

FOR SALE



Craig A. STANFIELD REAL ESTATE BROKER AUCTIONEER

2003 KENTUCKY STATE CHAMPION AUCTIONEER



info@stanfieldproperty.com www.stanfieldproperty.com

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Cell: (606) 301-3350

Fax: (606) 798-2115

EXPERIENCE COUNTS! Call Craig to put his sign on your property today

LICENSED IN REAL ESTATE AND AUCTION BUSINESS SINCE 1984!

APPROXIMATE BOUNDARIES JACK FOUT PROPERTY QUICKS RUN ROAD, LEWIS CO., KENTUCKY NOT TO SCALE



This property is described in the present deed in a number of parcels and further subject to several exceptions. Most of the parcels that make up the subject, as well as the majority of the exceptions are described as boundaries without benefit of calls for distance and/or direction -- not surveyed. The acreage in deed is estimated, not guaranteed. Aerial shows boundaries as shown by owner representation. Neither the acreage of the subject property nor the area shown and incorporated herein are guaranteed.

Prepared by Craig A. Stanfield Craig A. Stanfield Real Estate and Auction Services Boundaries approximate, not guaranteed, prepared for informational and marketing purposes only, without use of transit or other "on site" measuring devices. May, 2008. All rights reserved.

LEWIS COUNTY, 297 ACRES, HUNTER'S PARADISE!!!

This tract of land is located in the "Heart of Whitetail Deer Country" and is improved with a large, new 3 bdrm., 2 bath doublewide on concrete block foundation and a tobacco barn. The acreage consists of a mixture of woods, pasture, and cropland! The wooded acreages include marketable timber!!! Two creeks merge within the boundary, one extending across the property, the other running along the length of the property. This fine property is priced right too at JUST \$340,000!!!

(That's just \$1,145 / acre average!)

Call today to see this fine property!!!

PRICE REDUCED!!! NOW JUST \$300,000 (just over \$1000 / acre average), however excludes value of timber which is under contract for harvest. Still a fine property offering EXCELLENT POTENTIAL for TROPHY WHITETAIL DEER HUNTING, AS WELL AS WILD TURKEY!!!



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FOR SALE Craig A. STANFIELD REAL ESTATE BROKER AUCTIONEER Equal Housing Opportunity (606) 798-2009 (606) 301-3350 www.stanfieldproperty.com

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02/25/2008



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SELLER DISCLOSURE OF PROPERTY CONDITION

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of it on:

10/6/05 and ending on 2/25/08
(date of purchase) (date of this form)

PROPERTY ADDRESS: 132 Lazy Bee Lane Quick Run

This form applies to sales and purchases of residential real estate. This form is not required for:

1. Residential purchases of new homes if a warranty is offered;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

PURPOSE OF STATEMENT: Completion of this form shall satisfy the requirements of KRS 324.360 which mandates the seller's disclosure of information about the property he is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This statement shall not be a warranty by the seller or seller's agent and shall not be intended as a substitute for an inspection or warranty the purchaser may wish to obtain. This is a statement of the conditions and information concerning the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally-inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any agent representing any seller in this transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the licensee to complete this form on your behalf in accordance with KRS 324.360(9).

(5) If some items do not apply to your property, write "not applicable." (6) If you do not know the answer to a question, write "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the agent to provide a copy of this statement to a person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following are not the representations of the agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

1. HOUSE SYSTEMS	YES	NO	UNKNOWN
Any past or current problems affecting:			
(a) Plumbing	—	✓	—
(b) Electrical system	—	✓	—
(c) Appliances	—	✓	—
(d) Floors and walls	—	✓	—
(e) Doors and windows	—	✓	—
(f) Ceiling and attic fans	—	✓	—
(g) Security system	—	NA	—
(h) Sump pump	—	NA	—
(i) Chimneys, fireplaces, inserts	—	✓	—
(j) Pool, hot tubs, sauna	—	NA	—
(k) Sprinkler system	—	NA	—
(l) Heating	—	✓	—
(m) Cooling/air conditioning	—	✓	—
age <u>240</u>			
age <u>241</u>			
Explain: _____			
2. FOUNDATION/STRUCTURE/BASEMENT			
(a) Any defects or problems, current or past, to the foundation or slab?	—	✓	—
(b) Any defects or problems, current or past, to the structure or exterior veneer?	—	✓	—
Explain: _____			
(c) Has the basement leaked at anytime since you have owned or lived in the property?	—	NA	—
(d) When was the last time the basement leaked? _____			
(e) Have you ever had any repairs done to the basement?	—	NA	—
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed? _____			
Explain: _____			
(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) _____			

