

MINI-FARM FOR SALE!

39.714 ACRES, OSBORNE RD.
TOLLESBORO, LEWIS CO., KY



DIRECTIONS: From KY 57-KY 9 intersection at Tollesboro: Take KY 57 North (into Tollesboro) approximately .25 miles to KY 10 and turn right. Take KY 10 approx. one mile (pass the bank and two houses past the bank) to Osborne Road and turn left. Follow Osborne Road approximately 1 mile, on left, signs posted on the property.



A
E
R
I
A
L

P
H
O
T
O

PHOTOS SHOW THE HOME ON THE PROPERTY AND THE COMBINATION BARN

MINI-FARM consists of newly surveyed boundary consisting of 39.714 beautiful acres located on the west side of the Osborne Road, a county-maintained blacktop road that dead-ends a short distance past the subject, located approximately one-mile off KY 10. The property is offered as a whole, or offered in three very desirable tracts. **WILL DIVIDE!**

As a whole, the property consists of 39.714 acres, including level acreages ideal for row-crop or hay production, gently rolling acreages well suited to pasture, with some limited woods, and improved with a restorable frame home and combination barn. The acreage is mostly cleared, generally gently rolling, with a wooded hollow, two ponds, and the boundary is fenced for pasture uses and containing cattle at the present time. **NOTE:** It should be noted that the property, to protect the surrounding properties, will be sold subject to restrictive covenants prohibiting placement of single-wides, requiring any doublewides to be placed on permanent concrete block foundations, to limit number of homes on the two parcels (described following) to limit homes placed on the acreages to one each, and --- if sold separately --- those two lots that make up a portion of the whole will be subject to an easement agreement permitting an extension/placement/maintenance of the public sewage to serve the remaining parcels located to the north. As a whole, the property is offered for \$135,000.

In tracts, the property is available as follows: These two lots are above average size, provided with adequate public utilities, are conveniently located, and the roadway is not heavily traveled as dead-ends a short distance beyond the subject property. Parcel 1 consists of 2.331 acres, nearly level, excellent homesite, access to water and electricity (public sewage on adjoining property and could be extended to serve this lot) that is offered separately for \$23,500. Parcel 2 consists of 2.842 acres, also nearly level and offering an excellent homesite, with water and electricity available (and public sewage could be extended to serve this property as well), offered separately for \$28,500.

To Contact Craig to Arrange a Showing:

CRAIG A. STANFIELD
REAL ESTATE BROKER & AUCTIONEER

PHONE: (606) 798-2009

MOBILE: (606) 301-3350

FAX: (606) 798-2115

E-mail: info@stanfieldproperty.com

Be sure to check out my website:

www.stanfieldproperty.com

RT. 1, BOX 323A, KY 10 EAST
TOLLESBORO, KY 41189

Eric Downs Apprentice Auctioneer
(606) 564-5085 or (606) 584-0383

Amy Downs Sales Agent
(606) 564-5085 or (606) 407-2006

If you wish to purchase the acreage separately from the lots, the 34.541 acres --- improved with the home, barn, and two ponds --- separately from the two lots --- is available for \$110,000.

FOR SALE



This Fine Property Offered By
CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES
CRAIG A. STANFIELD REAL ESTATE BROKER & AUCTIONEER



Craig A. Stanfield
Real Estate Broker & Auctioneer
Member Kentucky Auctioneers Assn., National Auctioneers Assn., Ohio Auctioneers Assn., and Indiana Auctioneers Assn.
2003 KY State Champion Auctioneer



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
www.stanfieldproperty.com
info@stanfieldproperty.com



This EXHIBIT prepared by Craig A. Stanfield Real Estate & Auction Services,
Tollesboro, KY, for information and marketing purposes. All Rights Reserved.



TOTAL ACREAGE
ALL-INCLUSIVE
39.714 AC.

