

**JESSAMINE CO., KENTUCKY**

**133 Acres located on the KENTUCKY RIVER!**

***A “RECREATIONALIST'S DREAM” offering HUNTING, BOATING, and CAMPING opportunities!!!***

*Acreage consists of wooded hunting lands and fertile bottomlands ideal for campsites, with river frontages ideal for boating, and located adjacent to the Jessamine County Boat Ramp!*

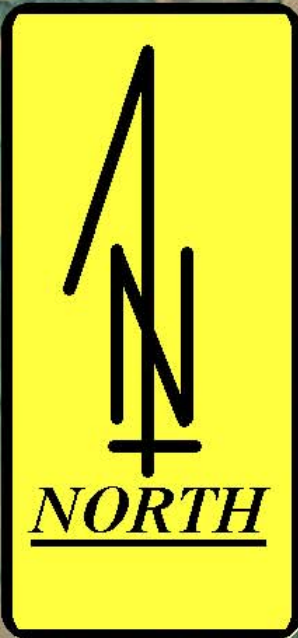
*Property fronts on two blacktop road state-maintained roadways (KY 39 & KY 1541). Public water (waterline extension funded and pending installation so will be available soon!), natural gas, and electricity available! This property offers the best of recreational opportunities!*

## UNIQUE PROPRTY WITH LOADS OF POTENTIAL AND POSSIBILITIES!

**PRICED TO SELL \$450,000!**







**LEGEND**

PROPERTY BOUNDARIES

KY 39 KY 1541

BANKS OF KENTUCKY RIVER

LICK BRANCH CREEK

*This Exhibit prepared by Craig A. Stanfield, Craig A. Stanfield Real Estate and Auction Services, Tollesboro, Kentucky, for informational and marketing purposes, Feb., 2008.*

*Not performed by surveyor or with use of transit or other "on-site" measuring devices. Boundaries not guaranteed, formed by comparison to public records and other data, assumed accurate in content. All rights reserved.*

The subject property is physically divided into three separate tracts, with one parcel not contiguous to the remaining acreage. Acreage is estimated to consist of 133 acres more or less by existing deeds, acquired in two tracts as four parcels.

Deed Book 472 pg. 706 &  
Deed Book 510 pg 639,  
Jessamine Co. Court Records.

NATURAL GAS AND  
ELECTRIC AVAILABLE.  
PUBLIC WATER  
PLACEMENT FUNDED.  
AVAILABLE SOON!

**AERIAL PHOTO**  
**APPROXIMATE BOUNDARIES**  
**133 ACRES MORE OR LESS**  
**FRONTING ON**  
**KENTUCKY RIVER**  
**ROAD FRONTAGE ON**  
**KY 39 & KY 1541**  
**LICK BRANCH CREEK**  
**JESSAMINE CO., KY**  
**NOT TO SCALE**

Jessamine  
County  
Boat Ramp

Garrard  
County  
Boat Ramp

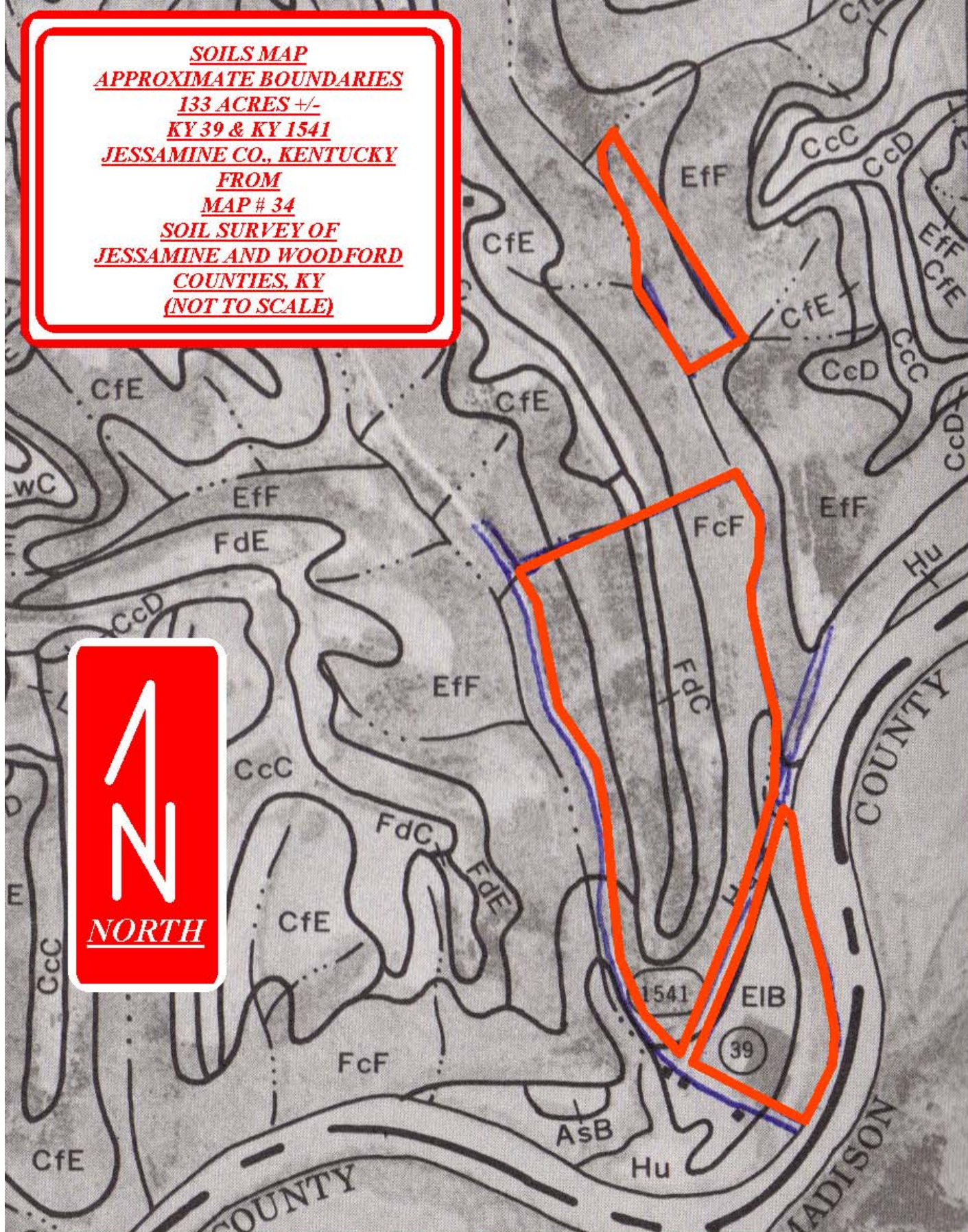
GARRARD CO.

