

CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES

CRAIG A. STANFIELD, REAL ESTATE BROKER & AUCTIONEER

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E-mail: info@stanfieldproperty.com

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



FOR SALE

Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER

2003 KENTUCKY STATE CHAMPION AUCTIONEER

info@stanfieldproperty.com
www.stanfieldproperty.com
Office (606) 798-2009
Cell: (606) 301-3350
Fax: (606) 798-2115

EXPERIENCE COUNTS! Call Craig to put his sign on your property today

LICENSED IN REAL ESTATE AND AUCTION BUSINESS SINCE 1984!

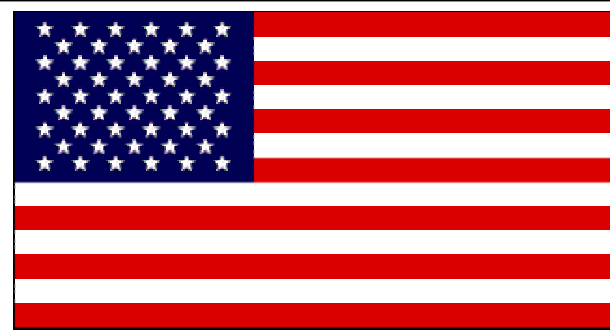
Logos: NAA Auctioneer, Kentucky Auctioneers Association, NAA Kentucky, Equal Housing Opportunity

49 ACRES/ WOODS/PASTURE/CROPLAND/CREEK

BOTH SIDES KY 57

CONCORD, LEWIS CO., KY

\$80,000.00



FOR SALE

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REAL ESTATE BROKER
AUCTIONEER

Equal Housing Opportunity

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Number of Bedrooms: 2

Number of Baths: 1

49 ACRES including land located on both sides of KY 57 and including significant pastureland acreages, with old house (restorable? Definitely suited to use for hunting cabin or weekend retreat), a 4 bent tobacco barn/stable, acreage extends to and crosses Sycamore Creek, acreage on west side of KY 57 is wooded w/ some marketable timber. ALL FOR \$80,000!



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ESTIMATED BOUNDARIES
CHARLES RICHARD HENDERSON PROPERTY
CONCORD, LEWIS CO., KENTUCKY
NOT TO SCALE
BOUNDARIES NOT GUARANTEED

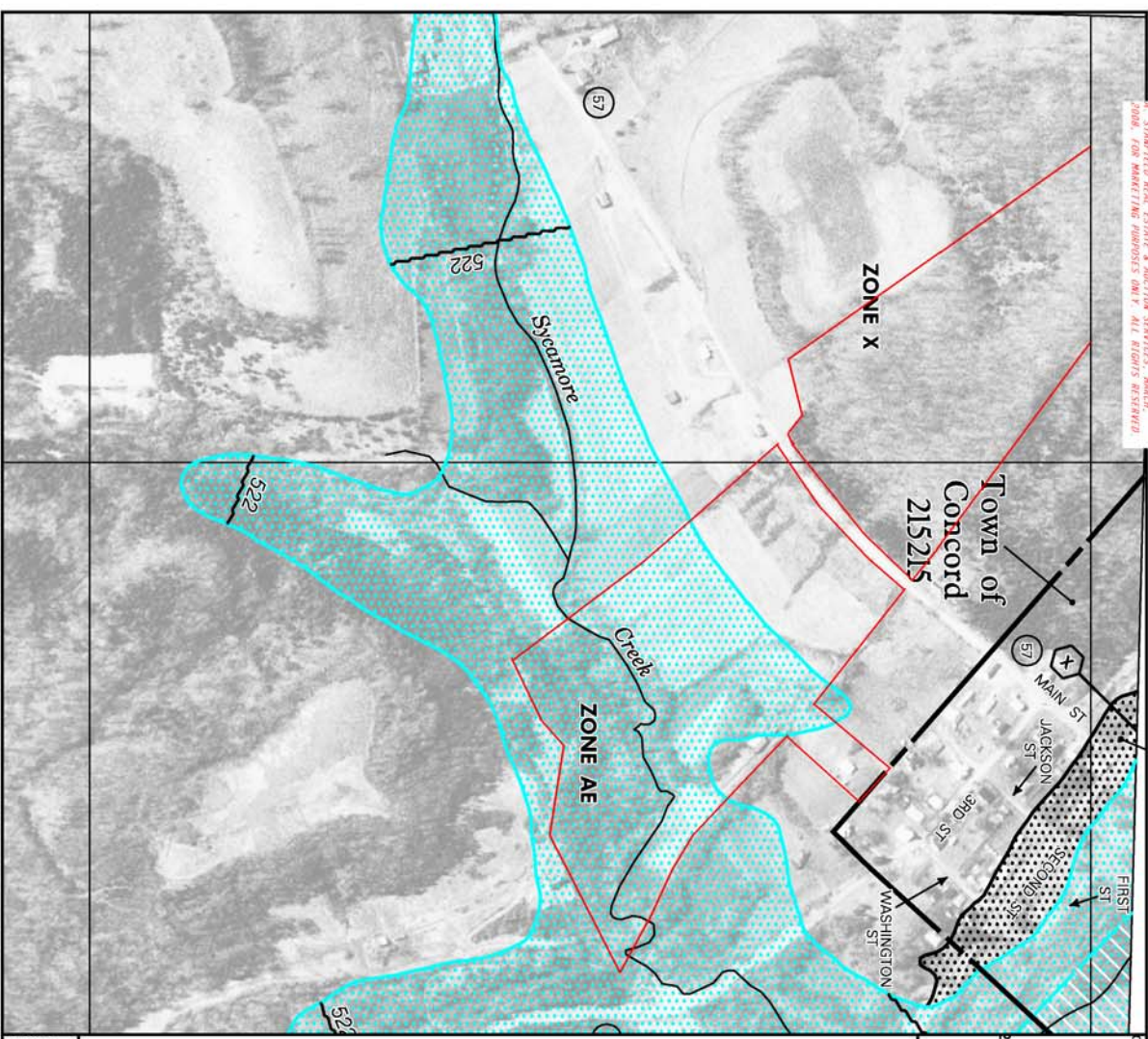
PVA AERIAL INDICATES
THAT THE WEST
BOUNDARY EXTENDS
MUCH FARTHER INTO
WOODS THAN SHOWN