34.541 ACRES

2.842 AC.

2.331 AC.

NOT TO SCALE

BARBOUR FARM, 39.714 ACRES (TOTAL)
OSBORNE LANE, TOLLESBORO, LEWIS CO., KY

OSBORNE
LANE

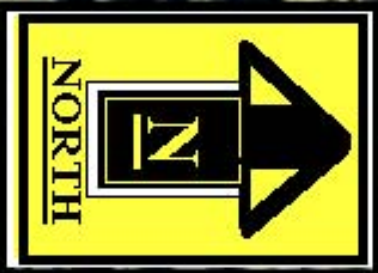
LEGEND

RED =
PROPERTY
BOUNDARIES

BLUE =
LOCATION
OF PONDS

BLACK =
OSBORNE
LANE

This EXHIBIT prepared by Craig A. Stanfield Real Estate & Auction Services,
Tollesboro, KY, for information and marketing purposes. All Rights Reserved.



TOTAL ACREAGE
ALL-INCLUSIVE
39.714 AC.

34.541 ACRES

2.842 AC.

2.331 AC.

NOT TO SCALE

OSBORNE
LANE

BARBOUR FARM, 39.714 ACRES (TOTAL)
OSBORNE LANE, TOLLESBORO, LEWIS CO., KY

LEGEND
RED =
PROPERTY
BOUNDARIES
BLUE =
LOCATION
OF PONDS
BLACK =
OSBORNE
LANE

CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES

CRAIG A. STANFIELD, REAL ESTATE BROKER & AUCTIONEER

RT. 1, BOX 323A, KY 10 EAST, TOLLESBORO, KY 41189-9726

OFFICE (606) 798-2009 MOBILE (606) 301-3350 FAX (606) 798-2115

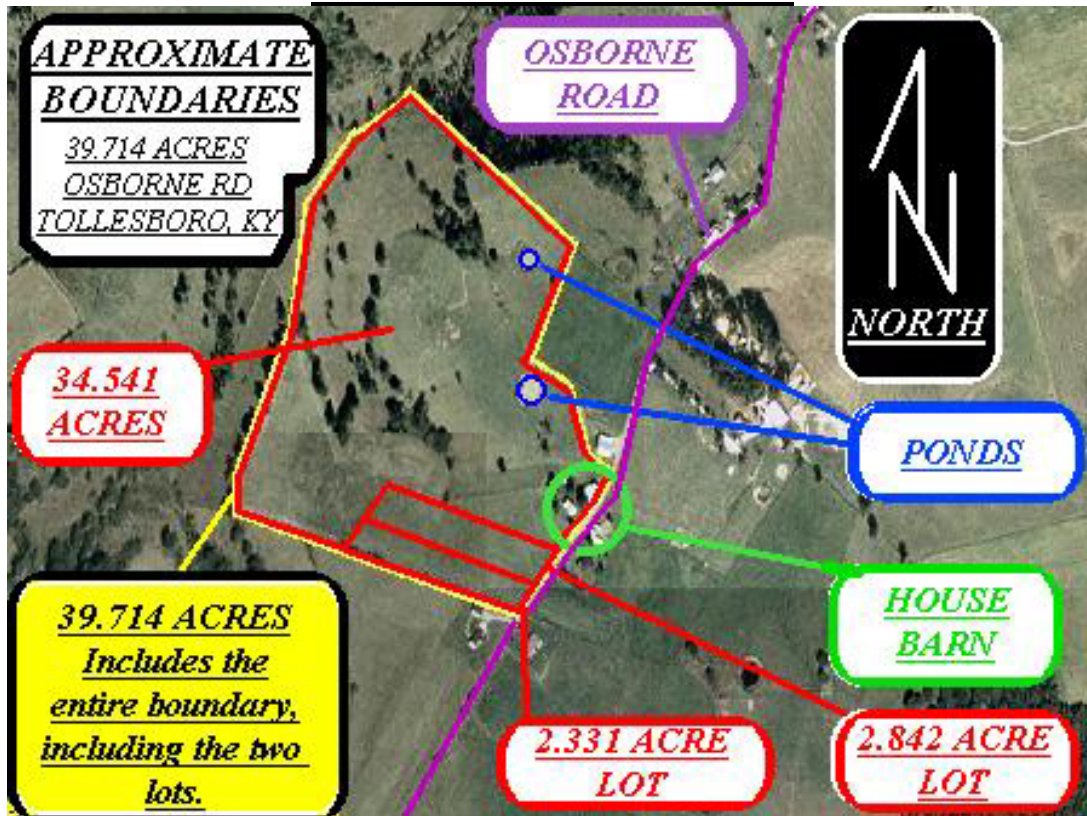
E-mail: info@stanfieldproperty.com

Be sure to check us out on the web at: www.stanfieldproperty.com

MINI-FARM FOR SALE!