Initials (Buyer) _____ Date/Time _____

Initials (Seller) JPT/XX Date/Time 2/25/08
1105

YES NO UNKNOWN

(h) Have you experienced, or are you aware of, any water or drainage problems with
Regard to the crawl space?..... YES NO UNKNOWN

3. **ROOF**

- (a) Age of the roof? 2 yr
- (b) 1. Has the roof leaked at any time since you have owned or lived in the property?
2. When was the last time the roof leaked? Never
- (c) 1. Have you ever had any repairs done to the roof?
2. If you have ever had the roof repaired, when was the repair performed?.....
- (d) 1. Have you ever had the roof replaced?.....
2. If you have had the roof replaced, when was the replacement performed?.....
- (e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.).....
- (f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof?
2. If you have ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof, when was the repair performed?.....

4. **LAND/DRAINAGE**

- (a) Any soil stability problems?.....
- (b) Has the property ever had a drainage, flooding, or grading problem?.....
- (c) Is the property in a flood plain zone?.....
- (d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property?
Explain:.....

5. **BOUNDARIES**

- (a) Have you ever had a staked or pinned survey of the property?.....
- (b) Do you know the boundaries?.....
- (c) Are the boundaries marked in any way?.....
- (d) Are there any encroachments or unrecorded easements relating to the property of which you are aware?
Explain:.....

6. **WATER**

- (a) 1. Source of water supply city water
2. Are you aware of below normal water supply or water pressure?
- (b) Is there a water purification system or softener remaining with the house?.....
- (c) Has your water ever been tested? If yes, give results
Explain:.....

7. **SEWER SYSTEM**

- (a) Property is serviced by:
 - 1. Category I. Public Municipal Treatment Facility;.....
 - 2. Category II. Private Treatment Facility;.....
 - 3. Category III. Subdivision Package Plant;.....
 - 4. Category IV. Single Home Aerobic Treatment System (AKA: "Home Package Plant")
 - 5. Category V. Septic Tank with drain field, lagoon, wetland, or other onsite dispersal;
 - 6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system;.....
 - 7. Category VII. No Treatment/Unknown.....
- (b) For properties with Category IV, V, or VI systems:
Date of last inspection (sewer):
Date of last inspection (septic): new ok Date last cleaned (septic): new ok
- (c) Are you aware of any problems with the sewer system?.....
Explain:.....

8. **CONSTRUCTION/REMODELING**

- (a) Have there been any additions, structural modifications, or other alterations made?.....
- (b) Were all necessary permits and government approvals obtained?.....
Explain: Add Flw Wood Stove

9. **HOMEOWNER'S ASSOCIATION**

- (a) 1. Is the property subject to rules or regulations of a homeowner's association?.....
2. If yes, what is the yearly assessment? \$

Initials (Buyer) _____ Date/Time _____

Initials (Seller) JPT/CP Date/Time 2/25/08
111.00

PARCEL NO. ONE: The following parcels or tracts of land lying and being in the County of Lewis and State of Kentucky, on the waters of Quick's Run Creek and described as follows:

First Tract: Beginning at a white oak corner to Shaw; thence with the fence as it now stands a north westerly course to a little black walnut marked as a corner; thence a straight line to a stone on the south bank of the creek near the mouth of a ditch; thence up the creek as it meanders to a stone in the present line between Pool's and Pell's; thence with the fence as it now stands a straight line to a sycamore stump near the county road; thence with the fence to the bank of the creek; thence a straight line S 1 W to a stone on the bank of Shaw Branch; thence S 23-1/2 E 3 poles and 12 links to a stone; S 8 E 3 poles and 6 links, S 17-1/2 E 11 poles to a stone, S 30 E 2 poles and 7 links, S 12 E 3 poles, S 31 W 3 poles, S 5-1/2 E 2 poles, S 23-1/2 E 4 poles, S 1-1/2 W 5 poles, S 10 W 17 poles, S 16-3/4 E 12 poles to a stone in Shaw line; thence with the same N 62 E 39 poles to the place of beginning, containing 16 acres, more or less.

