

# CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES



2126 KY 10 W  
TOLLESBORO, KENTUCKY 41189-9726  
**Office: 606-798-2009; Mobile: 606-301-3350**  
**Fax: 606-798-2115**



**2003 KY STATE  
CHAMPION AUCTIONEER**

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**BRICK RANCH HOME ON  
38.53 ACRES!!! 3125 S.  
Collins Road, Minerva, Mason  
Co., KY – This is exactly the  
type of property that everyone  
wants but which seldom  
becomes available on the  
market!!! Home is a HUGE 4  
bdrm., 2 bath home, large  
kitchen & living room, dining  
room, with full basement  
(walk-out/drive-in) with  
additional bath; CH/CA,  
attached two car garage.  
Property further improved with  
barn and shop building.  
Acreage consists of woods and  
pasture (approximately 15  
acres fenced-in!) located near  
end of a dead-end county road  
(limited traffic!).  
**And all for \$295,000!!!****

Prepared for Marketing Purposes and General  
Information Only. Accuracy Not Guaranteed.

**APPROXIMATE BOUNDARIES  
PAUL & ELLEN MOORE PROPERTY  
3125 SOUTH COLLINS ROAD  
MINERVA, MASON CO., KENTUCKY**

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other things, fence lines and other landmarks do not necessarily show  
on aerial photos, particularly with regards to wooded tracts, thus  
requiring some level of objective "guess-work" for scaling and other  
features). Note that the entire boundary does not show on this representation.



**FOR SALE**

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Be sure to check out my website  
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**MASON  
COUNTY  
BRICK  
RANCH ON  
38.53 ACRES,  
3125 SOUTH  
COLLINS  
ROAD,  
MINERVA, KY**

**Located near the  
end of the South  
Collins Road  
(limited traffic,  
semi-secluded),  
this fine property  
includes a large 4  
bedroom, 2 bath  
brick ranch  
home, with huge  
eat-in kitchen,  
dining room,  
living room, full  
(drive-in, walk-  
out) basement  
offering an  
additional bath,  
central heat and  
air, attached two  
car garage, and  
situated on 38.53  
acres of land  
improved with a  
nice barn and a  
shop, and which  
includes  
approximately 15  
acres fenced  
pasture/woods,  
with balance  
woods and**

**OFFERING  
EXCELLENT  
HUNTING  
POTENTIAL!!!**



**TWO VIEWS OF THE HOME!**



What everyone wants but seldom is found or available within the marketplace, a true "BABY FARM" improved with a substantial home! Acreage is desirable, located only approximately 20 minutes from Maysville, but near the end of the road, therefore semi-secluded with limited traffic! Acreage has approximately 15 acres fenced pasture (some portions of pasture is wooded), with balance heavy woods, thus offering adequate acreage for small livestock projects (horses, cow-calf, goats, sheep, etc.), with woods offering good hunting opportunities (whitetail deer, wild turkey, squirrels, rabbits, and other small game!). Call Craig today!!!



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***KITCHEN (ABOVE) AND DINING ROOM (BELOW)***



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**LIVING ROOM (ABOVE) AND BARN (BELOW)**





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**SHOP BUILDING (ABOVE) AND PASTURE ACREAGE (BELOW)**



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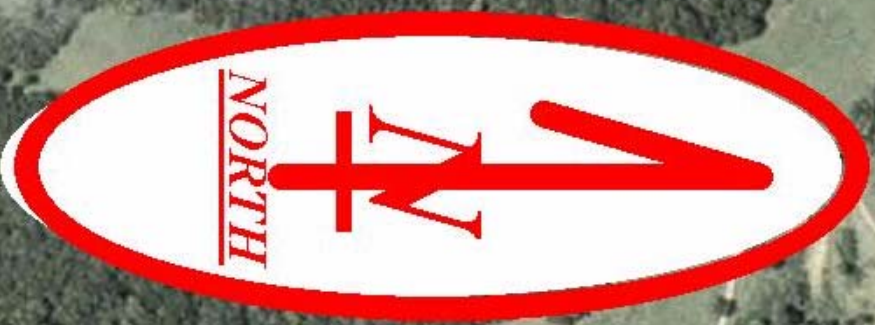
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SCALE 1" = 500'

