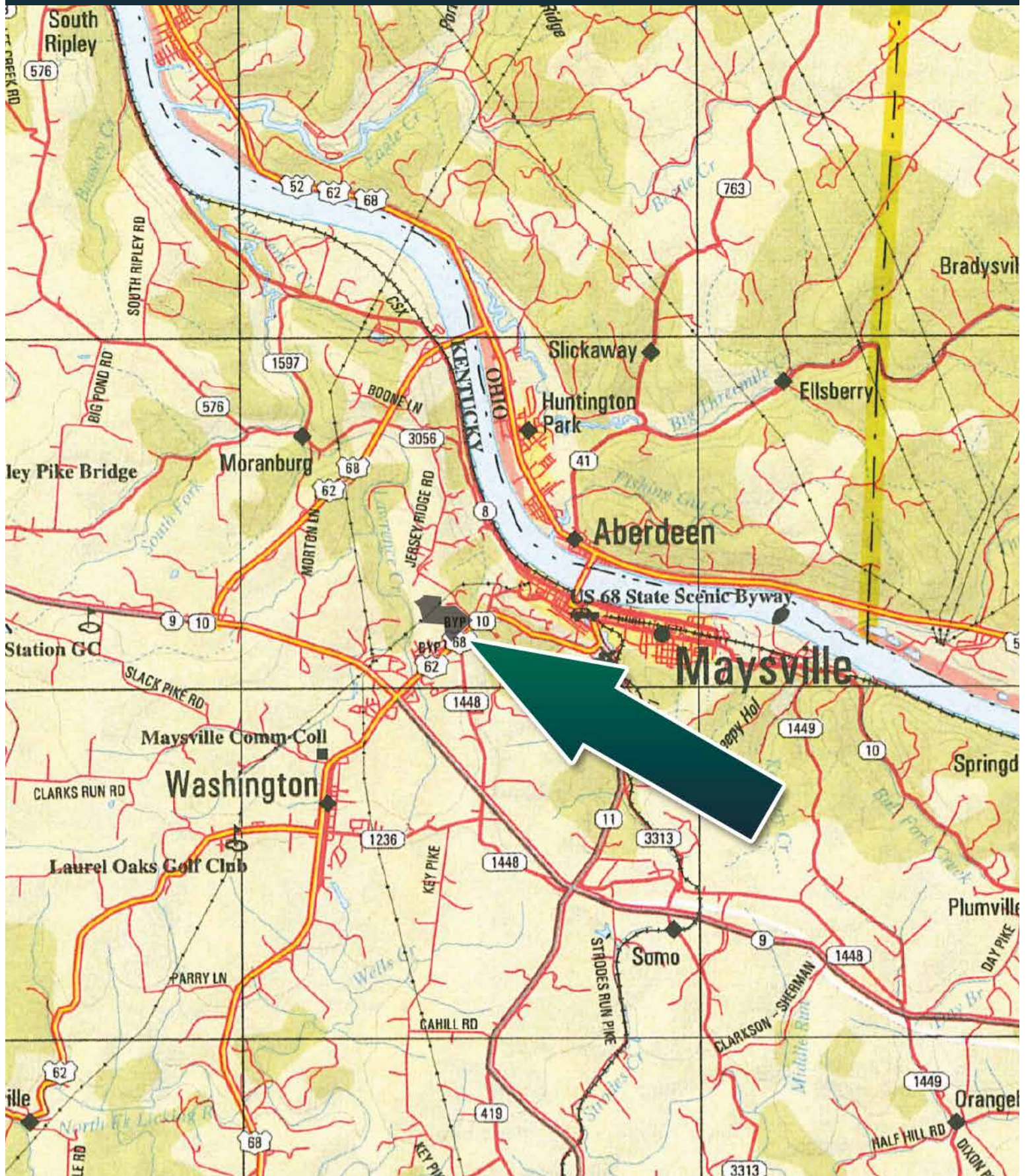
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

# **LOCATION & TRACT MAPS**

# LOCATION MAP



PROPERTY LOCATION (AUCTION HELD ONSITE): 1099 US HWY 68, Maysville, KY 41056

From the intersection of SR 9 & HWY 68, head northeast on HWY 68 for  $\frac{3}{4}$  of a mile & the property will be on your left.

