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CRAIG A. STANFIELD

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KENTUCKY REAL ESTATE BROKER - KY PRINCIPAL AUCTIONEER
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2124 W. KY 10, TOLLESBORO, KY 40389

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"LICENSED IN THE REAL ESTATE AND AUCTION BUSINESS IN 18 STATES"
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Craig Stanfield
806-798-2009
Broker & Auctioneer



Keith Cooper
806-749-8215
Sales Associate



Amy Downs
806-564-5095
Sales Associate



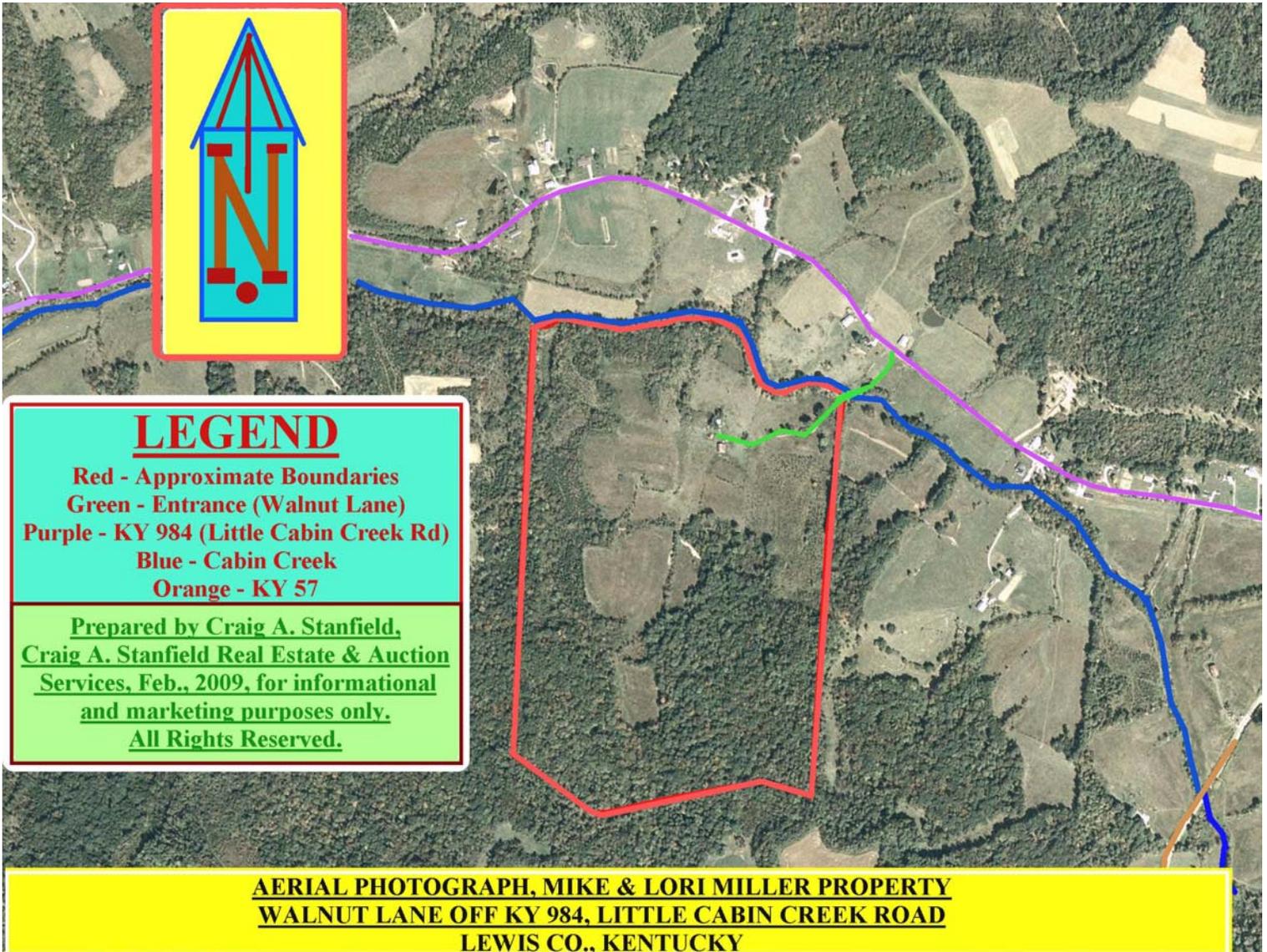
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FOR SALE

Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER
Equal Housing Opportunity
(800) 798-2009
(606) 301-3350
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Look For Our Signs!