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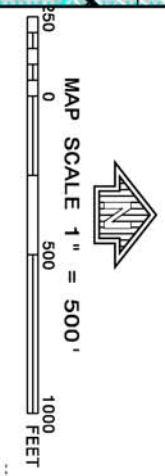


Prepared by
Craig A. Stanfield
Craig A. Stanfield Real Estate & Auction Services
Tollesboro, KY
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FLOOD HAZARD BOUNDARY MAP SHOWING APPROXIMATE BOUNDARIES OF THE CONCORD 49 ACRES AND THE FLOOD HAZARD BOUNDARY ZONE AFFECTING SAID LOTS. BOUNDARIES NOT GUARANTEED. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE SERVICE PROVIDER MAKES NO WARRANTY, FOR MARKETING PURPOSES ONLY. ALL RIGHTS RESERVED.



Panel Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

LEWIS COUNTY,

KENTUCKY

AND INCORPORATED AREAS

PANEL 61 OF 455

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CONCORD, TOWN OF	215215	0061C	C
LEWIS COUNTY	0001	0001	C

PANEL 0061C



MAP NUMBER

215215C0061C

EFFECTIVE DATE

SEPTEMBER 16, 2004

Federal Emergency Management Agency

Notice to User: The map number shown below should be used to identify the map and to obtain information about the map. The map number should be used on insurance applications for the subject community.

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SUBJECT PHOTOGRAPHS
IMPROVEMENTS, CHARLES RICHARD HENDERSON FARM,
49 ACRES MORE OR LESS,
CONCORD, LEWIS CO., KENTUCKY



LEGAL DESCRIPTION

CHARLES RICHARD HENDERSON PROPERTY **KY 57 & Riddell Street, Concord, Lewis Co, KY**

Situated, lying, and being in Lewis County, Kentucky, on the waters of Sycamore Creek, in and near the town of Concord, KY, and bounded as follows: On the North by the lands of W. P. Ramsey – Anna Virgin – Lex Conner – W. E. McClain – J. D. Ellis and Street of the Town of Concord, KY., John Secrest; on the South by the lands of Fearis Boyd; on the East by the lands of W. R. Rea Heirs and John Secrest; on the West by the lands of John Secrest, W. E. McClain, Fearis Boyd and George Ross. Containing approximately 49 acres, more or less.

Said property is described in a deed from Charles Richard Henderson and Shirley Ann Henderson to Charles Richard Henderson and Shirley Ann Henderson, said deed dated the 6th day of January, 1996 and recorded in Deed Book 172 page 545 Lewis County Court Records.

Note: Property is described as a boundary, not a surveyed description, with acreage estimated.