# TRACT MAP





# COUNTY TAX INFORMATION

# COUNTY TAX INFORMATION

Map 049-00-00-017.00

Descr COUNTRY CLUB & 113 AC & PRO SHOP  
District 02-Maysville  
Account 56862  
Owner NEFF GOLF LLC  
484 GLEN CIRCLE DRIVE  
MAYSVILLE KY 41056

## PROPERTY CARD

Printed 5/14/2025

Location US 68 1099

Building 1 COMM BLDG-CLUB HOUSE  
Yr Const 0 EffAge 0 BuildingVal 157,000

MH Vin

ResType  
MobType  
FarmType  
ComType\*

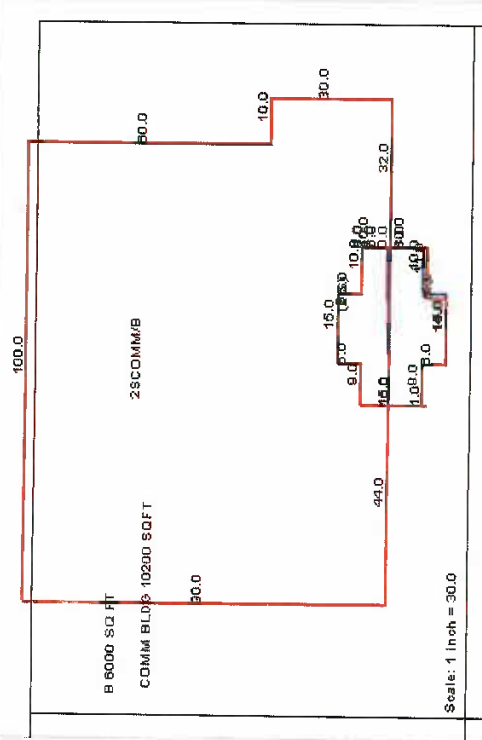
Com Typ2ClubHouse/Recreation



Subdiv/US 68	Block	Checked By JMJ	Date Assessed 12/21/2023	Lot
Date Checked 3/30/2020	Lot Size	Lot Size Sq Ft 0.00	Lot Est Actual	Platt Book
Frontage 0.00	Depth 0.00	Acres Est Actual	Source Deed	Zoning
Neighborhood Typical	Acres 113.00	Site Condition Average	Sidewalks Yes	Drainage
Road 2 Lane	Topography Rolling	Driveway Concrete	Shape	
Flood Hazard None	<input checked="" type="checkbox"/> Elect <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Grain Bins 0	Fencing 0	
Tenant Houses 0	Barns 0	Avg Height 0.00	Patio/Deck	MH/Skirting
No Stories 2.00	MH/Manufact	Length 0.00	Area 10,200.00	
Width 0.00	GarType	Pool In Ground	GarSize	
Garage/Carport	Gar Exterior	Site Cond Average	Pool Size 1,872.00	
Neighborhood Typical	Structure 2 Story	Exterior Wood	Bldg Cond Good/Average	
Const Type Wood Frame	Roof Type Gable	Const Quality Average/Standard	Foundation	
Basement Type Sunken	<input checked="" type="checkbox"/> Heat Type Forced Air	Roof Cover Comp Shingles	Tennis Court Lighted	
<input checked="" type="checkbox"/> Air Type Central	<input checked="" type="checkbox"/> Sewer	Basement Size Full	Roof Pitch Medium	
<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	Heat Source Natural Gas	Basement Finish	
Living 0 Dining 0	Family 0 Kitchen 0	Driveway Paved/Asphalt	Suppl Heat	
Full Bath 0 Half Bath 0	Other Rm 0	<input checked="" type="checkbox"/> Fire Alarm <input type="checkbox"/> Fire Alarm	Sidewalks Yes	
		<input type="checkbox"/> Sprinklers <input type="checkbox"/> Special Imprvmt		
		Batts 0 Living 10,200.00		
		Firplc 0 Basemnt 6,000.00		
		Total 0		

Name	Deed	Sale Date	Sale Price
NEFF GOLF LLC	351-579	12/01/2023	875,000

MAYSVILLE CLUB CORP	126-639	11/01/1925	4,000
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Year	Net Taxable	Exemption	Total Taxable	Land	Improvements	Ag Improvements	Land FCV	Imprvmts FCV	Ag Imprvmts FCV	Total FCV
2025	875,000	0	875,000	678,000	197,000	0	0	0	0	0
2024	875,000	0	875,000	678,000	197,000	0	0	0	0	0
2023	981,000	0	981,000	756,000	225,000	0	0	0	0	0

**DEED**

# DEED

DOCUMENT NO: 157211  
RECORDED: December 01, 2023 02:12:00 PM  
TOTAL FEES: \$50.00 TRANSFER TAX: \$875.00  
COUNTY CLERK: STEPHANIE SCHUMACHER  
DEPUTY CLERK: KATIE A MELLENCAMP  
COUNTY: MASON COUNTY  
BOOK: D391 PAGES: 579 - 582