Title: PAUL MOORE 38.53 ACRES, S. COLLINS RD, MINERVA, MASON CO.		Date: 04-18-2008
Scale: 1 inch = 500 feet	File:	
Tract 1: 38.531 Acres: 155927.7 Sq Meters: Closure = n12.1114e 0.02 feet: Precision = 1/367544: Perimeter = 7367 feet		
001=s.0627w 67.11	010=s32.3738e 90.06	019=n83.5554e 170.56
002=s7.3627e 45.75	011=s34.2407e 64.78	020=n56.2145e 42.29
003=s17.3329e 46.34	012=s26.0407e 20.1	021=n58.5655e 79.47
004=s30.1855e 50.42	013=s80.4903e 11.24	022=n65.3951e 165.58
005=s41.5257e 65.75	014=s80.1154e 926.25	023=n69.1842w 2348.93
006=s46.3711e 96.38	015=s79.2415e 437.03	024=n76.1402w 795.43
007=s47.412e 121.69	016=s79.593e 571.08	025=s83.4426w 370.86
008=s43.3801e 197.18	017=s80.4856e 111.65	026=s83.4426w 19.49
009=s39.1919e 56.57	018=s84.1729e 395.05	



**LEGAL DESCRIPTION**  
**PAUL & ELLEN MOORE PROPERTY**  
**38.53 ACRES, 3125 SOUTH COLLINS ROAD**  
**MINERVA, MASON CO., KENTUCKY**  
**DEED BOOK 255 PAGE 162, MASON COUNTY COURT RECORDS**

*Being a 38.530 acre tract located within the bounds of a 260 acre tract, more or less, as conveyed to Johnny R. Tucker and Mary Sue Tucker, husband and wife, by deed dated November 6, 1987, as recorded in Deed Book 230, page 335, in the office of the Mason County Court Clerk, and the 38.530 acre tract being more particularly described as follows:*

*Survey beginning at a point located in the center of an existing gravel road, corner to Barbara Sue Tobin Reynolds and Andy Reynolds as recorded in Deed Book 251, page 481, and Deed Book 233, page 680, corner to Johnny R. and Mary Sue Tucker as recorded in Deed Book 230, page 335, (Parent Tract), and corner to Connie M. Davenport as recorded in Deed Book 238, page 397; thence leaving the line of Reynolds out the center of said gravel road with the lines of Tucker and Davenport as follows: S.46-20-05E., 16.77 feet; thence S.34-26-17E., 17.94 feet; thence S.25-36-01E., 21.26 feet; thence S.13-49-20E., 24.58 feet; thence S.00-12-12W., 44.05 feet; thence S.14-30-12E., 17.63 feet; thence S.32-40-05E., 13.19 feet; thence S.52-04-08E., 14.61 feet; thence S.63-59-58E., 20.27 feet; thence S.74-32-22E., 66.81 feet; thence S.83-35-44E., 82.01 feet; thence S.81-08-09E., 82.01 feet, to a point, corner to Connie M. Davenport as referenced above, corner to Johnny R. and Mary Sue Tucker as referenced above, and corner to Thomas M. and Norma L. Beavers and Joseph Beavers as recorded in Deed Book 237, page 554; thence leaving the line of Davenport and continuing out the center of said gravel road with the lines of Tucker and Beavers as follows: S.81-08-08E., 35.65 feet; thence S.79-31-20E., 87.84 feet; thence S.68-40-00E., 30.44 feet; thence S.55-30-29E., 26.80 feet; thence S.43-24-03E., 25.65 feet; thence S.26-28-09E., 26.66 feet; thence S.09-51-16E., 19.94 feet; thence S.05-26-13W., 29.98 feet; thence S.18-17-56W., 40.72 feet; thence S.16-57-59W., 24.59 feet; thence S.00-32-57W., 20.48 feet; thence S.19-59-59E., 22.62 feet; thence S.35-36-27E., 28.11 feet; thence S.48-21-33E., 36.35 feet; thence S.53-07-27E., 91.71 feet; thence S.44-27-53E., 30.40 feet; thence S.33-47-12E., 29.48 feet; thence S.18-46-31E., 25.05 feet; thence S.04-17-09E., 32.43 feet; thence S.01-40-47W., 47.63 feet, to a point, corner to Johnny R. and Mary Sue Tucker as referenced above, and corner to Thomas M. and Norma L. Beavers and Joseph Beavers as referenced above, [THE TRUE SURVEY BEGINNING](#); thence leaving the line of Beavers and continuing out the center of said gravel road as follows: S.00-06-27W., 67.11 feet; thence S.07-36-27E., 45.75 feet; thence S.17-33-29E., 46.34 feet; thence S.30-18-55E., 50.42 feet; thence S.41-52-57E., 65.75 feet; thence S. 46-37-11E., 96.38 feet; thence S.47-41-20E., 121.69 feet; thence S.43-38-01E., 197.18 feet; thence S.39-19-19E., 56.57 feet; thence S.32-37-38E., 90.06 feet; thence S.34-24-07E., 64.78 feet; thence S.26-04-07E., 20.10 feet, to*



