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Find One!



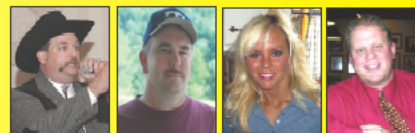
# CRAIG A. STANFIELD

"CALL CRAIG FOR ALL YOUR REAL ESTATE OR AUCTION NEEDS!!"  
KENTUCKY REAL ESTATE BROKER - KY PRINCIPAL AUCTIONEER  
RESIDENCE: 806-798-2009 - CELL PHONE: 806-301-3350  
2124 W. KY 119, TOLLESBORO, KY 41189

"CELEBRATING 25 YEARS IN THE REAL ESTATE AND AUCTION BUSINESS"  
"LICENSED IN THE REAL ESTATE AND AUCTION BUSINESS IN 1984"  
EXPERIENCE REALLY DOES COUNT. CALL ME TO PUT A SIGN IN YOUR YARD TODAY!!

2003 KENTUCKY STATE CHAMPION AUCTIONEER  
I'M REALLY PROUD OF MY WEBSITE. CHECK IT OUT!  
[www.stanfieldproperty.com](http://www.stanfieldproperty.com)

Member of the Buffalo Trace Multiple Listing Service (MLS).



**Craig Stanfield**  
806-798-2009  
Broker & Auctioneer

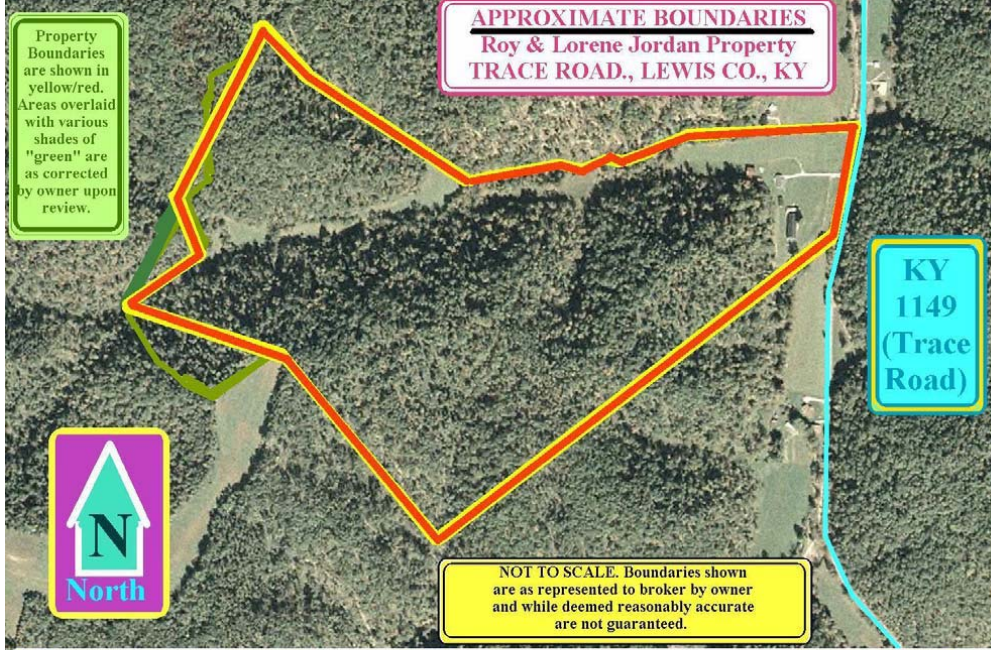
**Keith Cooper**  
806-748-8215  
Sales Associate

**Amy Downs**  
806-564-6085  
Sales Associate

**Eric Downs**  
806-564-8085  
Apprentice Auctioneer



**FOR SALE**  
★ ★ ★ ★ ★  
(606) 798-2009  
★ ★ ★ ★ ★  
Auctioneer



Prepared by Craig A. Stanfield, Craig A. Stanfield Real Estate & Auction Services for informational and marketing purposes and the exclusive use of the preparer in marketing the property shown hereon. Aug., 2009. All Rights Reserved.



