

FOR SALE
Craig A. STANFIELD
 REAL ESTATE BROKER
 AUCTIONEER
 Equal Housing Opportunity (606) 798-2009
 (606) 301-3350
 Be sure to check out my website:
www.stanfieldproperty.com
 E-mail: info@stanfieldproperty.com

AUCTION
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 REAL ESTATE OPPORTUNITY

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 Member Kentucky Auctioneers Assn. 2003 KY State Champion Bid-Caller.
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AUCTION

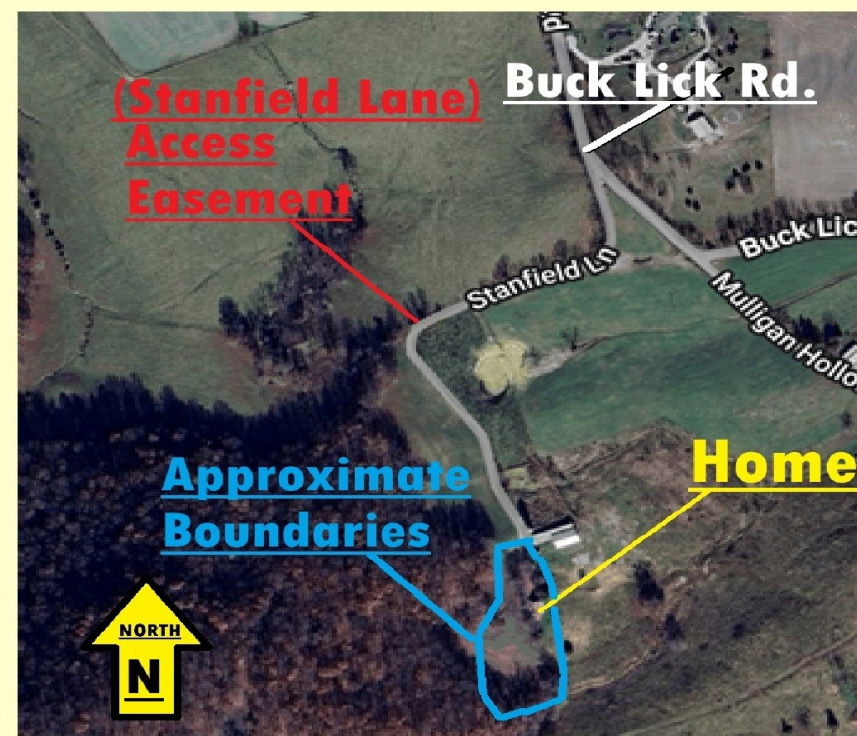
ABSOLUTE AUCTION **SAT., JULY 30, 2025 - 10:30 AM**

325 STANFIELD LANE, TOLLESBORO, KY 41189

*The marital residence of Don & Phyllis Stanfield (deceased), now owned by their children (spouse):
 Tammie Stanfield Boling (Jackie), Darren Scott (Beverly) Stanfield, and Kelly Stanfield.*



Located in the Burtonville Community off Buck Lick Rd.



1 1/2 story frame farmhouse offering 3 bdrms., 1 bath, situated on a newly surveyed 1.704 acre parcel located "off the road" (accessed by easement), secluded, surrounded by farmland and woods, served with a spring that has never gone dry in the over 60 years of ownership by the Stanfield Family! Suited to rental, renovation for personal residence OR would provide an ideal part-time home for the hunter who leases hunting ground nearby.