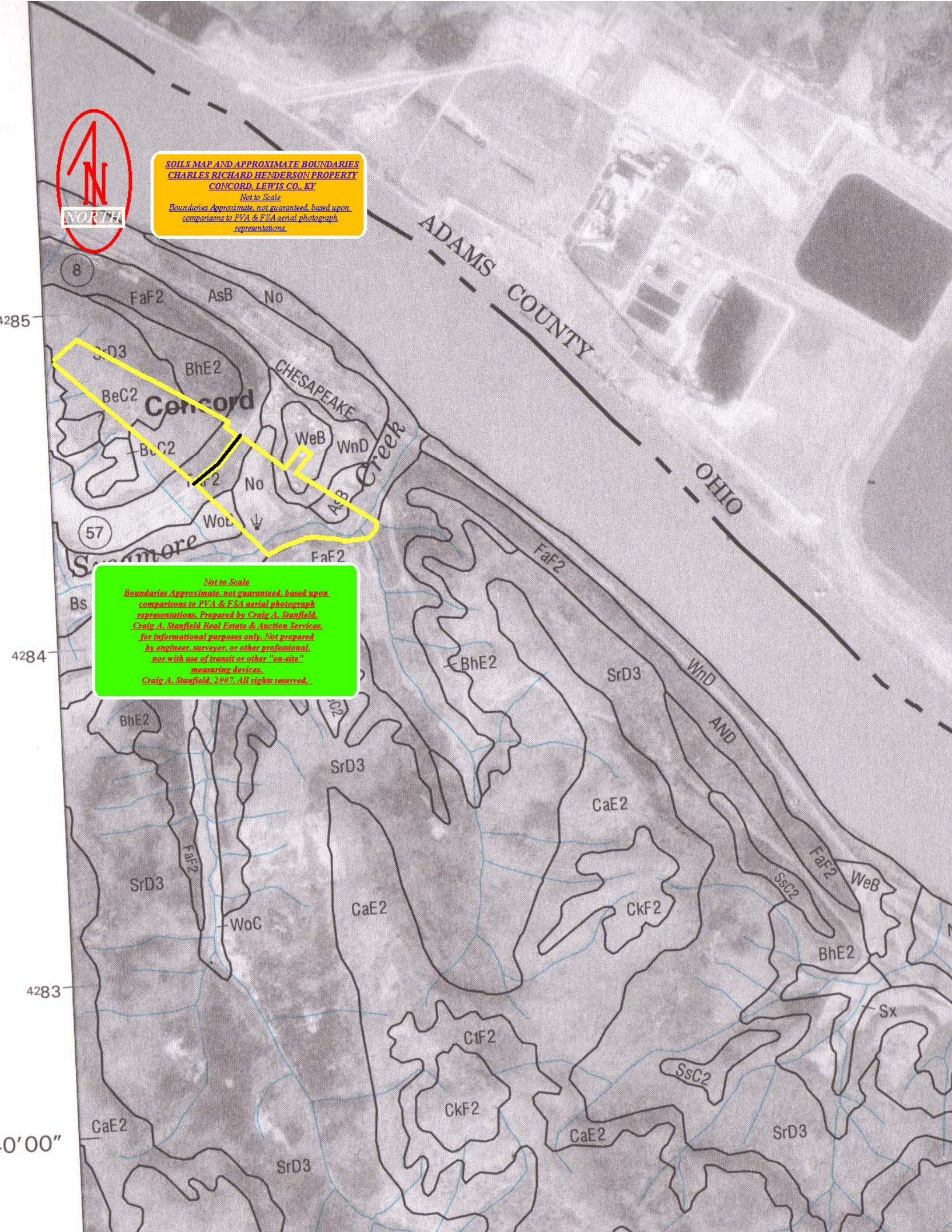
Note: Be it known that the legal description may be subject to a small lot/off-conveyance/exception consisting of a lot located on Riddell Street conveyed many years ago by the father of the current owner, probably to Daisy Riddell, and further that the property may be subject to a road closure agreement from the City of Concord for a roadway that used to extend through the subject property.

Note: The subject property adjoins a creek (Sycamore Creek) located at or near the eastern boundary, and portions of the property are located within and subject to a flood hazard boundary/flowage easement to Army Corps of Engineers.