16 Acres

no Old Maps of Lewis County

FEB-23-2008 10:14 FROM:LEWIS CO. CLERK

6067966511

TO:CRAIG STANFIELD

P.3/5

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Second Tract: Beginning at a stone in the County Road in a line of Mrs. Brunette Socrest; thence with her line S 8-1/2 E 77-1/2 poles to a stone in R. H. Shaw's line standing N 8-1/2 W 12 links from a black walnut; thence with said line N 63-1/2 E 20 poles to a stone in a lane and corner to R. H. Shaw; thence with his line N 16-3/4 deg. W 12 poles, N 10 deg. E 17 poles, N 24-1/2 E 5 poles, N 1-1/2 W 7 poles, N 23-1/2 W 4 poles, N 4-1/2 W 2 poles, N 31 E 3 poles, N 12 W 3 poles, N 30 W 2 poles and 7 links to a stone in R. H. Shaw's Branch; thence with the center of the county road 26 poles to the place of beginning and containing Eleven (11) acres of land, be the same more or less.

11 Acres

Third Tract: Beginning at a stone in a lane, corner to R. H. Shaw; thence with his lines N 16-3/4 W 12 poles; N 10 E 17 poles, N 24-1/2 E 5 poles; N 1-1/2 W 7 poles; N 23-1/2 W 4 poles; N 5-1/2 W 2 poles; N 31 E 3 poles; N 12 W 2 poles and 7 links to a stone; N 17-1/2 W 11 poles, N 8 W 3 poles and 6 links; N 23-1/2 W 3 poles and 12 links to a stone on the bank of Shaw Branch; thence N 1 E to a bank of the creek; thence down the creek with the fence to a sycamore stump; thence with the fence to a stone where the original line crosses the creek; thence with the original line N 18 W 186 poles to a hickory and chestnut stump; thence with the original line N 18 W 186 poles to a hickory and chestnut stump; thence S 82-1/2 W 10 poles to a stone between three trees marked as a corner; thence S 8-1/2 W 12 links; from a black walnut in the original line; thence with the same N 63-1/2 E 20 poles to the place of beginning, containing Forty Five (45) acres, be the same, more or less.

45 Acres

A portion of the above tract has heretofore been conveyed to Mary Stricklett, and by her and her husband conveyed to (former) grantor, Mary Polley, predecessor in title, by deed recorded in Deed Book 71, page 510, Lewis County Court Records, same or said part of Tract #3 conveyed away being Tract #2 above described.

11 Acres

There is also excepted and reserved from Tract #3 about Twenty Seven (27) acres, more or less, conveyed to Raymond Prather by the grantor (former) by deed of date of December 2, 1909, recorded in Deed Book 35, page 23, Lewis County Court Records.

27 Acres

Fourth Tract: Beginning at a white oak corner; thence with Shaw's line S 27 E 14-1/3 poles; thence to a poplar, sugar tree and dogwood; thence up the hill S 70 E 40 poles, S 50 E 30 poles to a stone, two black locusts standing on the ridge in Grocnow's line; thence with the same 2-1/2 poles, two hickories; thence a straight line to the beginning, containing seven acres of land, more or less.

7 Acres

Fifth Tract: Beginning at a white oak, corner to John Doyle's line; thence S 27 E 14-1/3 poles to a poplar; thence with Hampton's line 100 rods to David Lanthorn's line; thence with Lanthorn's line to the county road; thence with the said road to John Doyle's line; thence with Doyle's line to the beginning and containing 30 acres of land, more or less, but reserving therefrom about 18 acres sold to George Thoroughman.

30 Acres

18 acres
Sixth Tract: Beginning at a point where a sled road intersects the county road opposite the Ed Shaw house; thence with sled road to Claude Queen's line; thence with Queen's line to Dave Lanthorn's line; thence with the Lanthorn line to the county road; thence with the county road to the place of beginning, containing 18 acres of land, more or less.

Reserving the right to use the water from a spring on said land and to have a passway thereto, for the use and benefit of Ralph Thoroughman and his heirs and assigns forever, as reserved in former deeds.