## 5898 TRACE ROAD LEWIS CO., KY - 125 ACRES

improved with immaculate 3 bdrm., 2.5 bath brick ranch with full bsmt., CH/CA, one car att. garage, city water. Large parklike yard w/ large oversized shelter facility suited to Gospel/Bluegrass/Revival celebrations w/ separate concession facilities! Acreage consists of woods, pasture, hay ground with small creek/stream, excellent hunting potential, some marketable timber  
**PRICED \$295,000!!!**



## CRAIG A. STANFIELD Real Estate & Auction Services

RT. 1 BOX 323A, TOLLESBORO, KY. 41189  
OFFICE/RESIDENCE: (606) 798-2009  
MOBILE: (606) 301-3350  
FAX: 606-798-2115

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Craig Stanfield 606-798-2009 Broker & Auctioneer	Keith Cooper 606-748-8215 Sales Associate	Amy Downs 606-564-8085 Sales Associate	Eric Downs 606-564-8085 Auctioneer



**FOR SALE**  
★ ★ ★ ★ ★  
**(606) 798-2009**

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improved with immaculate  
3 bdrm., 2.5 bath  
brick ranch with full bsmt., CH/CA,  
one car att. garage, city water. Large parklike yard w/ large oversized shelter facility  
sited to Gospel/Bluegrass/Revival celebrations w/ separate concession facilities! Acreage consists of woods, pasture, hay ground with small creek/stream, excellent hunting potential, some marketable timber  
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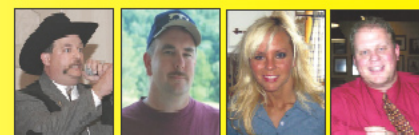
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Top Photo left shows  
the Concession  
Stand. Photo above  
right, and photos to  
the left show the  
interior as well as  
bathroom located  
within the  
Concession Stand.  
Photos below show  
the Bluegrass/Gospel  
Building.

**FOR SALE**  
(606) 798-2009



**5898 TRACE  
ROAD LEWIS  
CO., KY - 125  
ACRES**  
improved with  
immaculate  
3 bdrm., 2.5 bath  
brick ranch with  
full bsmt., CH/CA,  
one car att. garage,  
city water. Large  
parklike yard w/  
large oversized  
shelter facility  
suited to  
Gospel/Bluegrass/  
Revival  
celebrations w/  
separate  
concession  
facilities! Acreage  
consists of woods,  
pasture, hay  
ground with small  
creek/stream,  
excellent hunting  
potential, some  
marketable timber  
**PRICED \$295,000!!!**



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Logos: NAA, Auctioneer, Equal Housing Opportunity, Buffalo Trace

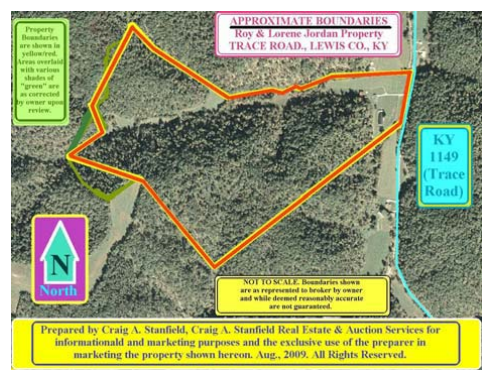


Various Photos of the land, as well as the aerial. Acreage consists of 125 acres, woods, pasture, hay acreage, some marketable timber, creek extends through portions of the acreage. Lower photo shows bridge providing access to the property.






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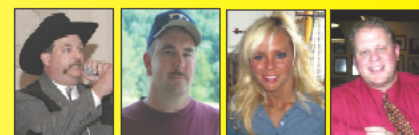
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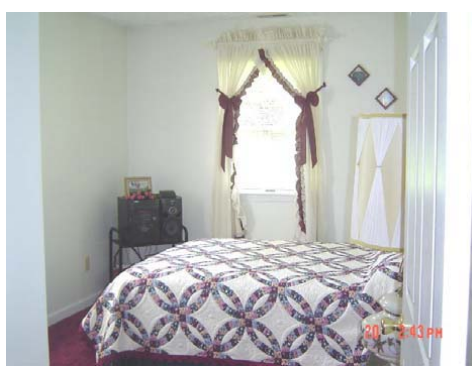
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*Photos of the Exterior (above) and Interior (below) of the brick ranch home.*



**5898 TRACE  
ROAD LEWIS  
CO., KY - 125  
ACRES**

improved with  
immaculate  
3 bdrm., 2.5 bath  
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Property Boundaries are shown in yellow/red. Areas overlaid with various shades of "green" are as corrected by owner upon review.

**APPROXIMATE BOUNDARIES**  
**Roy & Lorene Jordan Property**  
**TRACE ROAD, LEWIS CO., KY**

**KY**  
**1149**  
**(Trace**  
**Road)**



**NOT TO SCALE.** Boundaries shown are as represented to broker by owner and while deemed reasonably accurate are not guaranteed.