MADISON CO.



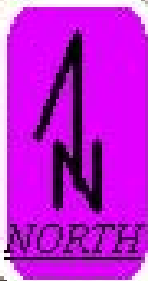
SOILS MAP  
APPROXIMATE BOUNDARIES  
133 ACRES +/-  
KY 39 & KY 1541  
JESSAMINE CO., KENTUCKY  
FROM  
MAP # 34  
SOIL SURVEY OF  
JESSAMINE AND WOODFORD  
COUNTIES, KY  
(NOT TO SCALE)

(Joins inset, sheet 1)



Prepared by Craig A. Stanfield, Craig A. Stanfield  
Real Estate & Auction Services, as an exhibit  
for marketing purposes only, Feb., 2008,  
from public sources believed accurate but not warranted.  
Boundaries not guaranteed. All rights reserved.





TOPO MAP  
APPROXIMATE  
BOUNDARIES  
133 ACRES +/-  
KY 39 & KY 1541  
JESSMINE CO., KY  
(NOT TO SCALE)

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# 133 Acres +/- KY 39 & KY 1541 Jessamine Co., KY

Downloaded from

FEMA Website

fema.gov Feb. 29, 2008

FLOOD HAZARD

BOUNDARY MAP

FEMA COMMUNITY

PANEL #2101250075A

EFFECTIVE DATE

AUG. 1, 1979

APPROXIMATE SCALE  
2000 0 2000 FEET



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

JESSAMINE COUNTY,  
KENTUCKY  
(UNINCORPORATED AREAS)