43 acres
Seventh Tract: Beginning at a beech tree, corner to Kinnard; thence with his line N 84 E 46 poles to a black gum; N 57 E 32 poles to a poplar and chestnut standing on a ridge, corner to Greenhow; thence with his line N 34 W 67 poles to four hickories on a ridge near an Indian Grave; N 40 E 38 poles to a hickory and dogwood; N 43 E 62 poles to two hickories standing near an Indian Grave, corner to James Denham, now George Greenhow; thence with his line N 71 W 76 poles to a white oak near the foot of the hill, corner to R.W. Shaw; thence with his line S 24-1/2 E 14-1/2 poles to a poplar; S 5 E 100 poles to a chestnut, maple and sourwood, corner to Kinnard; thence another of his lines S 49 W 12 poles to a stone; thence S 50 E 11 poles to the place of beginning, containing 65 acres, less 15 acres sold to Caleb Dixon and 7 acres

sold to John L. Thoroughman, Jr., leaving a balance of 43 acres of land, be the same, more or less.

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Being the same property conveyed to Elwood Polley and Hazel Polley, husband and wife, by deed from Elmo Smith and Jewell Smith, husband and wife, dated February 8, 1952, of record in Deed Book 79, page 149, Lewis County Clerk's Office.

4499 acres
THERE IS EXCEPTED AND NOT CONVEYED HEREIN that certain 0.4499 acres conveyed to Trustees of Muses Chapel Church by deed dated March 22, 2003, recorded in Deed Book 201, page 82, Lewis County Court Records.

PARCEL NO. TWO: All those certain tracts of land, situate, lying and being in Lewis County, Ky., on the waters of Quick's Run Creek, and bounded and described as follows:

30 acres
TRACT NO. 1: Beginning at a stone corner to R. H. Shaw, on the branch of said Run; thence with the right hand fork of said branch to the top of the hill on the ridge; thence down the ridge in a North Easterly direction to another of Shaw's corners; thence South Easterly with said R. H. Shaw's line 84 poles to the beginning, the same known as the Peach Orchard Tract and containing Thirty (30) acres, more or less.

85 acres
TRACT NO. 2: (Being tract 4 in a former deed) Beginning at two small hickories on a ridge S 75 E 6 poles to a stone N 62-1/2 E 120 poles to a white oak, S 24-1/2 E 14-1/2 poles to a poplar S 61 W 38 poles to a stone on the bank of a branch; thence up the same with the center of a fence S 24 W 71-1/2 poles to a stone; N 67-1/2 W 1 pole to a stone on top of a ridge; thence with the meanderings of the same to the place of beginning, containing eighty five (85) acres, more or less.

53 acres
TRACT NO. 3: (Being tract 5 in a former deed) Beginning at a black oak and white walnut, corner to Zebalon Kinnard; thence with his line N 69 E 115 poles to a small black walnut; thence with another of his lines N 23 E 42 poles to a stone; thence N 67-1/2 W _____ poles to a stone on a ridge S 21 W _____ poles, S 36 W 15 poles to two small chestnut oaks S 16-1/2 W 9 poles to a black ash S 57-1/2 W 10-1/2 poles to a chestnut oak S 29 W 15-2/5 poles to a black oak, S 56 W 21-2/5 poles to a small hickory; S 40-1/2 W 14 poles to a black walnut S 58 W 22 poles to a triple lynn; thence S 55 E 39-1/2 poles to the place of beginning, containing Fifty three (53) acres, more or less.

Excepting and reserving from the above tracts of land the following:

Thirty seven (37) acres of land conveyed by former grantors to John F. and Ralph Thoroughman as shown by deed duly recorded in Deed Book 45, page 335, of the Lewis County Court Records.

Also reserving a roadway through above land for use of Tom Manley, said road to be 16 feet in width, said road to run with Dave Lantern line to the county road.

Also reserving a small strip of land sold by former grantors to Tom Manley on the south end of the farm.

TRACT NO. 4: Also a certain tract or parcel of land in Lewis County, Ky., on the waters of Shaw Branch, a tributary of Quick's Run Creek, and bounded as follows:

Beginning at a chestnut, maple and sourwood corner to an 85 acre tract belonging to R. H. Shaw; thence with his line of the same S 77 W 33 poles to a poplar; thence with another of his lines N 61 W 38 poles to a stone on the bank of a branch; thence running in a south east direction with a fence and an old road known as the Shaw and Kennard Road in a straight line to a point at a beech and chestnut oak and a point near John L. Thoroughman's barn; thence N 19-1/2 E 90 poles to two small chestnuts; thence N 49 E 64 poles to a dogwood, white walnut, chestnut oak and poplar; thence to the beginning, containing 52-1/2 acres, more or less.