FOR TERMS & CONDITIONS AND ADDITIONAL INFORMATION, SEE OUT ONLINE ADVERTISING AT:

www.stanfieldproperty.com and www.auctionzip.com/auctioneer/castanfield

LEGEND

- These standard symbols may be found in the drawing.
- 1/2" IRON PIN SET
 - MEANDER POINT
 - MAG NAIL
 - FENCE POST
 - TREE (AS NOTED)
 - UTILITY POLE
 - IRON PIN FOUND
 - BOUNDARY LINE
 - EDGE OF PAVEMENT OR GRAVEL
 - FENCE LINE

SURVEY PLAT
TAMMI BOLING
DARREN STANFIELD
KELLY STANFIELD

STANFIELD LANE, BURTONVILLE,
LEWIS COUNTY, KENTUCKY
DATE: 6/10/2025 SCALE: 1" = 100'



BUCKLICK BR. RD.

TO BE USED FOR ACCESS
TO THE 1.704 ACRE TRACT

DARREN STANFIELD
863 BURTONVILLE RD.
WALLINGFORD, KY 41093

PHYSICAL ADDRESS:
325 STANFIELD LANE
TOLLESBORO, KY 41189

STANFIELD LANE
(PRIVATE LANE)

TAMMI BOLING
DARREN STANFIELD
KELLY STANFIELD
D.B. 271 PG. 273

TAMMI BOLING
DARREN STANFIELD
KELLY STANFIELD
D.B. 271 PG. 273

CORY STANFIELD
D.B. 252 PG. 411
(LAND CONTRACT)

GRAVEL SURFACE

CORY STANFIELD
D.B. 252 PG. 411
(LAND CONTRACT)

TAMMI BOLING
DARREN STANFIELD
KELLY STANFIELD
D.B. 271 PG. 273

NOTES:

FIELD WORK COMPLETED ON 6/09/25.

ALL IRON PINS SET WERE 1/2" DIAMETER
BY 20" IN LENGTH REBAR WITH PLASTIC
IDENTIFICATION CAP STAMPED MDR 3487.

BEARINGS CORRELATED TO TRUE NORTH
BY THE METHOD OF A GPS OBSERVATION
USING CARLSON GPS EQUIPMENT WITH
DUAL-FREQUENCY RADIOS, MODEL NUMBER
CARLSON BRX 7.

CORS WAS USED TO DETERMINE THE
APPROXIMATE LOCATION OF THE STATE
PLANE COORDINATE.

PROPERTY SUBJECT TO ALL LEGAL RIGHTS-
OF-WAY, EASEMENTS AND CONVEYANCES.

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY
SURVEY AND COMPLIES WITH 201 KAR 18:150.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	189.56	26.28	26.24	S 07°04'00" E	7°56'18"

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED ON THIS PLAT
WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY
THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE
UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1: 23,421
AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS
A RURAL SURVEY AND THE ACCURACY AND PRECISION OF
SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

MICHAEL D. RUGGLES, PLS #3487 DATE

CORY STANFIELD
D.B. 252 PG. 411
(LAND CONTRACT)

1.704
ACRES

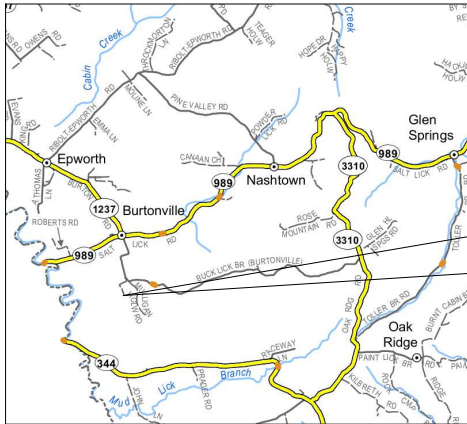
TAMMI BOLING
DARREN STANFIELD
KELLY STANFIELD
D.B. 271 PG. 273

CORY STANFIELD
D.B. 252 PG. 411
(LAND CONTRACT)