39.714 ACRES, OSBORNE RD.
TOLLESBORO, LEWIS CO., KY

AERIAL PHOTOGRAPH



PANARAMIC PHOTO OF THE HOME AND BARN

CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES

CRAIG A. STANFIELD, REAL ESTATE BROKER & AUCTIONEER

RT. 1, BOX 323A, KY 10 EAST, TOLLESBORO, KY 41189-9726

OFFICE (606) 798-2009 MOBILE (606) 301-3350 FAX (606) 798-2115

E-mail: info@stanfieldproperty.com

Be sure to check us out on the web at: www.stanfieldproperty.com



PHOTO OF THE HOME



PHOTO OF THE BARN

DIRECTIONS: From KY 57-KY 9 intersection at Tollesboro: Take KY 57 North (into Tollesboro) approximately .25 miles to KY 10 and turn right. Take KY 10 approx. one mile (pass the bank and two houses past the bank) to Osborne Road and turn left. Follow Osborne Road approximately 1 mile, on left, signs posted on the property.

MINI-FARM consists of newly surveyed boundary consisting of 39.714 beautiful acres located on the west side of the Osborne Road, a county-maintained blacktop road that dead-ends a short distance past the subject, located approximately one-mile off KY 10. The property is offered as a whole, or offered in three very desirable tracts. **WILL DIVIDE!**

As a whole, the property consists of 39.714 acres, including level acreages ideal for row-crop or hay production, gently rolling acreages well suited to pasture, with some limited woods, and improved with a restorable frame home and combination barn. The acreage is mostly cleared, generally gently rolling, with a wooded hollow, two ponds, and the boundary is fenced for pasture uses and containing cattle at the present time. **NOTE:** It should be noted that the property, to protect the surrounding properties, will be sold subject to restrictive covenants prohibiting placement of single-wides, requiring any doublewides to be placed on permanent concrete block foundations, to limit number of homes on the two parcels (described following) to limit homes placed on the acreages to one each, and --- if sold separately --- those two lots that make up a portion of the whole will be subject to an easement agreement permitting an extension/placement/ maintenance of the public sewage to serve the remaining parcels located to the north. As a whole, the property is offered for \$135,000.

In tracts, the property is available as follows: These two lots are above average size, provided with adequate public utilities, are conveniently located, and the roadway is not heavily traveled as dead-ends a short distance beyond the subject property. Parcel 1 consists of 2.331 acres, nearly level, excellent homesite, access to water and electricity (public sewage on adjoining property and could be extended to serve this lot) that is offered separately for \$23,500. Parcel 2 consists of 2.842 acres, also nearly level and offering an excellent homesite, with water and electricity available (and public sewage could be extended to serve this property as well), offered separately for \$28,500.

If you wish to purchase the acreage separately from the lots, the 34.541 acres, improved with the home, barn, and two ponds --- **separately from the two lots** --- is available for \$110,000.

This Fine Property Offered By

CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES

CRAIG A. STANFIELD REAL ESTATE BROKER & AUCTIONEER

PHONE: (606) 798-2009, MOBILE: (606) 301-3350, FAX: (606) 798-2115

E-mail: info@stanfieldproperty.com

Be sure to check out my website: www.stanfieldproperty.com

PLAT OF SURVEY CALLS, JACKIE BARBOUR PROPERTY

39.714 ACRES REMAINING, SURVEYED IN THREE TRACTS

NOTE THAT THERE ARE THREE TRACTS SHOWN,
BUT THAT NUMBERING SYSTEM SHOWS
A LARGER NUMBER OF TRACTS;
OTHER TRACTS ARE EITHER
ALREADY SOLD OFF, OR ARE
BEING RETAINED BY OWNER
AND ARE NOT AVAILABLE
FOR PURCHASE.