LEWIS CO./TOLLESBORO

120 acres located just off KY 984 north of Tollesboro. Acreage consists of pasture, cropland, and woods, creek frontage, offering opportunities for farming operations as well as hunting, improved with new 3 bdrm./2 bath one and one half story frame home, large kitchen and living room, served with central heat and central air, AND PRICED TO SELL JUST \$340,000!



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This scenic photograph was taken at the northeast boundary of the subject property, at Walnut Lane. The photo shows the creek and bridge, plank fencing, and a portion of the acreage. If you look carefully, you will note the home to the left of the second cedar tree from the right.



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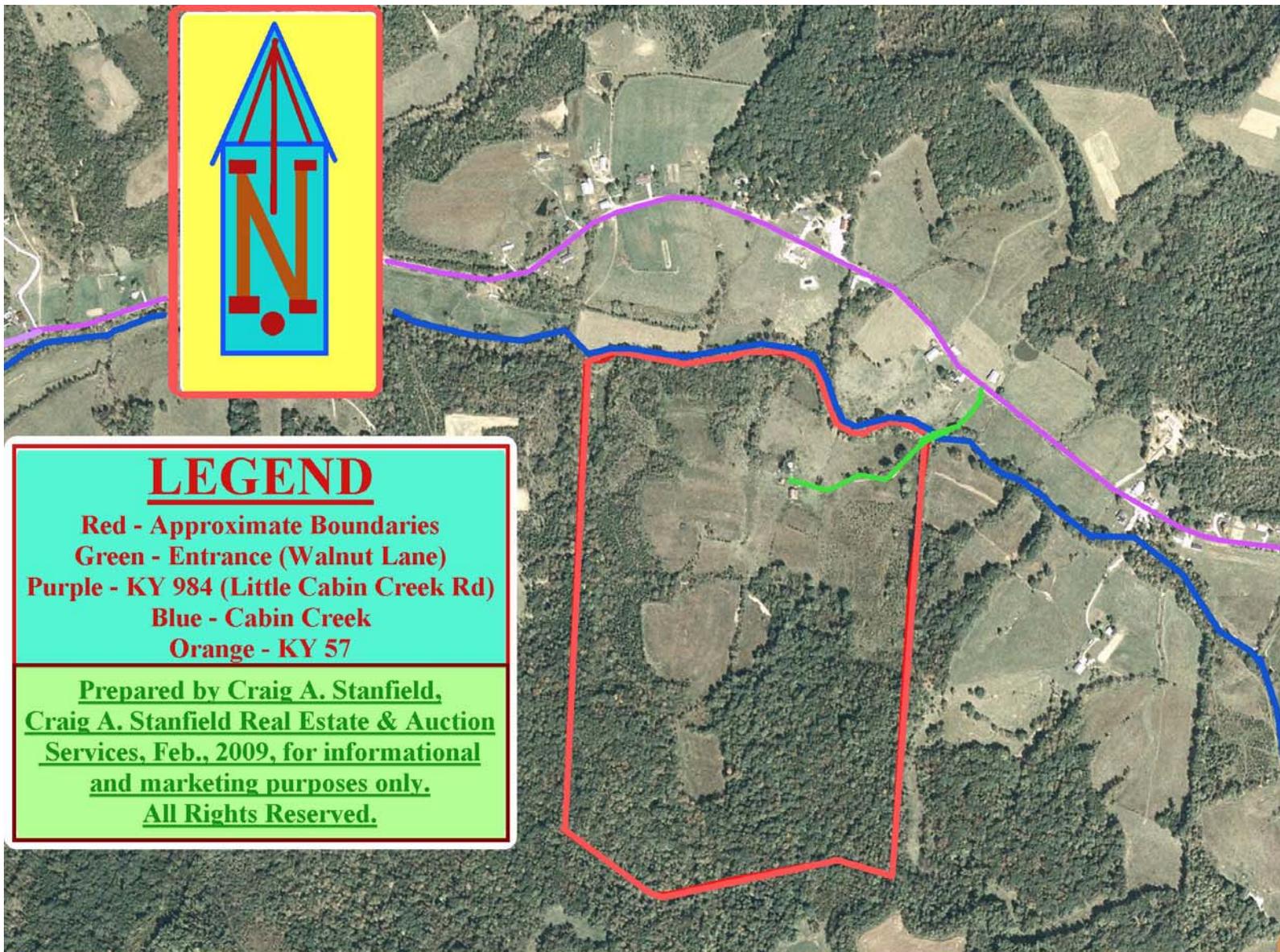