1099 U.S. 68, Maysville,  
Mason County, Kentucky

When Recorded Return To:  
Fox, Wood, Wood & Estill  
24 West 3rd Street  
Attn: Real Estate  
Maysville, KY 41056  
2023-11-487

THIS DEED OF CONVEYANCE made and entered into this 1st day of December, 2023, by and between **Maysville Club Corporation Inc., a Kentucky Corporation**, Grantor, with a mailing address of 1099 U.S. 68, Maysville, KY 41056; and **Neff Golf, LLC, a Kentucky Limited Liability Company**, Grantee, with a mailing and tax billing address of 484 Glen Circle Drive, Maysville, KY 41056:

WITNESSETH: THAT for a valuable consideration of EIGHT HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$875,000.00) Dollars, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby grant and convey unto Grantee, their heirs/successors and assigns forever, the following described property located in Mason County, Commonwealth of Kentucky:

**TRACT A:**

A certain tract or parcel of ground bounded on the north by the Jersey Ridge Turnpike road, on the south and west by the lands of N.S. Stevenson, on the east by the land of N.S. Stevenson and the Maysville and Lexington Turnpike road, containing 10 acres, more or less.

**TRACT B:**

That part of the farm of the late John R. Key which was assigned to his daughters Sallie and Mary T., when the land was divided, and described as follows:

That assigned to Mary T. Key is described on the plat as No. 2 and contains 50 acres; and that part assigned to Sallie Lee designated as Lot No. 2 on the plat and contains 25 acres being the same property conveyed to Mary T. Keys and Sallie Lee (now Key) by Geo. W. Sulser, Commissioner, of the Mason Circuit Court by deed dated 27 April 1871 and recorded in Mason County Deed Book 77, page 395, and conveyed to Sallie Lee and husband and Mary T. Key to Chas. O. and Henry C. Dietrich, by deed dated 21 January

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MASON COUNTY  
**D391 PG579**

# DEED

MASON COUNTY  
D391 PG580

1876 and recorded in Mason County Deed Book 78, page 460, to which deeds reference is had for a fuller and more complete description.

Also 9 acres, 3 roods and 24 poles, being a part of the John R. Key farm beginning in the center of the road leading from the Maysville & Lexington Turnpike road to the dwelling in Campbell's line.

Tract B contains in all 84 acres, 3 roods and 24 poles, more or less.

#### TRACT C:

All that certain tract of land known as "Edgewood", lying on the west side of Maysville & Lexington Turnpike Road containing 17 acres, 3 roods and 12 poles of land, and fully described in the deed of Martha J. Sadler and W.C. Sadler, her husband, to Annie E. White, dated 3 April 1880 and recorded in Mason County Deed Book 81, page 532.

Tracts A, B and C are subject to all existing utilities above and below ground, recorded utility easements, and highway rights of way.

Tract A being the same property conveyed to Maysville Club Corporation, Incorporated, by deed from Elizabeth A. Davidson, et al., dated 27 November 1925 and recorded in Deed Book 126, page 639, Mason County Court Clerk's Records.

Tracts B and C being the same property conveyed to Maysville Club Corporation, Incorporated, by deed from Scott Stevenson, et ux., dated 1 March 1926 and recorded in Deed Book 127, page 129, Mason County Court Clerk's Records.

This conveyance is subject to the possibility of reverter with the condition subsequent being the Grantee shall maintain a minimum 18 hole, par 70, 6,000-yard golf course for a minimum of five(5) years from the date of the deed of conveyance, such golf course to be kept in good and playable condition for the duration of the five-year period. If said condition subsequent is not satisfied, fee simple interest automatically reverts back to the Grantor. This provision is to be interpreted as a covenant running with the land and will transfer to the Grantee, their successors, assigns, and heirs.

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Grantee, their heirs/successors and assigns forever.

GRANTOR does hereby release and relinquish unto the Grantee, their heirs/successors and assigns forever, all of its right, title, and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Grantee, their heirs/successors and assigns forever, that it is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that it will WARRANT GENERALLY the title to said property. Provided, however, that there is excepted from the

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# DEED

foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements, and conditions of record affecting said title.

Grantee assumes and agrees to pay all ad valorem taxes assessed against the above described property for tax year 2024 and all subsequent years, 2023 ad valorem taxes having been paid by the Grantor and prorated between the parties as of the date of the transfer of this deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. Grantee joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands, this the day and year first above written.