*a point, corner to Johnny R. and Mary Sue Tucker as referenced above, and corner to Mike and Jessica Childers as recorded in Deed Book 230, page 593; thence leaving gravel road along the lines of Childers as follows: S.80-49-03E., 11.24 feet, to an iron pipe located beside post; thence along existing old woven wire fenceline, S.80-11-54E., 926.25 feet to an iron pipe; thence S.79-24-15E., 437.03 feet, to an iron pipe, corner to Mike and Jessica Childers as referenced above, and corner to Johnnie and Mamie Newsom as recorded in Deed Book 156, page 374, and Deed Book 153, page 549; thence leaving the line of Childers and following existing old woven wire fenceline of Newsom as follows: S.79-59-30E., 571.08 feet, to a 24-inch Elm; thence S.80-48-56E., 111.65 feet, to an iron pipe; thence S.84-17-29E., 395.05 feet, to an eight-inch Red Oak; thence N.83-55-54E., 170.56 feet, to a point in said fence; thence N.56-21-45E., 42.29 feet, to a 16-inch White Oak; thence N.58-56-55E., 79.47 feet, to a 60-inch White Oak; thence N.65-39-51E., 165.58 feet, to an iron pipe, corner to Johnnie and Mamie Newsom as referenced above, and corner to Thomas M. and Norma L. Beavers and Joseph Beavers as referenced above; thence leaving the line of Newsom along lines of Beavers as follows: N.69-18-42W., 2,348.93 feet, to an iron pipe; thence N.76-14-02W., 795.43 feet, to an iron pipe; thence S.83-44-26W., 370.86 feet, to an iron pipe; thence S.83-44-26W., 19.49 feet, to a point located in the center of gravel road, the true survey beginning, CONTAINING 38.530 acres, subject to all legal easements and rights-of-way. There is to be reserved from the 38.530 acre tract a 20.00 foot right-of-way along the existing gravel road (measured from centerline). All iron pipe are 3/4" x 24" pipe with caps stamped Gividen LS 2221. This description prepared from a physical survey conducted by Jack J. Gividen, Kentucky Land Surveyor 2221 and Kentucky Professional Engineer 11941, during September/December, 1987.*

*There is also conveyed hereby to the second parties, their successors, heirs and/or assigns, an easement for the joint use with the parties of the first part, their successors, heirs and/or assigns and prior transferees, their successors, heirs and assigns, of that certain twenty foot wide existing gravel road for purposes of ingress and egress to and from the above described real estate.*

*It is understood and agreed that this property shall be used for agricultural and residential purposes incident thereto; however, this understanding shall not be interpreted as a restrictive covenant upon the use of said premises by the second parties, their successors, heirs and/or assigns.*