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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:

track(1) 2-16-79 track(2) 9-27-88 and ending on 8-19-09  
 (date of purchase) (date of this form)

PROPERTY ADDRESS: 5898 trace Rd. Vanceburg, Ky. 41179

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 .....		—	N/A	—
(h) Sump pump .....		—	N/A	—
(i) Chimneys, fireplaces, inserts .....		—	✓	—
(j) Pool, hot tubs, sauna .....		—	N/A	—
(k) Sprinkler system .....		—	N/A	—
(l) Heating .....	age 15 year	—	✓	—
(m) Cooling/air conditioning .....	age 15 year	✓	—	—
Explain: <u>Factory Part - replace - ok</u>				
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?		—	✓	—
(d) When was the last time the basement leaked? .....		—	✓	—
(e) Have you ever had any repairs done to the basement? .....		—	✓	—
(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) SPJ Date/Time 8-19-09  
2:30 pm.



5898 Trace Rd. Vanceburg, Ky. 41179

YES NO UNKNOWN

- (h) Have you experienced, or are you aware of, any water or drainage problems with  
 Regard to the crawl space?.....

— ✓ —

**3. ROOF**

- (a) Age of the roof? 15 years  
 (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? In the Garage - 3 years ago  
 (c) 1. Have you ever had any repairs done to the roof? Fix it my self - tore ✓  
 2. If you have ever had the roof repaired, when was the repair performed? 3 years ago  
 (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.) N.A.  
 (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? Creek  
 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? Creek, Road, Fence  
 (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, 1 well  
 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: Well Water tester - OK

— ✓ —  
 — ✓ —  
 ✓ — —

**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): 15 years ago Date last cleaned (septic):.....  
 (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:.....

— ✓ —  
 ✓ — —

**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) L.G. R.J. Date/Time 8-19-09 2:30pm



41179

- |   |   |   |
|---|---|---|
| — | ✓ | — |
| ✓ | — | — |

**10.**

- [illegible]

### SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 1989 (date) and makes these representations only since that date. Seller agrees to immediately notify Buyer of any changes which may become known to seller prior to closing.

Seller J. J. Jordan Date 8-19-09 Seller Terrence Jordan Date 8-19-09

THE LICENSEE NAMED HERE ( ) HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. I HEREBY AGREE TO HOLD HARMLESS THE NAMED LICENSEE FOR ANY REPRESENTATION THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: Roy J Jordan Lorraine Jordan Date 8-19-09

THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE AGENT SHALL SO INFORM THE BUYER.

Seller: \_\_\_\_\_ Seller: \_\_\_\_\_

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

THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer	Date	Buyer	Date
-------	------	-------	------

THE SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED OF THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Buyer) \_\_\_\_\_ Date/Time \_\_\_\_\_

Initials (Seller) L.F. Date/Time 8-19-09 2:30pm



The subject property consists of those four tracts of land described following, subject to an exception (later acquired by the property owners), acquired by Roy Jesse Jordan and Lorene Jordan by deed of Imogene Jordan, said deed dated the 16th day of Feb., 1979 and recorded in Deed Book 137 pg. 99 Lewis Co. Court Records.

Tract No. 1: Beginning at a poplar stump, chestnut and small hickory on the slope of a point in the old line; thence with said line N.43 E. (2) 77 poles to three black oaks; thence N.60 1/2 E.59 poles to a small black oak near a large pine on a ridge; thence 86 E. 20 poles to a white oak, small hickory and small black oak; thence 84 E. 26 poles to a stone and two small lynns in Dark Hollow; thence down the hollow S.30 E.2 poles to a white oak; thence S.37 E.14 3.5 poles to a beech; S.37 1/2 E.14 1/2 poles to a maple; S.3 1/2 E.26 2/5 poles to a small beech; S.25 1/2 E.11 poles to a black oak, chestnut and white oak; S.62 1/2 E.10 poles to a small hickory and maple at the mouth of said hollow; thence up the main branch N.7 1/2 W.36 1/2 poles to a black walnut and small white oak; S.82 1/2 W.50 poles to the beginning, containing 35 acres, more or less.

Tract No. 2: Joining the above tract. Beginning with the main branch at two hickories and white oak running a South course with the branch to the Brown line; thence with the same to a marged sugar tree; E. to the beginning, containing about one (1) acre.

Tract No. 3: Also another small tract adjoining Tract No. 2 and bounded as follows: BEGINNING at the Brown line where same crosses the branch; thence with the same line to black walnut an agreed corner between Leonard Mapier and James Roe; thence Northwest to a white oak;

thence with the fence Northeast to a sugar tree, the beginning of the first tract described above.

100  
Tract No. 4: Beginning at Pat Parker line at a stone by the wire fence which is across a ravine; thence down said ravine in a N.E. direction to a beech tree, Burton's line; thence N.E. with his line back to wire fence; thence W. to place of beginning, containing 4 acres, more or less.

