


FOR SALE




Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER

2003 KENTUCKY STATE CHAMPION AUCTIONEER

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EXPERIENCE COUNTS! CALL CRAIG TO PUT HIS SIGN ON YOUR PROPERTY TODAY!

GIVE CRAIG THE CALL! WE SELL IT ALL! ANY TYPE OF PROPERTY, CONVENTIONAL OR AT AUCTION!

JESSAMINE CO., KENTUCKY --- 133 Acres located on the KENTUCKY RIVER!
A "RECREATIONALIST'S DREAM" offering HUNTING, BOATING, and CAMPING opportunities!!! Acreage consists of wooded hunting lands and fertile bottomlands ideal for camp-sites, with river frontages ideal for boating, and located **adjacent to the Jessamine County Boat Ramp!** Property fronts on two blacktop road state-maintained roadways (KY 39 & KY 1541), public water, natural gas, and electricity available! This property offers the best of recreational opportunities!
UNIQUE PROPERTY WITH LOADS OF POTENTIAL AND POSSIBILITIES!
PRICED TO SELL \$450,000!





FOR SALE

Craig A. STANFIELD
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Open House (606) 798-2009
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NORTH

The subject property is physically divided into three separate tracts, with one parcel not contiguous to the remaining acreage. Acreage is estimated to consist of 133 acres more or less by existing deeds, acquired in two tracts as four parcels.
Deed Book 472 pg. 706 &
Deed Book 510 pg 639,
Jessamine Co. Court Records.

NATURAL GAS AND
ELECTRIC AVAILABLE.
PUBLIC WATER
PLACEMENT FUNDED,
AVAILABLE SOON!

Jessamine
County
Boat Ramp

Garrard
County
Boat Ramp

GARRARD CO.

MADISON CO.

LEGEND

PROPERTY BOUNDARIES

KY 39

KY 1541

BANKS OF KENTUCKY RIVER

LICK BRANCH CREEK

This Exhibit prepared by Craig A. Stanfield, Craig A. Stanfield Real Estate and Auction Services, Tollesboro, Kentucky, for informational and marketing purposes, Feb., 2008.

Not performed by surveyor or with use of transit or other "on-site" measuring devices. Boundaries not guaranteed, formed by comparison to public records and other data, assumed accurate in content. All rights reserved.