GRANTOR:

Maysville Club Corporation Inc., a  
Kentucky Corporation

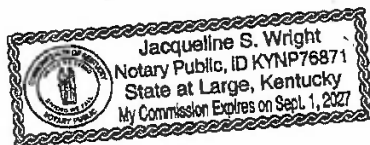
By: [Signature]  
Robert J. Grutza, President

ATTEST:

By: [Signature]  
Kelli Neeley, Secretary

STATE OF KENTUCKY  
COUNTY OF MASON

The foregoing instrument was subscribed, sworn to, and acknowledged before me on this 1st day of December, 2023 by Robert J. Grutza, President and Kelli Neeley, Secretary of Maysville Club Corporation, a Kentucky Corporation, Grantor.



[Signature]  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 9-1-2027  
Notary ID #: KYNP76871

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MASON COUNTY  
D391 PG581

# DEED

MASON COUNTY  
D391 PG582

GRANTEE:

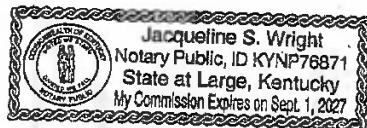
Neff Golf, LLC, a Kentucky Limited  
Liability Company

By: Cynthia M. Neff  
Cynthia M. Neff, Member

By: Louis C. Neff  
Louis C. Neff, Member

STATE OF KENTUCKY  
COUNTY OF MASON

The foregoing instrument was subscribed, sworn to, and acknowledged before me on this 1st day of December, 2023 by Cynthia M. Neff, Member and Louis C. Neff, Member of Neff Golf, LLC, a Kentucky Limited Liability Company, Grantee.



Jacqueline S. Wright  
Notary Public  
KENTUCKY, State at Large  
My Commission Expires: 9-1-2027  
Notary ID #: KYNP76871

I hereby certify that this  
instrument has been prepared by:

Jacqueline S. Wright  
Jacqueline S. Wright  
FOX, WOOD, WOOD & ESTILL  
ATTORNEYS AT LAW  
24 WEST THIRD STREET  
MAYSVILLE, KENTUCKY 41056  
(606) 564-5585  
realestate@fwwe.law

Fox, Wood, Wood & Estill | Maysville, Kentucky | fwwe.law



# PRELIMINARY TITLE

# PRELIMINARY TITLE

To

CHARLES R. MARSHALL  
4565 MAYSVILLE ROAD  
FLEMINGSBURG, KENTUCKY 41041

Dated: May 16, 2025

## PRELIMINARY TITLE CERTIFICATE

I hereby certify that we have examined the records of the clerk of Mason County, Kentucky concerning certain real estate which is described as follows:

### TRACT A:

A certain tract or parcel of ground bounded on the north by the Jersey Ridge Turnpike road, on the south and west by the lands of N.S. Stevenson, on the east by the land of N.S. Stevenson and the Maysville and Lexington Turnpike Road, containing 10 acres, more or less.

### TRACT B:

That part of the farm of the late John R. Key which was assigned to his daughters Sallie and Mary T., when the land was divided, and described as follows:

That assigned to Mary T. Key is described on the plat as No. 2 and contains 50 acres; and that part assigned to Sallie Lee designated as Lot No. 2 on the plat and contains 25 acres being the same property conveyed to Mary T. Key and Sallie Lee (now Key) by Geo. W. Sulser, Commissioner, of the Mason Circuit Court by deed dated 27 April 1871 and recorded in Mason County Deed Book 77, page 395, and conveyed to Sallie Lee and husband and Mary T. Key to Chas. O. and Henry C. Dietrich, by deed dated 21 January 1876 and recorded in Mason County Deed Book 78, page 460, to which deeds reference is had for a fuller and more complete description.

Also 9 acres, 3 roods and 24 poles, being a part of the John R. Key farm beginning in the center of the road leading from the Maysville & Lexington Turnpike road to the dwelling in Campbell's line.

Tract B contains in all 84 acres, 3 roods and 24 poles, more or less.

### TRACT C:

All that certain tract of land known as "Edgewood", lying on the west side of Maysville & Lexington Turnpike Road containing 17 acres, 3 roods and 12 poles of land, and fully described in the deed of Martha J. Sadler and W.C. Sadler, her husband, to Annie E. White, dated 3 April 1880 and recorded in Mason County Deed Book 81, page 532.

Tracts A, B and C are subject to all existing utilities above and below ground, recorded utility easements, and highway rights of way.

THERE IS EXCEPTED HEREFROM so much of the above described property as was conveyed to the Commonwealth of Kentucky for the use and benefit of the Department of Highways by deed from Maysville Club Corporation, dated February 6, 1963 and recorded on April 5, 1963 in Deed Book 165, page 571, Mason County Clerk's Office.

