

CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES

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CRAIG A. STANFIELD, REAL ESTATE BROKER AND AUCTIONEER

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Be sure to check out our website: <http://www.stanfieldproperty.com>

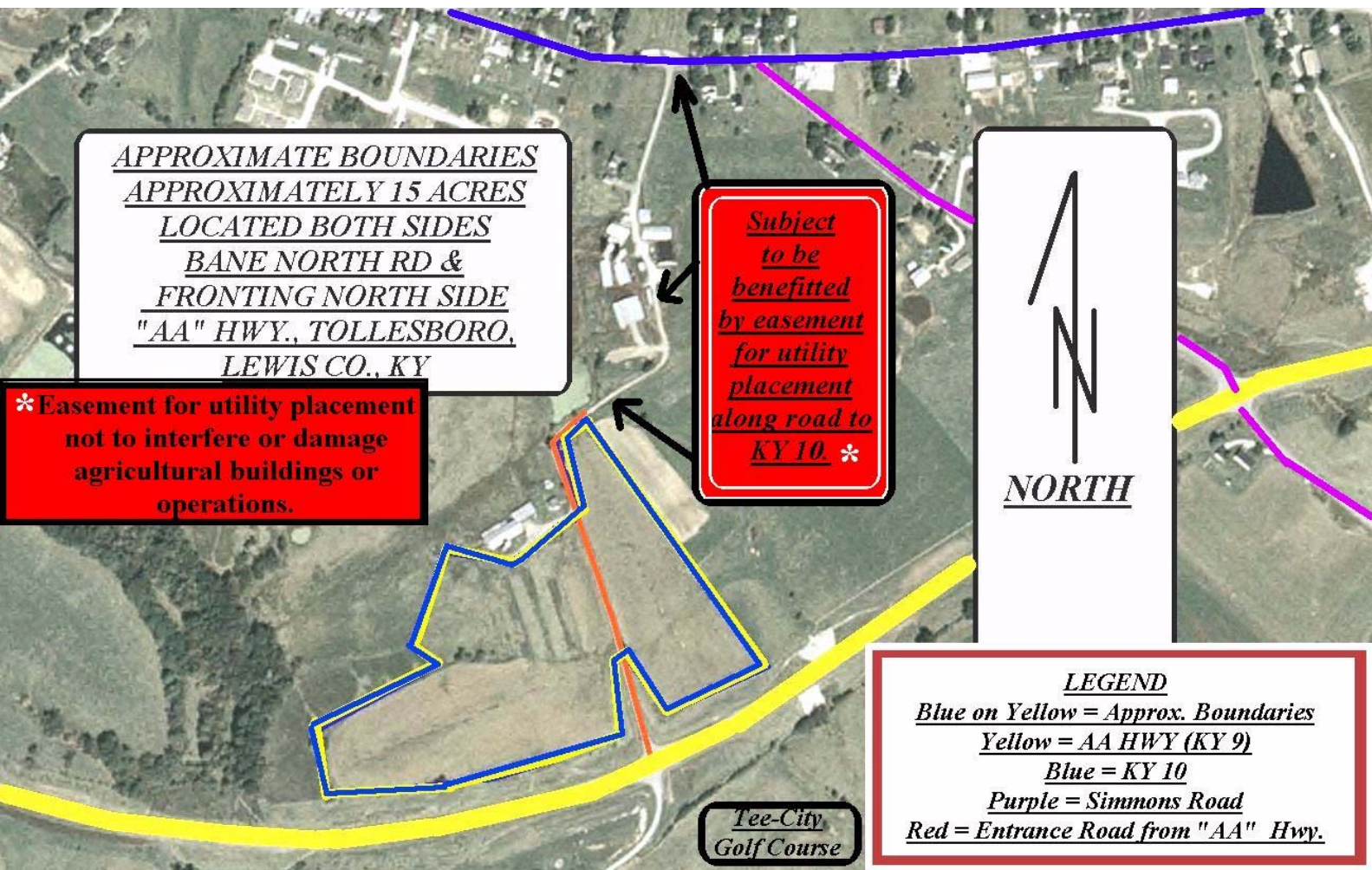
Interest rates haven't been this low in years. The banks aren't paying any return on your savings. The stock market is volatile and just too risky. Isn't it time that you considered investing in land? I have a variety of property listings, from residential, commercial, agricultural, investment, and recreational uses, and if I don't have just what you always wanted, chances are that I can find a property to suit your needs. Give me a call today, Craig Stanfield, 606-798-2009!!!

NEWS FLASH..... CRAIG A. STANFIELD AWARDED TITLE '2003 KY STATE CHAMPION AUCTIONEER'...

Attached hereto, is a high resolution photo of the approximate 15 acre tract of land owned by the Bane's that I have for sale in Tollesboro, Lewis Co., KY fronting on the "AA" Hwy (KY 9). The acreage is estimated; the property has not been surveyed to date. It has a entrance in place which disects the acreage, leaving perhaps 3 acres on the east side of the road, the balance on the west. An easement will extend from the property line to KY 10 to permit utility placement (water, gas, electric, sewage are available along KY 10. This easement will roughly follow along the road or drive which currently extends from the "AA" to KY 10, however will require a "loop" of sorts to go around the agricultural buildings). The property will be sold without restrictive covenants. While the sellers will not permit permanent access from KY 10 to the subject as would interfere with their agricultural operations, they would prefer the ability to drive through the property that is being sold, in order to shorten the time involved in traveling to lands they own on the south side of the "AA" Hwy.

Look over the information, and feel free to contact me with any additional questions that you might have, or if you would like to set up an appointment to inspect the property. You may reply via e-mail, or you may contact me by phone; my contact information is listed in the letterhead above.

**SINCERELY,
CRAIG A. STANFIELD
REAL ESTATE BROKER & AUCTIONEER**



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APPROXIMATE BOUNDARIES
APPROXIMATELY 15 ACRES
LOCATED BOTH SIDES
BANE NORTH RD &
FRONTING NORTH SIDE
"AA" HWY., TOLLESBORO,
LEWIS CO., KY

***Easement for utility placement
not to interfere or damage
agricultural buildings or
operations.**

**Subject
to be
benefitted
by easement
for utility
placement
along road to
KY 10. ***

NORTH

Tee City
Golf Course

LEGEND

Blue on Yellow = Approx. Boundaries

Yellow = AA HWY (KY 9)

Blue = KY 10

Purple = Simmons Road

Red = Entrance Road from "AA" Hwy.

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