**SOILS MAP AND APPROXIMATE BOUNDARIES
CHARLES RICHARD HENDERSON PROPERTY
CONCORD, LEWIS CO., KY**

*Not to Scale
Boundaries Approximate, not guaranteed, based upon
comparisons to PVA & FSA aerial photograph
representations.*

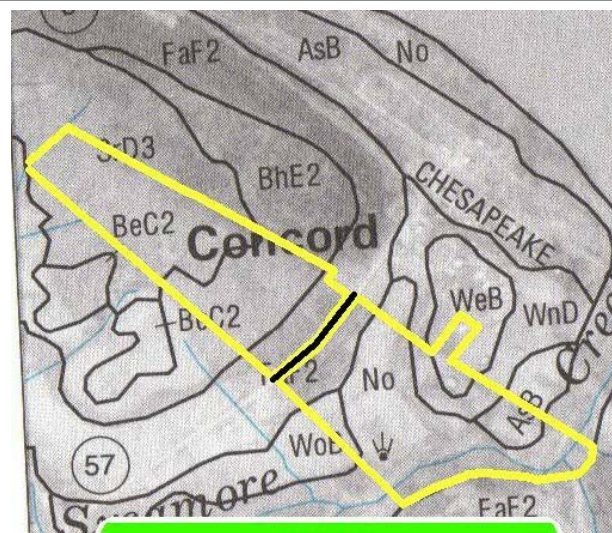
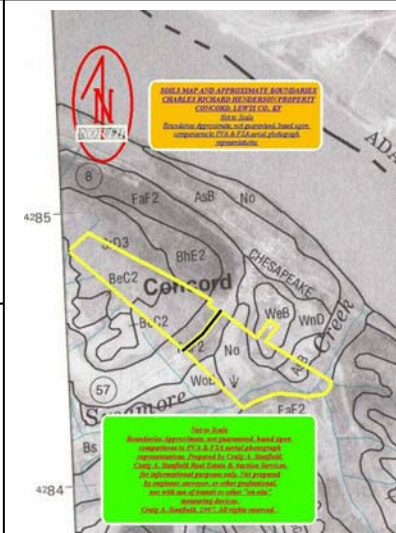


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Boundaries Approximate, not guaranteed, based upon
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representations. Prepared by Craig A. Stanfield,
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for informational purposes only. Not prepared
by engineer, surveyor, or other professional,
nor with use of transit or other "on-site"
measuring devices.
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SOIL TYPES AND DESCRIPTIONS

Charles Richard Henderson
Property
49 acres more or less,
Concord, Lewis Co., KY

Soil types as shown on Soil Survey of Lewis County, Kentucky with the subject property shown on Map # 3, as shown following, with descriptions of soils condensed from those descriptions within the aforementioned Soil Survey.



SOILS TYPES ON THE EAST SIDE OF KY 57

No – Nolin silt loam, occasionally flooded, 0 to 3 percent slopes. Very deep soils located on flood plains in the Ohio River Valley. Generally used for cropland, hayland, and pasture uses. Very deep soils, depth to bedrock more than 60 inches, moderate organic matter content, high natural fertility, well drained, water table at more than 72 inches. High available water capacity, moderate permeability. Loamy nonlocal alluvium derived from limestone, siltstone and shale of the Quaternary System. Runoff very slow, good tilth, low shrink-swell potential. Occasional brief periods of flooding during winter and spring. Hazard of erosion none or slight. Well suited to cropland, hayland and pasture uses, woodlands, and wildlife habitat. Suited to recreational uses. Unsited to building site development and septic tank absorption fields due to flooding.

FaF2 – Fairmount-Faywood complex, 20 to 55 percent slopes, very rocky, eroded. Shallow to moderately deep soils located on upland sideslopes generally used for pasture and woodlands. Composed of 50 to 60 percent Fairmount soil and similar components, 30 to 340 percent Faywood soil and similar components, 5 to 9 percent rock outcrop, and 1 to 11 percent contrasting components. Fairmount soils generally shallow, depth to bedrock 10 to 20 inches, moderate or high organic matter content, medium natural fertility, well drained, with season high water table at more than 72 inches. 5 to 35 percent of surface covered by rock fragments. Very low available water capacity, slow or moderately slow permeability. Clayey residuum derived from limestone and shale of the Bull Fork Formation; Ordovician system. Runoff rapid or very rapid, tilth poor, moderate shrink-swell potential, severe hazard of erosion. Faywood generally moderately deep, depth to bedrock 20 to 40 inches, moderately low or moderate organic matter content, medium natural fertility, well drained, with season high water table at a depth of more than 72 inches. 0 to 5 percent surface area covered in rock fragments, available water capacity low, permeability slow or moderately slow. Clayey residuum derived from limestone and shale of the Bull Fork Formation; Ordovician system. Rapid or very rapid runoff, fair tilth, moderate shrink-swell potential, severe hazard of erosion. Unsited to cropland due to slope, depth to bedrock, rock outcrop, droughtiness, common limestone flagstones at soil surface and severe hazard of erosion. Unsited to hayland uses and poorly suited to pasture uses. Suited to woodland uses and wildlife habitat. Unsited to recreational, building site development, and septic tank absorption fields.