*BEING THE SAME PROPERTY conveyed to Paul T. Moore and Ellen Greene (now Moore) by deed of Johnny R. Tucker and Mary Sue Tucker by deed dated the 6th day of May, 1994 and recorded in DEED BOOK 255 PAGE 162 MASON COUNTY COURT RECORDS.*



**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:

MAY 6 1994

(date of purchase)

and ending on

4/17/2008

(date of this form)

PROPERTY ADDRESS: 3125 South Collins Rd Mineola Ky 41062

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. <b>HOUSE SYSTEMS</b>		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 .....			✓	
(i) Chimneys, fireplaces, inserts .....			✓	
(j) Pool, hot tubs, sauna .....				N/A
(k) Sprinkler system .....				N/A
(l) Heating..... <u>LP Gas Furnace</u> age <u>14</u> <u>120,000 BTU 90%</u>			✓	
(m) Cooling/air conditioning..... age <u>14</u> <u>Central</u> <u>5 Ton</u>			✓	
Explain: _____				
2. <b>FOUNDATION/STRUCTURE/BASEMENT</b>				
(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? .....				N/A
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) PM GM Date/Time 4/17/08



Property Address 3125 South Collins Rd  
Minerva Ky 40342 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? 14

(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?.....

(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 County 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: Cistern under front porch tested

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): 1994

Date of last inspection (septic): 1994 PM Date last cleaned (septic): Never

(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) PM 6PM Date/Time 4/17/08



YES NO UNKNOWN

- (b) Are you aware of any condition which may result in an increase in taxes or assessments?..... ☐ YES ☒ NO ☐ UNKNOWN
- (c) Are any features of the property shared in common with adjoining landowners, such as walls, fences, driveways, etc.?..... ☒ YES ☐ NO ☐ UNKNOWN
- Explain: fences

**10. MISCELLANEOUS**

- (a) Was this house built before 1978?..... ☐ YES ☒ NO ☐ UNKNOWN
- (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... ☐ YES ☒ NO ☐ UNKNOWN
- (c) 1. Are you aware of any testing for radon gas?..... ☐ YES ☒ NO ☐ UNKNOWN  
2. Results, if tested \_\_\_\_\_
- (d) Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property? Cistern Active To one ☒ YES sprinkler/city water in use ☐ NO ☐ UNKNOWN
- (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... ☐ YES ☒ NO ☐ UNKNOWN
- (f) Are you aware of any damage due to wood infestation?..... ☐ YES ☒ NO ☐ UNKNOWN
- (g) 1. Have the house or other improvements ever been treated for wood infestation?..... ☐ YES ☒ NO ☐ UNKNOWN  
2. If yes, when, by whom, and any warranties? \_\_\_\_\_
- (h) Are you aware of any existing or threatened legal action affecting this property?..... ☐ YES ☒ NO ☐ UNKNOWN
- (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... ☐ YES ☒ NO ☐ UNKNOWN
- (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... ☐ YES ☒ NO ☐ UNKNOWN
- (k) Are you aware of any other conditions which are defective with regard to this property?..... ☐ YES ☒ NO ☐ UNKNOWN
- (l) Are there any environmental hazards known to seller?..... ☐ YES ☒ NO ☐ UNKNOWN
- (m) Are there any warranties to be passed on?..... ☐ YES ☒ NO ☐ UNKNOWN
- (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?..... ☐ YES ☒ NO ☐ UNKNOWN  
If yes, please explain: \_\_\_\_\_
- (o) Are you aware of the existence of mold or other fungi in the property?..... ☐ YES ☒ NO ☐ UNKNOWN
- (p) Has this house ever had pets living in it?..... ☒ YES ☐ NO ☐ UNKNOWN  
If yes, Explain WE HAVE ONE CAT INSIDE
- (q) Is the property in a historic district?..... ☐ YES ☒ NO ☐ UNKNOWN

**SPACE FOR ADDITIONAL INFORMATION**

The seller has owned this property since 1994 (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 Paul Mome Date 4/17/2008 Seller Ellen Mome Date 4/17/08

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

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) PM EM Date/Time 4/17/08