PROPERTY LOCATED ON WEST
SIDE OF OSBORNE ROAD,
TOLLESBORO, LEWIS CO., KY.
OSBORNE LANE IS
A BLACKTOP,
COUNTY-MAINTAINED
ROADWAY.

NOTE: With regards
to southwest corner,
existing fence
includes a corner
that is not a
part of the
boundary.

TRACT # 7 - 34.541 ACRES

Acreages shown are as shown on survey plat. The deed plotter
computer program indicates a closure error on Tract 7 and the
boundary as a whole, each of .01'. This is either an acceptable
error or an inputting error on behalf of the person creating said plat.

Property sold subject to restrictive covenant
prohibiting singlewides and requiring
doublewides to be on permanent foundation.

Location of house, barn, and
ponds are approximate. Not to scale.

If sold in tracts, an easement will be retained
across front of lots to extend/install/
maintain public
sewage line.

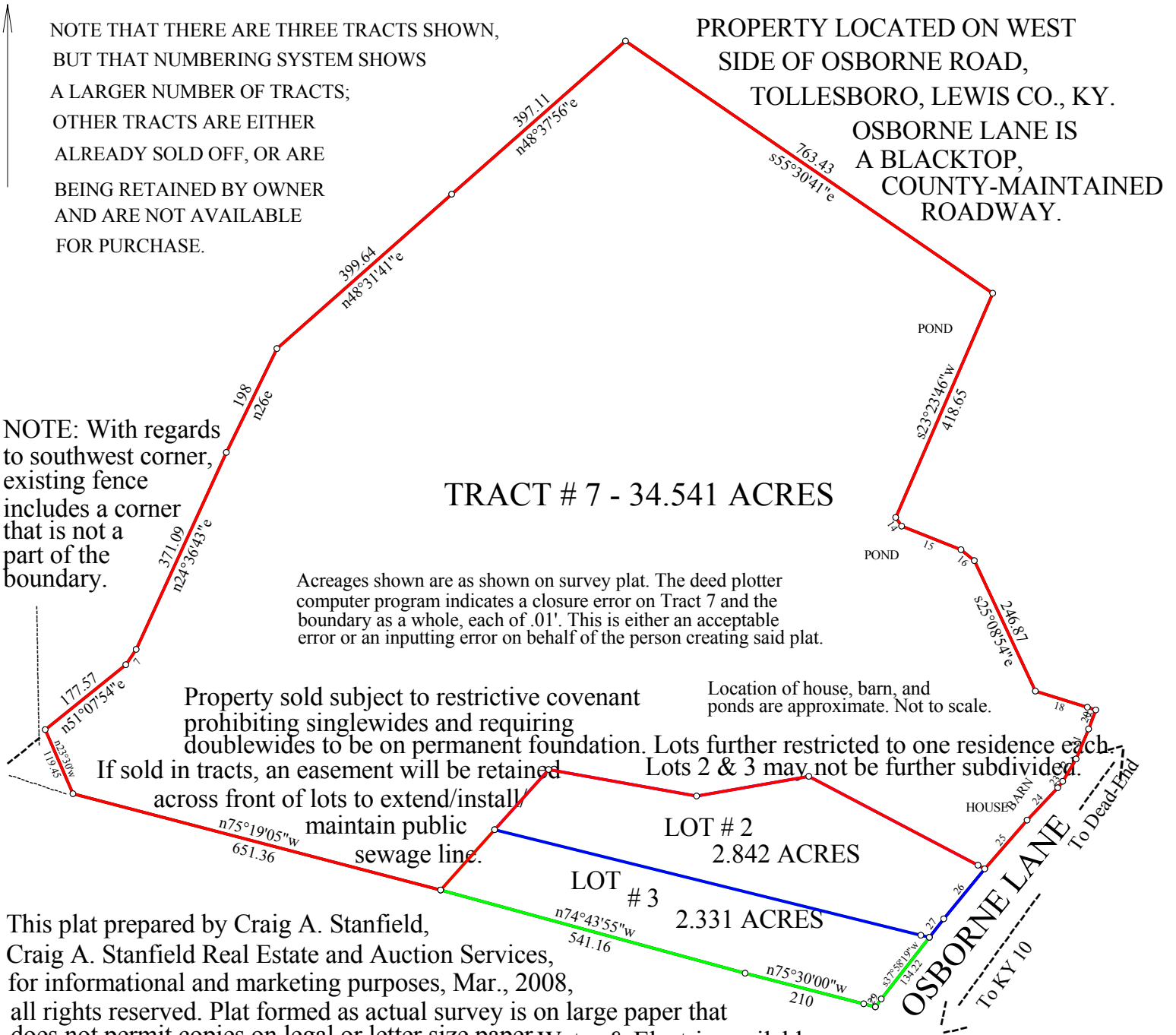
Lots further restricted to one residence each.
Lots 2 & 3 may not be further subdivided.