Being the same property conveyed Neff Golf, LLC, a Kentucky limited liability company, by deed dated and recorded on December 1, 2023 in Deed Book 391, page 579, Mason County Clerk's Office.

# PRELIMINARY TITLE

THE TITLE thereto is Fee Simple in  
Neff Golf, LLC, a Kentucky limited liability company  
clear, free and unencumbered except as follows:

<b>TAXES--</b>	<b>City</b>	Paid through 2024
	<b>County</b>	Paid through 2024

2024 real property taxes in the amount of \$10,600.63 were paid on December 31, 2024. The property has a taxable value of \$875,000.00 and a tax map number of 049-00-00-017.00 according to the Mason County PVA.

**ENCUMBRANCES--** The property is subject to all easements, restrictions and rights of way of record including, but not limited to, the following:

1. 100' transmission line easement in favor of Kentucky Utilities Co. dated October 22, 1929 of record in Deed Book 130, page 463, Mason County Clerk's Office;
2. Easement in favor of Maysville Water Company dated November 29, 1940 of record in Deed Book 138, page 305, Mason County Clerk's Office; and
3. 10' power line easement in favor of City of Maysville dated June 21, 1981 of record in Deed Book 212, page 205, Mason County Clerk's Office.

## **MISCELLANEOUS--**

1. The deed in favor of the present title holder, of record in Deed Book 391, page 579, Mason County Clerks' Office, contains the following language:  
  
"This conveyance is subject to the possibility of reverter with the condition subsequent being the Grantee shall maintain a minimum 18 hole, par 70, 6,000-yard golf course for a minimum of five (5) years from the date of the deed of conveyance, such golf course to be kept in good and playable condition for the duration of the five-year period. If said condition subsequent is not satisfied, fee simple interest automatically reverts back to the Grantor. This provision is to be interpreted as a covenant running with the land and will transfer to the Grantee, their successors, assigns, and heirs."
2. The property is possibly subject to a Notice of Attorney's Fee Lien in favor of Hon. R. Stephen McGinnis, in the amount of \$26,524.10, of record in Encumbrance Book 49, page 786, Mason County Clerk's Office.
3. Robert B. Anderson and Mary Milton Anderson executed an "Acknowledgment of Consent" concerning a fence possibly encroaching on the property of record in Deed Book 196, page 14, Mason County Clerk's Office. Said Acknowledgment set forth that

# PRELIMINARY TITLE

the Anderson fence encroached on the property by permission and consent of the title holder at that time and not adversely or by right.

4. The undersigned recommends that the property be surveyed.
5. The undersigned renders no opinion on any aspect of Mason Circuit Court Civil Action No. 24-CI-00121 which dictates auction of the above described property.

This certificate, of course, does not purport to cover matters not recorded in the official record of Mason County, including questions which a correct survey or field inspection would disclose, rights of persons in possession, zoning and other governmental regulations, rights to file materialmen's liens, or any other unrecorded taxes, assessments, or similar liens, zoning and other governmental regulations, and assumes the validity and correctness of the indexing system in current use in the Mason County Clerk's office. **It is specifically understood and agreed that this opinion is issued only for the benefit of addressee.** This certificate and the information as set forth herein is further limited by the period of our search. That period commences with a certain deed from Elizabeth A. Davidson, et al., in favor of Maysville Club Corporation, Incorporated, dated November 27, 1925 and recorded on December 8, 1925 in Deed Book 126, page 639, Mason County Clerk's Office, and a certain deed from Scott Stevenson, et al., to Maysville Club Corporation, Incorporated, dated and recorded on March 1, 1926 in Deed Book 127, page 129, Mason County Clerk's Office. The search period ends the date and time set forth at the beginning of this certificate.

Further, no certifications are made by the undersigned as to the following:

1. The interest of any person inheriting an interest in property whose name was omitted from any affidavit of descent or devise appearing in the chain of title for this property;
2. The propriety, including jurisdiction of the court or service on the parties, of any court proceeding that resulted in a deed that is in the chain of title for this property;
3. The judgment of any court affecting the chain of title for this property that is not properly recorded in the County Clerk's Office referenced above;
4. Any liens, out conveyances or other documents recorded against or by persons using names other than those contained in the chain of title; and
5. It is assumed by the undersigned that all persons who executed deeds or other documents in the chain of title were competent to do so at the time they executed said document.

CLARKE AND CAUDILL  
Attorneys at Law  
119 Sutton Street  
P. O. Box 427  
Maysville, Kentucky 41056

By:   
Michael M. Clarke

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