AERIAL PHOTO

APPROXIMATE BOUNDARIES
133 ACRES MORE OR LESS

FRONTING ON
KENTUCKY RIVER
ROAD FRONTAGE ON

KY 39 & KY 1541

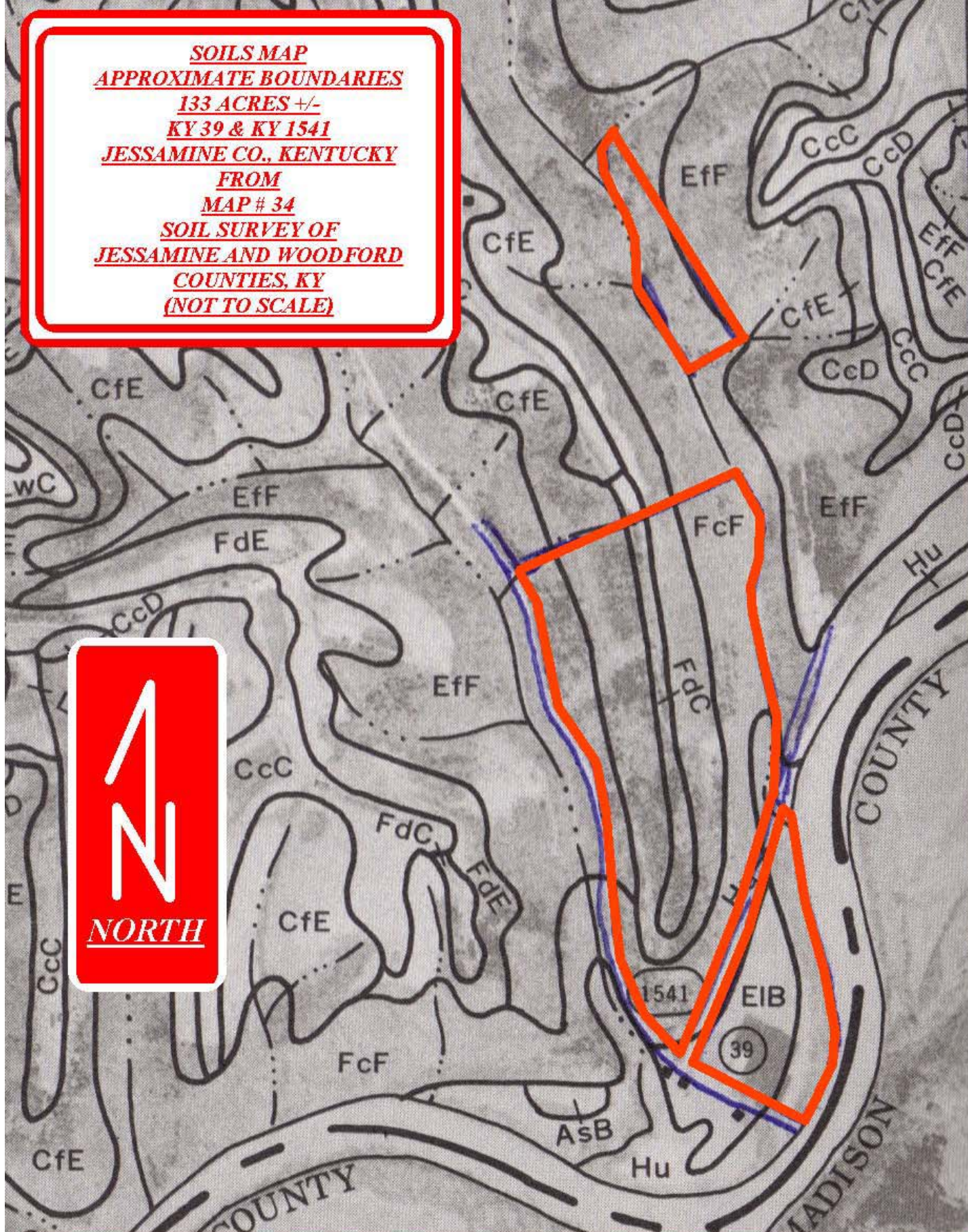
LICK BRANCH CREEK

JESSAMINE CO., KY

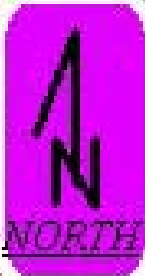
NOT TO SCALE

SOILS MAP
APPROXIMATE BOUNDARIES
133 ACRES +/-
KY 39 & KY 1541
JESSAMINE CO., KENTUCKY
FROM
MAP # 34
SOIL SURVEY OF
JESSAMINE AND WOODFORD
COUNTIES, KY
(NOT TO SCALE)

(Joins inset, sheet 1)



Prepared by Craig A. Stanfield, Craig A. Stanfield
Real Estate & Auction Services, as an exhibit
for marketing purposes only, Feb., 2008,
from public sources believed accurate but not warranted.
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TOPO MAP
APPROXIMATE
BOUNDARIES
133 ACRES +/-
KY 39 & KY 1541
JESSMINE CO., KY
(NOT TO SCALE)

Prepared by Craig A. Stanfield, Craig A. Stanfield Real Estate & Auction Services, Feb., 2008, for marketing purposes only, based on information obtained from public sources. Boundaries approximate, not guaranteed. All rights reserved.

133 Acres +/- KY 39 & KY 1541 Jessamine Co., KY

Downloaded from

FEMA Website

fema.gov Feb. 29, 2008

FLOOD HAZARD

BOUNDARY MAP

FEMA COMMUNITY

PANEL #2101250075A

EFFECTIVE DATE

AUG. 1, 1979

APPROXIMATE SCALE
0 1000 2000 FEET



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

JESSAMINE COUNTY,
KENTUCKY
(UNINCORPORATED AREAS)

COMMUNITY PANEL NUMBER
210125 0075 A

PAGE 75 OF 100

SEE MAP INDEX FOR LOCATION OF THIS MAP

EFFECTIVE
AUGUST 1, 1979

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATION

This is an official copy of a portion of the above referenced flood map. It was prepared using FEMA's software. This map shows, and reflects changes, in flood hazard areas which may have been made subsequent to the date of this map. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.fema.gov.

Note: Areas designated as
Flood Hazard Zone B and
Flood Hazard Zone A13 are
shown shaded herein.

ZONE B

ZONE A13

ZONE B

ZONE B

February No. 10

RENTON RIVER

NT147

NT146

NT145

LEGAL DESCRIPTION

PARCEL # 1: All of Tracts 1 and 2 of the Homer Burton Estate Property as shown by plat of record in Plat Cabinet 9, Slide 37 in the Jessamine County Court Records, and being the same property conveyed to Terry Thoroughman and Cindy Thoroughman by deed of Harold Burton and others, by deed dated the 2nd day of July, 2002 and recorded in Deed Book 472 page 706 Jessamine County Court Records (*acreage not defined in deed, only reference to the plat referenced above. Plat indicates that Tract # 1 consists of 24.097 acres and that Tract # 2 consists of 31.514 acres, indicating a total acreage for PARCEL # 1 of 55.611 acres*).

***Note:** The plat described above includes the following stipulations (among others): 1). Based on Maps prepared by the Department of Housing and Urban Development, the property shown hereon is within the F.I.A. Flood Hazard Area as shown on face of plat. 2). There is a 40' wide ingress and egress easement center on the center of Lick Branch, this is the existing width of Lick Branch bed. 3). Subsurface Sewage Disposal Note: Sewage disposal for this development shall be by a subsurface method approved by the Jessamine County Health Department. Prior to beginning construction on a lot, a person shall obtain a valid subsurface sewage disposal permit issued pursuant to 902 KAR: 0-081 and 902 KAR: 0-085. 4). Entrance Note: Any new entrance must have approval of the Jessamine County Road Dept. Supervisor or an engineer designated by him for installation of any required entrance piping so as not to impede, or alter any existing or generated water flow. 5). Additional notices are in place on said plat regarding approval for recording, certificate of accuracy, ownership and dedication, purposes of the plat, and other statements. Please refer to plat for additional considerations.*

PARCEL # 2: Consisting of approximately 77.5 acres more or less, and consisting of that property described in two tracts and conveyed to Terry Thoroughman and Cindy Thoroughman by deed of Evelyn Owens by deed dated the 23rd day of January, 2004 and recorded in Deed Book 510 age 639 Jessamine County Court Records.

Tract 1 described as consisting of 27 acres of land consisting of Lot # 7 of the division of lands of James Peel, Sr., and further entitled to a pass way 12 feet wide along the eastern boundaries of Lots 8 & 9 as shown on plat of said land division and extending from said division to the turnpike (*Note: Reference is not made in deed as to where the plat of the lands of James Peel, Sr. is recorded and checking county court clerk records back to 1914 does not reveal that said plat is recorded. However, reference is made to a division of lands through court proceedings and plat may be recorded with said proceedings*).

Tract 2 consisting of 54.5 acres, however excluding there-from a boundary of land described as consisting of 4 acres more or less, leaving approximately 50.5 acres, more or less.