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LEGEND

- Red - Approximate Boundaries
- Green - Entrance (Walnut Lane)
- Purple - KY 984 (Little Cabin Creek Rd)
- Blue - Cabin Creek
- Orange - KY 57

Prepared by **Craig A. Stanfield,**
Craig A. Stanfield Real Estate & Auction
Services, Feb., 2009, for informational
and marketing purposes only.
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AERIAL PHOTOGRAPH, MIKE & LORI MILLER PROPERTY
WALNUT LANE OFF KY 984, LITTLE CABIN CREEK ROAD
LEWIS CO., KENTUCKY

MAPQUEST.



APPROXIMATE
LOCATION
MIKE & LORI MILLER
120 ACRES +/-
WALNUT LANE OFF KY 984
LEWIS CO., KY

LEWIS CO., KY TOLLESBORO

120 acres located just off KY 984 north of Tollesboro. Acreage consists of pasture, cropland, and woods, creek frontage, offering opportunities for farming operations as well as hunting, improved with new 3 bdrm./2 bath one and one half story frame home, large kitchen and living room, served with central heat and air!

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:

8-4-06 and ending on 2-26-09
 (date of purchase) (date of this form)

PROPERTY ADDRESS: 254 Walnut Lane 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.

	YES	NO	UNKNOWN
1. HOUSE SYSTEMS			
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	—	/	N/A
(j) Pool, hot tubs, sauna	—	/	—
(k) Sprinkler system	—	/	N/A
(l) Heating.....age.....	—	/	—
(m) Cooling/air conditioning.....age.....	—	/	—
Explain: _____			
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) MM/LLM Date/Time 2:30 P.M
2/26/09

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? 24RS

(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 public
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:.....

— / —

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): 7/07 Date last cleaned (septic): N/A

(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) MUS/209 Date/Time 2:30 PM
7/26/09

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

10. MISCELLANEOUS

- | | | | |
|--|---|---|---|
| (a) Was this house built before 1978? | — | / | — |
| (b) Are you aware of any use of ureaformaldehyde, asbestos materials, or lead based paint in or on this home?..... | — | / | — |
| (c) 1. Are you aware of any testing for radon gas?.....
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?..... | — | / | — |
| (e) Are you aware of any present or past wood infestation (i.e. termites, bores, carpenter ants, fungi, etc.)?..... | — | / | — |
| (f) Are you aware of any damage due to wood infestation?..... | — | / | — |
| (g) 1. Have the house or other improvements ever been treated for wood infestation?
2. If yes, when, by whom, and any warranties? _____ | — | / | — |
| (h) Are you aware of any existing or threatened legal action affecting this property?..... | — | / | — |
| (i) Are there any assessments other than property assessments that apply to this property (i.e. sewer assessments)?..... | — | / | — |
| (j) Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?..... | — | / | — |
| (k) Are you aware of any other conditions which are defective with regard to this property?..... | — | / | — |
| (l) Are there any environmental hazards known to seller?..... | — | / | — |
| (m) Are there any warranties to be passed on?..... | — | / | — |
| (n) Has this house ever been damaged by fire or other disaster (i.e., tornado, hail, etc.)?
If yes, please explain: _____ | — | / | — |
| (o) Are you aware of the existence of mold or other fungi in the property?..... | — | / | — |
| (p) Has this house ever had pets living in it?
If yes, Explain _____ | — | / | — |
| (q) Is the property in a historic district?..... | — | / | — |