COMMUNITY PANEL NUMBER  
210125 0075 A

PAGE 75 OF 100

SEE MAP INDEX FOR PAGES NOT PRINTED

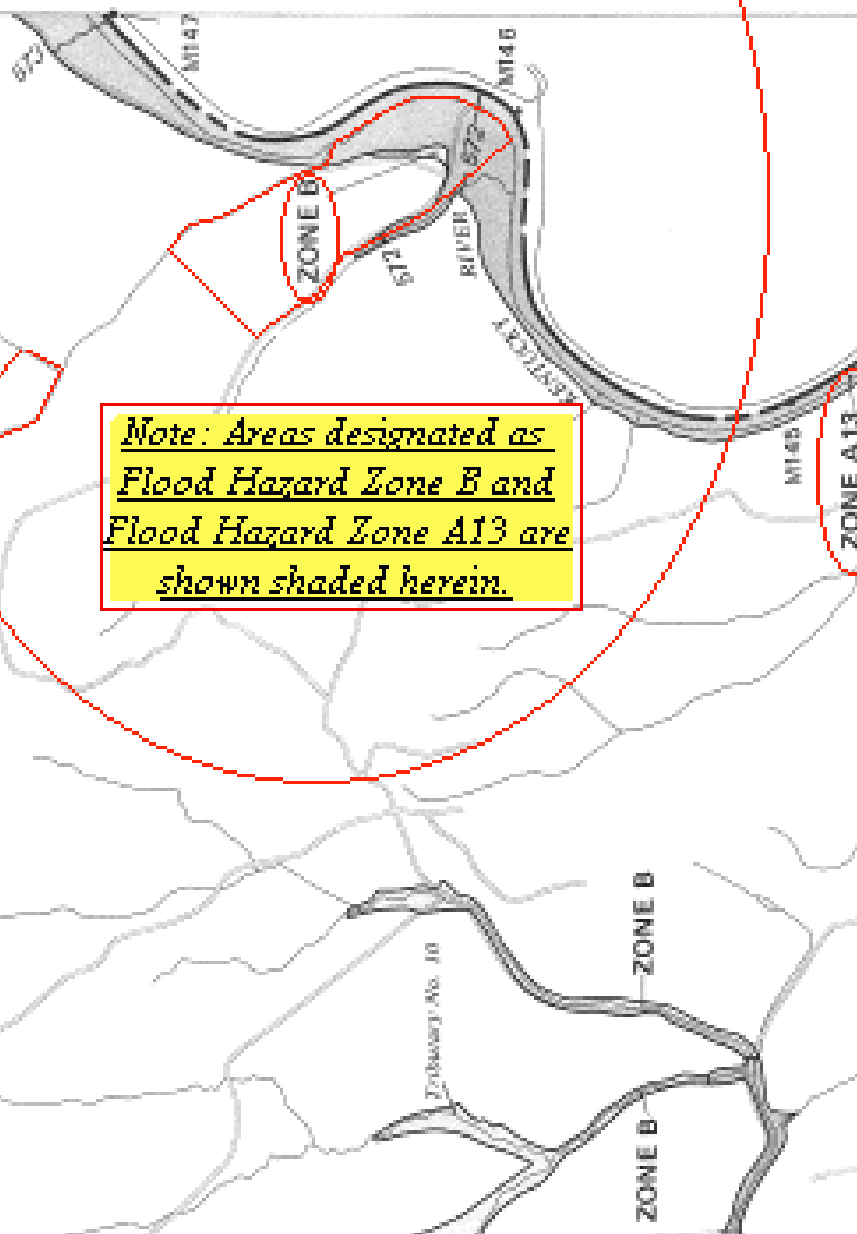
EFFECTIVE  
AUGUST 1, 1979

U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION



This is an official copy of a portion of the above referenced flood map. It was installed using FEMA's software. This map does not reflect changes or amendments which may have been made subsequent to the date on the map. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov).

Note: Areas designated as  
Flood Hazard Zone B and  
Flood Hazard Zone A13 are  
shown shaded herein.



## LEGAL DESCRIPTION

**PARCEL # 1:** All of Tracts 1 and 2 of the Homer Burton Estate Property as shown by plat of record in Plat Cabinet 9, Slide 37 in the Jessamine County Court Records, and being the same property conveyed to Terry Thoroughman and Cindy Thoroughman by deed of Harold Burton and others, by deed dated the 2<sup>nd</sup> day of July, 2002 and recorded in Deed Book 472 page 706 Jessamine County Court Records (*acreage not defined in deed, only reference to the plat referenced above. Plat indicates that Tract # 1 consists of 24.097 acres and that Tract # 2 consists of 31.514 acres, indicating a total acreage for PARCEL # 1 of 55.611 acres*).

***Note:** The plat described above includes the following stipulations (among others): 1). Based on Maps prepared by the Department of Housing and Urban Development, the property shown hereon is within the F.I.A. Flood Hazard Area as shown on face of plat. 2). There is a 40' wide ingress and egress easement center on the center of Lick Branch, this is the existing width of Lick Branch bed. 3). Subsurface Sewage Disposal Note: Sewage disposal for this development shall be by a subsurface method approved by the Jessamine County Health Department. Prior to beginning construction on a lot, a person shall obtain a valid subsurface sewage disposal permit issued pursuant to 902 KAR: 0-081 and 902 KAR: 0-085. 4). Entrance Note: Any new entrance must have approval of the Jessamine County Road Dept. Supervisor or an engineer designated by him for installation of any required entrance piping so as not to impede, or alter any existing or generated water flow. 5). Additional notices are in place on said plat regarding approval for recording, certificate of accuracy, ownership and dedication, purposes of the plat, and other statements. Please refer to plat for additional considerations.*

**PARCEL # 2:** Consisting of approximately 77.5 acres more or less, and consisting of that property described in two tracts and conveyed to Terry Thoroughman and Cindy Thoroughman by deed of Evelyn Owens by deed dated the 23<sup>rd</sup> day of January, 2004 and recorded in Deed Book 510 age 639 Jessamine County Court Records.

Tract 1 described as consisting of 27 acres of land consisting of Lot # 7 of the division of lands of James Peel, Sr., and further entitled to a pass way 12 feet wide along the eastern boundaries of Lots 8 & 9 as shown on plat of said land division and extending from said division to the turnpike (*Note: Reference is not made in deed as to where the plat of the lands of James Peel, Sr. is recorded and checking county court clerk records back to 1914 does not reveal that said plat is recorded. However, reference is made to a division of lands through court proceedings and plat may be recorded with said proceedings*).

Tract 2 consisting of 54.5 acres, however excluding there-from a boundary of land described as consisting of 4 acres more or less, leaving approximately 50.5 acres, more or less.





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