Being the same property conveyed to Robert I. Jordan and Imogene Jordan, his wife, by deed from Ervin McGlone, et. ux., dated April 5, 1947, and recorded in Deed Book 73, page 432, Lewis County Clerk's Records. The said Robert I. Jordan having predeceased his wife, she became vested with fee simple title to said property.

PARCEL NO. 2: A certain tract or parcel of land lying and being in Lewis County, Kentucky, and bounded and described as follows, to-wit:

Beginning at a stone on the Railroad standing S.19 poles from a cowbrake and opposite the mouth of Moore Branch; thence up the branch S.81 1/2 W.52 poles to a stone, S.74 W.59 1/4 poles to a black oak and dogwood on the bank of the branch; S.82 1/2 W. 5 poles to a hickory and maple at the mouth of a branch; S.71 1/2 W.36 1/2 poles to a small white oak and black walnut; S.82 1/2 W.50 poles to a poplar stump, small hickory and small chestnut in the original line; thence with the same S.43 E. \_\_\_\_\_ poles to three white oaks and a chestnut on a bluff bank, an original corner; thence with another original line N.47 E.155 poles to a stone on the railroad; thence along the same N.6 1/2 E.35 poles to the place of beginning, containing eighty-five (85) acres of land, be the same more or less.



Being the same property conveyed to Robert I. Jordan and Imogene Jordan, his wife, by deed from W. A. Jordan, et.ux., dated May 24, 1945, and recorded in Deed Book 77, page 636, Lewis County Clerk's Records. The said Robert I. Jordan having predeceased his wife, the said Imogene Jordan became vested with fee simple title to said property.

RESERVED AND EXCEPTED from Parcel No. 2 hereinabove described is that portion thereof upon which is situated a smoke house, cellar and a dwelling house (presently occupied by Grantor as her residence) said portion being more particularly described as follows, viz:

Beginning at a concrete marker which lies 3 feet South of the southerly edge of a lane leading from Trace Road over and into the property hereinabove conveyed; thence in a straight line, a southerly direction, 118 feet to a concrete marker; thence in a straight line, a westerly direction, 50 feet to a concrete marker; thence in a straight line, a northwesterly direction, 100 feet to a concrete marker; tehnce in a straight line, a northerly direction and passing through an electric pole at about 45 feet, 48 feet in all, to a concrete marker; thence in a straight line, an easterly direction, 100 feet to the place of beginning.

Further, the Grantor, Imogene Jordan, does hereby reserve unto herself, her heirs and assigns, an easement and right of way over the above-mentioned private lane leading from Trace Road into the property hereinabove reserved and excepted for the said grantor, her heirs and assigns, and their agents, servants, tenants, visitors and licensees, to freely pass and repass on foot or in vehicles of any description across and upon said private lane for all lawful purposes, necessary, incident or proper to the use and enjoyment of the above property reserved by the grantor herein.



The tract described on this page was originally included as an exception to the parcels described on prior pages, but was acquired by Roy Jesse Jordan & Lorene Jordan by deed of Leva Reeves, by deed dated the 27th day of Sept. 1988 and recorded in Deed Book 153 pg. 136 Lewis County Court Records, and is now a part of the property available for purchase.

A certain tract or parcel of land lying and being in Lewis County, Kentucky, and bounded and described as follows, viz:

Beginning at a concrete marker which lies 3 feet south of the southerly edge of a lane leading from Trace Road over and into the property hereinabove conveyed; thence in a straight line, a southerly direction, 118 feet to a concrete marker; thence in a straight line, a westerly direction, 50 feet to a concrete marker; thence in a straight line, a northwesterly direction, 100 feet to a concrete marker; thence in a straight line, a northerly direction and passing through an electric pole at about 45 feet, 48 feet in all, to a concrete marker; thence in a straight line, an easterly direction, 100 feet to the place of beginning, together with an easement and right of way over the above mentioned private lane leading from Trace Road into the property hereinabove for said grantee, her heirs and assigns, and their agents, servants, tenants, visitors and licensees, to freely pass and repass on foot or in vehicles of any description across and upons aid private lane for all lawful purposes, necessary, incident or proper to the use and enjoyment of the above described real property.

Being the same property conveyed to the Grantor herein by Roy Jesse Jordan, Executor of the Estate of Imogene Jordan, by deed dated May 14, 1984 and recorded in Deed Book 144, page 81, Lewis County Clerk's Records.

TO HAVE AND TO HOLD all of the above-described real property, together with all of the rights, privileges, appurtenances and improvements thereunto belonging, unto the Grantees, for and during said Grantees' joint lives and upon the death of either of said Grantees, then the remainder to the survivor of said Grantees, and his or her heirs and assigns forever with covenant of GENERAL WARRANTY of title.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her hand on this date which is first above written.