

ORDINANCE NO. 2025- 23

**AN ORDINANCE DECLARING CERTAIN
REAL ESTATE AN ECONOMIC DEVELOPMENT TARGET AREA**

WHEREAS, the Town Council has received a recommendation from its Economic Development Commission that certain real estate owned by Leiberling Properties, LLC be designated an economic development target area, said real estate being more particularly described on Exhibit A attached hereto (hereinafter "Development Property"); and

WHEREAS, the Council finds that the Development Property has become undesirable for normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, and other factors that have impaired values or prevent a normal development of the Development Property; and

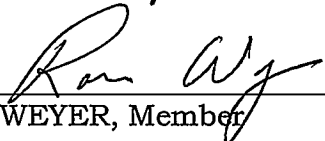
WHEREAS, the Town Council's designation of the Development Property as an economic development target area will not cause more than fifteen percent (15%) of the total geographic area of Ferdinand to be so designated.

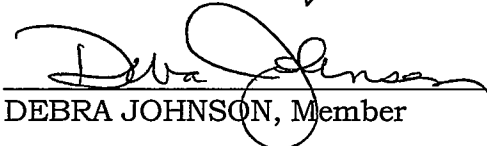
NOW THEREFORE, BE IT ORDAINED that the Development Property is hereby designated as an economic development target area.

ADOPTED this 18 day of December, 2025.

TOWN COUNCIL OF THE
TOWN OF FERDINAND, INDIANA


KENNETH J. SICARD, President


RON WEYER, Member


DEBRA JOHNSON, Member

ATTEST:


TAMARA M. MILLER, Clerk-Treasurer



EXHIBIT A

CONVEY TO AND WARRANTED

to LEIBERING PROPERTIES, LLC, an Indiana limited liability company with its registered office at 12664 N. St. Peters Church Road, Lamar, Indiana 47550, for and in consideration of the sum of ONE DOLLAR [\$1.00] and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Dubois County, in the State of Indiana, to-wit:

A part of the Northeast Quarter of the Southeast Quarter of Section Twenty-Nine (29), Township Three (03) South, Range Four (04) West, in the Town of Ferdinand, Dubois County, Indiana, and being more particularly described as follows:

Commencing at an CST nail occupying the Southeast corner of said quarter-quarter section; thence North 90 degrees 00 minutes 00 seconds West 35.00 feet along the South line of said quarter-quarter section to an existing iron pin at the Point of Beginning also being the Southeast corner of the subject tract; thence North 90 degrees 00 minutes 00 seconds West 283.81 feet along the South line of said quarter-quarter section to an iron pin set at the Southeast corner of the Leiberling Lumber and Logging LLC tract as recorded as Record Document #200400185; thence North 00 degrees 41 minutes 14 seconds East 237.80 feet to an existing iron pin at a corner of said Leiberling tract; thence North 89 degrees 18 minutes 46 seconds West 10.00 feet to an existing iron pin at a corner of said Leiberling tract; thence North 00 degrees 41 minutes 14 seconds East 107.72 feet to an existing iron pin at a corner of said Leiberling tract; thence North 90 degrees 00 minutes 00 seconds West 259.00 feet to an existing iron pin at a corner of said Leiberling tract; thence North 02 degrees 56 minutes 57 seconds East 331.31 feet to an existing iron pin at a corner of said Leiberling tract; thence North 89 degrees 59 minutes 42 seconds East 503.63 feet (crossing over an iron pin set at 468.63 feet) to a MAG nail set at the Southeast corner of said Leiberling tract; thence South 48 degrees 16 minutes 13 seconds East 45.72 feet to a MAG nail set in the West line of the Town of Ferdinand tract as recorded in Deed Book 217 Page 450 of the Dubois County Recorder's Office; thence South 00 degrees 32 minutes 34 seconds West 646.14 feet along said West line and also the West line of the WRE Inc. tract, recorded as Record Document #2005005543 in the Dubois County Recorder's Office (crossing over existing iron pins at 47.23 and 611.14 feet) to the Point of Beginning, and containing 6.40 acre, more or less.

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