WeB – Wheeling loam, 2 to 6 percent slopes. Very deep soil located on terraces in the Ohio River Valley generally used as cropland, hayland, and pasture. Very deep soil with depth to bedrock of more than 60 inches, moderately low or moderate organic matter content, medium natural fertility, well drained soils with seasonal high water table at a depth of more than 72 inches, high available water capacity, moderate permeability. Mixed, nonlocal alluvium deposited by the Ohio River, Quaternary System. Medium runoff, tilth good, low shrink-swell potential, moderate erosion hazard. Well suited to use for cropland, hayland and pasture, woodland, recreation, wildlife habitat, and building site development. Suited to use for septic tank absorption fields.

WoB – Woolper cilty clay loam, 2 to 6 percent slopes, rarely flooded. Very deep soil located in uplands and stream valleys on footslopes and fans generally used for cropland, hayland, and pasture. Very deep soil, depth to bedrock more than 60 inches, high organic matter content, medium natural fertility, well drained soil with seasonal high water table at a depth of more than 72 inches. High available water capacity, moderately slow to moderately rapid permeability. Clayey alluvium and colluvium derived from calcareous shale, dolomite, and limestone of the Silurian and Ordovician Systems. Medium runoff, good tilth, moderate shrink-swell potential, rare, brief flooding period during winter and spring, moderate hazard of erosion. Generally well suited to cropland uses, well suited to hayland and pastureland uses, woodland, and wildlife habitat, suited to recreational, generally suited to building site development and septic tank absorption fields.

AsB – Ashton silt loam, 2 to 6 percent slopes. Very deep soils located in low terraces on the Ohio River flood plain, generally used for cropland, hayland and pasture purposes. Generally very deep soils with depth to bedrock in excess of 60 inches, moderate in organic matter content, medium natural fertility, well drained, seasonal water table at a depth of more than 72 inches. High available water capacity, moderate permeability, silty nlocal alluvium of the Quaternary system, medium runoff, good tilth, low shrink-swell potential, moderate hazard of erosion. Well suited to cropland uses, hayland and pasture uses, woodland, recreation, and wildlife habitat. Generally well suited to building site development and septic tank absorption fields.

SOILS TYPES ON THE WEST SIDE OF KY 57 (WOODLANDS)

BhE2 – Beasley-Shrouds complex, 12 to 30 percent slopes, very rocky, eroded. Deep to moderately deep upland soil located on sideslopes generally utilized as pasture and woodland, made up of 35 to 45 percent Beasley soil and similar components, 30 to 40 percent Shrouds soils and similar components, 1 to 5 percent rock outcrop, with 10 to 34 percent contrasting components. Beasley soils generally deep with depth to bedrock 40 to 60 inches, low to moderate organic matter content, medium natural fertility, well drained, seasonal high water table at a depth of more than 72 inches. Rock outcrop and fragments of dolomitic limestone. Moderate available water capacity, moderately slow permeability, rapid runoff, fair tilth, moderate shrink-swell potential, hazard of erosion is severe. Shrouds soils generally moderately deep with depth to bedrock 20 to 40 inches, low to moderate organic matter content, medium natural fertility, well drained, seasonal high water table at a depth of more than 72 inches. Rock outcrop and fragments of dolomitic limestone. Low available water capacity, very slow permeability, rapid runoff, fair tilth, moderate shrink-swell potential, hazard of erosion is severe. Unsited to cropland uses (due to slope, depth to bedrock, ledges of exposed dolomite, droughtiness, numerous fragments of chert, dolomite and shale as soil surface and severe hazard of erosion. Poorly suited to use as hayland due to slope and rock outcrop limiting use of mowing and renovation equipment. Suited to pasture uses, wildlife habitat, and woodland uses. Poorly suited to recreational uses and building site development. Poorly suited or unsited to use for septic tank absorption fields.

SrD3 – Shrouds silty clay loam, 12 to 30 percent slopes, severely eroded. Moderately deep upland sideslopes generally used for woodland, pasture and hayland. Moderately deep soil 20 to 40 inches depth to bedrock, low to moderate organic matter content, low natural fertility, well drained, with seasonal high water table at a depth of more than 72 inches. Low available water capacity, very slow permeability. Clayey residuum derived from calcareous shale interbedded with dolomite of the Lower and Upper Crab Orchard Formation; Silurian System. Very rapid runoff, fair tilth, moderate shrink-swell potential, severe hazard of erosion. Poorly suited to cropland and hayland uses. Suited to pasture uses, woodland, and wildlife habitat. Poorly suited to recreation uses and building site development. Unsited to septic tank absorption fields.