SPACE FOR ADDITIONAL INFORMATION

The seller has owned this property since 8-4-06 (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 <u>[Signature]</u>	Date <u>2/26/09</u>	Seller <u>[Signature]</u>	Date <u>2/26/09</u>
---------------------------	---------------------	---------------------------	---------------------

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: _____ Date: _____
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) _____ Date/Time _____

All that certain tract or parcel of land lying on the waters of East Fork of Cabin Creek in Lewis County, Kentucky:

Tract #1: Bounded as follows: Beginning at a stone near a dead mulberry; thence N. 4 E. 41 poles to the pike center; thence with the meanderings of said pike N. 61 W. 13 poles; thence N. 70 W. 50 poles; thence S. 74 W. 24 poles; thence S. 52 W. 13-1/4 poles to a stone; thence S. 13 W. 47-3/4 poles to a stone; thence up the right hand fork of East Fork of Cabin Creek S. 65 E. 1 pole; thence S. 49 E. 14 poles; thence N. 46 E. 11 poles; thence S. 83 E. 23 poles; thence N. 79 E. 37 poles; thence S. 73 E. 13 poles; thence S. 41 E. 8 poles to the place of beginning, containing 32 acres 2 roods and 20 poles.

Tract #2: Bounded as follows: Beginning at two buckeyes standing on the South side of the creek; thence down the same N. 73-1/2 W. 2-2/5 poles to a sycamore; thence S. 81 W. 17 poles; thence N. 30 W. 26-1/2 poles to two elms; thence N. 88 W. 22 poles; thence S. 82 W. 48 poles; thence S. 60 W. 8 poles to a sugar tree standing in the forks of the branch, S. 14 E. 74 poles to a stone; thence S. 84 E. 23 poles; thence N. 26-1/2 poles to a stone; thence S. 78 E. 20-1/2 poles; thence S. 3 E. 5-1/2 poles to a white oak; thence S. 60 E. 66-1/2 poles to a stake; thence N. 76-1/2 poles to place of beginning, containing 53 acres, more or less.

Excepting and reserving from the above boundary 32 acres sold by the grantors to Paris E. Dixon and wife by deed recorded in Deed Book 34, page 342, Lewis County Court Records.

This conveyance is subject to the reservation of the gateway mentioned and described in the deed from John A. Applegate and

FOX WOOD & WOOD
ATTORNEYS AT LAW

*1st Deed East Fork Cabin Creek
Maysville, Ky*

282

wife recorded in Deed Book 27, page 217. This conveyance includes grantors' interest in the road and in the gateway mentioned and described in said deed from John A. Applegate and wife to the male grantor recorded in Deed Book 27, page 217, Lewis County Court Records.

Also certain tracts or parcels of land lying and being in Lewis County, State of Kentucky, on the waters of East Fork of Cabin Creek and bounded as follows, viz:

Tract No. 1: Beginning at a stone corner to Beards; thence S. 12-1/2 E. 9 poles and 14 links to a stone S. 84 E. 70 poles to a stone N. 12-1/2 E. 9 poles and 14 links N. 10 E. 36-4/5 poles to a stone in Hampton's line, N. 60 W. 16 poles to a stone N. 5-1/2 poles to a stone N. 84 W. 32 poles, S. 4 W. 17 poles S. 28 E. 16 poles S. 50 E. 14 poles to the place of beginning.

Tract No. 2: Beginning at a stone near a sugar mill; thence N. 12-1/3 W. 43 poles to a stone in May's line; S. 84 E. 54 poles, N. 10 E. 20 poles, S. 60 E. 17 poles, S. 78 poles to a stake near a dogwood and buckeye, N. 88-1/2 W. 61 poles to the place of beginning.

Tract No. 3: Beginning at a hickory; thence E. 16 poles to a stake at a sugar mill; thence N. 80 W. 43 poles to a stone in B. F. Applegate's line; thence W. 12-1/2 E. 16 poles to a white oak in Reganstine's line; thence S. 43 poles to the place of beginning.

The three tracts above mentioned contain 67 acres 3 roods and 32 poles, be the same more or less.

This conveyance is subject to the reservation of gateways mentioned and described in the deed from J. W. Childrey and wife to the male grantor, recorded in Deed Book 34, page 450.