LOT # 2
2.842 ACRES

LOT # 3
2.331 ACRES

This plat prepared by Craig A. Stanfield,
Craig A. Stanfield Real Estate and Auction Services,
for informational and marketing purposes, Mar., 2008,
all rights reserved. Plat formed as actual survey is on large paper that
does not permit copies on legal or letter size paper.

Water & Electric available;
Public Sewage ends on this
adjoining property.



Data and Deed Call Listing of File:

Tract 1: 39.713 Acres: 160713.7 Sq Meters: Closure = n57.1934w 0.01 feet: Precision = 1/421326: Perimeter = 5450 feet

Tract 2: 2.331 Acres: 101521 Sq Feet: 9431.6 Sq Meters: No significant closure error. : Perimeter = 1829 feet

Tract 3: 2.842 Acres: 123801 Sq Feet: 11501.5 Sq Meters: No significant closure error. : Perimeter = 1851 feet

Tract 4: 34.541 Acres: 139780.7 Sq Meters: Closure = n42.3457w 0.01 feet: Precision = 1/395640: Perimeter = 5447 feet

001=n75.3w 20.63	058=s55.3041e 763.43
002=n75.3000w 210	059=s23.2346w 418.65
003=n74.4355w 541.16	060=s34.3039e 18.09
004=n75.1905w 651.36	061=s68.1825e 109.39
005=n23.30w 119.45	062=s50.3658e 29.50
006=n51.0754e 177.57	063=s25.0854e 246.87
007=n33.5813e 31.72	064=s72.3814e 93.26
008=n24.3643e 371.09	065=s72.3814e 15
009=n26e 198	066=s20.3053w 34.9
010=n48.3141e 399.64	067=s22.38w 55.51
011=n48.3756e 397.11	068=s30.5341w 44.74
012=s55.3041e 763.43	069=s38.0710w 13.84
013=s23.2346w 418.65	070=s43.2133w 76.5
014=s34.3039e 18.09	071=s41.0835w 110.61
015=s68.1825e 109.39	072=n62.1611w 13
016=s50.3658e 29.5	073=n62.1611w 327.57
017=s25.0854e 246.87	074=s80.0233w 195.19
018=s72.3814e 93.26	075=n79.4916w 257.62
019=s72.3814e 15	076=s41.5332w 138.77
020=s20.3053w 34.9	077=s41.5332w 138.77
021=s22.38w 55.51	
022=s30.5341w 44.74	
023=s38.0710w 13.84	
024=s43.2133w 76.5	
025=s41.0835w 110.61	
026=s39.1509w 110.93	
027=s37.5819w 39.95	
028=s37.5819w 134.22	
029=s36.261w 16.66	
030=@1	
031=n75.3w 20.63	
032=n75.3w 210	
033=n74.4355w 541.16	
034=n41.5332e 138.77	
035=s76.0618e 752.63	
036=s76.0618e 15	
037=s37.5819w 134.22	
038=s36.261w 16.66	
039=@37	
040=n76.0518w 15	
041=n76.0618w 752.63	
042=n41.5332e 138.77	
043=s79.4916e 257.62	
044=n80.0233e 195.19	
045=s62.1611e 327.57	
046=s62.1611e 13	
047=s39.1509w 110.93	
048=s37.5819w 39.95	
049=@4	
050=n75.1905w 651.36	
051=n23.3w 119.45	
052=n51.0754e 177.57	
053=n33.5813e 31.72	
054=n24.3643e 371.09	
055=n26e 198	
056=n48.3141e 399.64	
057=n48.3756e 397.11	