MIKE RUGGLES
LAND SURVEYING

3002A BURTONVILLE RD.
TOLLESBORO, KY 41189
(606) 798-2929

VICINITY MAP



SITE
LOCATION

TERMS OF PURCHASE, REAL ESTATE: The Real Estate will be offered at ABSOLUTE AUCTION, no reserve. , a “live, on-site, in-person auction event”. The definition of Absolute Auction as defined by the Kentucky Board of Auctioneers has been provided to the Sellers and auction will be conducted in accordance/compliance with said definition. No online bidding provided, although absentee bids are conditionally accepted. In the event that absentee bids are made, absentee bids shall be made on the absentee bidder's behalf in a competitive nature and not necessarily the absentee bidder's highest bid/offer. THE PROPERTY IS SITUATED ON A 1.703 ACRE NEWLY SURVEYED PARCEL OF LAND, SECLUDED, LOCATED AND ACCESSED BY MEANS OF A LONG GRAVEL PRIVATE ROADWAY (THE USE OF THE ROADWAY IS NOT EXCLUSIVE TO THE USE OF THE PURCHASER, BUT PROVIDES ACCESS TO AN ADJACENT FARM AND AN ADJACENT TRACT OF WOODLANDS) EXTENDING FROM BUCK LICK ROAD TO THE HOME/PROPERTY. THE PROPERTY IS SERVED BY A SPRING THAT HAS NEVER GONE DRY IN THE APPROXIMATE 60 YEARS OF OWNERSHIP BY THE STANFIELD FAMILY. The Real Estate shall be offered as a cash sale with no contingencies with regards to financing or inspections, with the purchaser to place a non-refundable deposit equal to 10% of the purchase price down on date of sale with balance due in full within 30 days of auction (on or before the 30th day of September, 2025. Terms of purchase are Cash to Seller: NO CONTINGENCIES OF ANY KIND PERMITTED. Possession with deed at closing. Sellers to maintain insurance on property through date of closing (including liability; agent/auctioneer is not responsible for accidents); however successful purchaser will have an inherent and thus an insurable interest in the property as of date of sale and is encouraged to obtain insurance immediately upon sale as purchaser will assume risk of loss from under-insurance, lack of insurance, or in the event of fire or other disaster. The home on the property was constructed prior to 1978, thus Lead-Based Paint could be in evidence. Purchasers concerned about the possible presence of lead-based paint are encouraged to arrange and conduct --- at the prospective purchaser's sole expense --- any inspections for the presence of Lead-Based Paint they so desire prior to purchase, as purchaser will be required to waive the rights to any contingency relative to any future testing or presence of Lead-Based Paint as a condition of purchase. Year 2025 real estate taxes to be payable by the purchaser (NO PRORATION), however any prior years taxes that may have been unpaid shall be payable by the seller. Prospective purchasers encouraged/ advised to inspect the property thoroughly prior to sale as REAL ESTATE SOLD “AS IS” WITHOUT WARRANTY WHATSOEVER --- INCLUDING WITH REGARD TO FITNESS/MERCHANTABILITY/MARKETABILITY/ DESIRABILITY FOR ANY USE WHATSOEVER -- EITHER EXPRESSED OR IMPLIED. Purchased subject to zoning, easements, highway right of way, local ordinances, and restrictions. Further the property shall be purchased by the existing legal description, by the boundary and not by the acre, subject to any facts that might be disclosed by an accurate survey --- sellers are not responsible for providing for any surveys of the subject property. Purchasers must have performed any and all due diligence inspections of the property prior to purchase, at purchaser's sole expense --- including but not limited to: Whole House Inspection, Wood-Boring Insect Inspection, Radon Gas Inspection, Lead-Based Paint Presence, Phase I/II/III environmental hazard reports/ surveys, property surveys, appraisal, etc. --- as purchaser will not be permitted any contingencies for any type of testing performed after the auction or for results thereof determined after the auction. Contact agent/auctioneer prior to the auction to arrange inspection/ testing. Announcements made date of sale take precedence over printed matter. Payment of down payment for real estate required to be paid to the agent/auctioneer immediately upon conclusion of sale, at SALE SITE, NO EXCEPTIONS.