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Craig Stanfield
606-798-2009
Broker & Auctioneer



Keith Cooper
606-748-8215
Sales Associate



Amy Downs
606-564-5085
Sales Associate



Eric Downs
606-564-5085
Apprentice Auctioneer



Look For Our Signs!



04/30/2009



04/30/2009



04/30/2009



04/30/2009



04/30/2009



04/30/2009

FLEMING CO.
40.832 ACRES
Fronting on the north side of the Springdale Road (aka Farrow's Creek Road) in Fleming and Mason Counties, Kentucky! Land consists of cleared acreages suited to hay or row-crop production, with balance consisting of woodlands with small stream that meanders through, offering hunting potential!

APPROXIMATE BOUNDARIES
Edmund O'Cull Farm, 40.832 Acres by Deed;
SPRINGDALE ROAD, Mason & Fleming Counties, Kentucky.

SPRINGDALE ROAD

Prepared by Craig A. Stanfield, Craig A. Stanfield Real Estate & Auction Services, Tolleter, KY for the exclusive use of said firm in the marketing of the property shown hereon, April, 2009. All Rights Reserved.

LOCATION MAP
EDMUND & ETHEL O'CULL PROPERTY
SPRINGDALE ROAD OFF S. BEAR WALLOW
FLEMING & MASON COUNTIES, KY

40.832 ACRES
MORE OR LESS
(BY DEED)
(ORIGINAL CONVEYANCE
LESS EXCEPTION)

**Priced to
sell
\$130,000!!!**



Craig A. Stanfield
Real Estate Broker &
Auctioneer

PHOTOS OF THE EDMUND C. & ETHEL M. O'CULL PROPERTY

**40.832 ACRES MORE OR LESS (BY DEED OF CONVEYANCE LESS EXCEPTION)
SPRINGDALE ROAD OFF SOUTH BEAR WALLOW ROAD
FLEMING AND MASON COUNTIES, KENTUCKY**

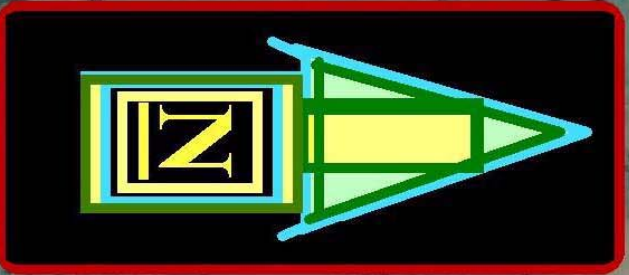






APPROXIMATE BOUNDARIES
EDMUND O'CULL FARM, 40.832 ACRES +/-
SPRINGDALE RD OFF S. BEAR WALLOW RD.
FLEMING (& MASON) CO., KENTUCKY

NOT TO SCALE



LEGEND

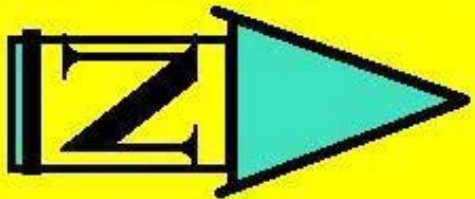
Yellow w/ Red Outline =
Subject (Remainder)

Yellow (Hash-Marked) =
8.468 Ac. Exception

Blue = Springdale
Road

EXCEPTION

SPRINGDALE ROAD



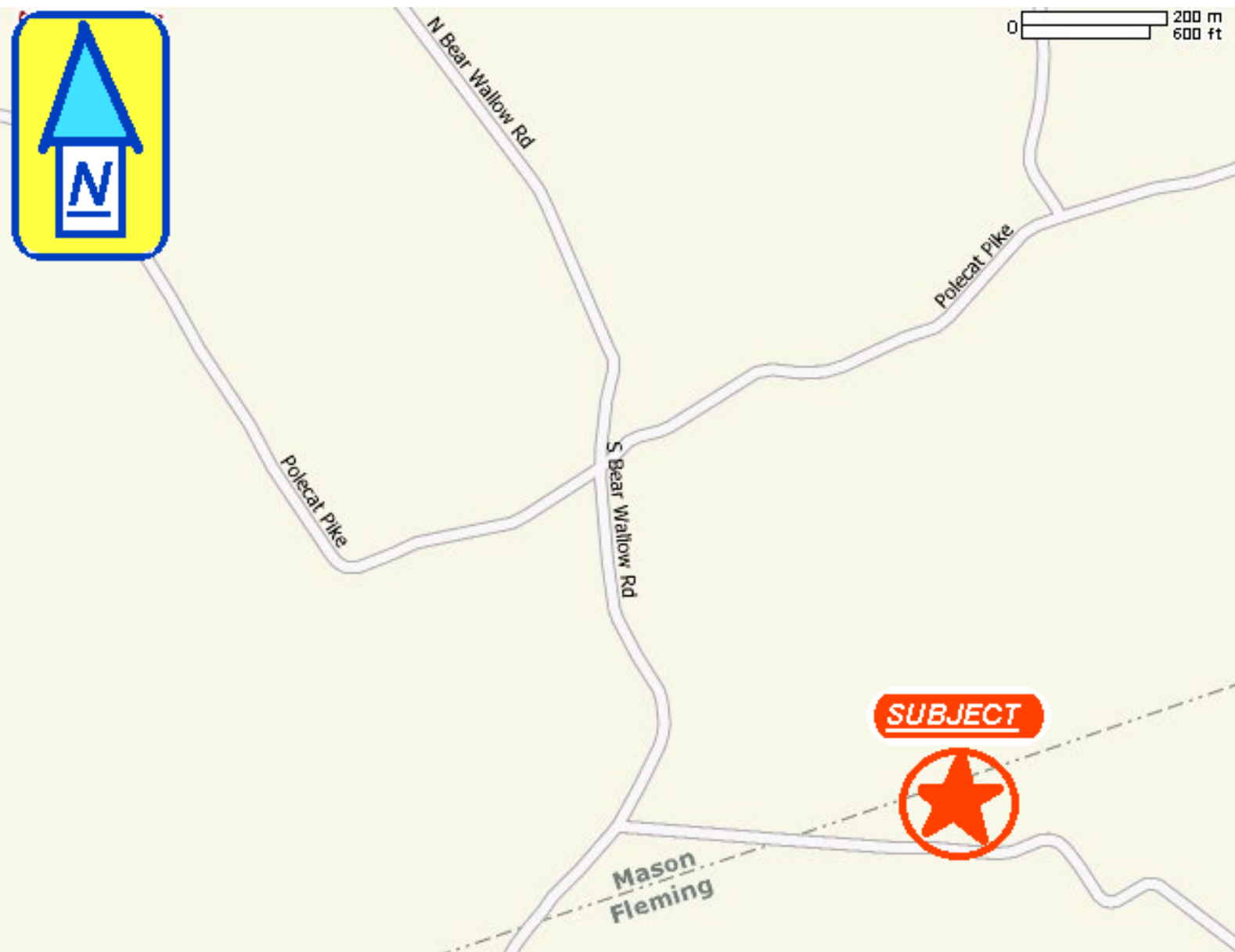
APPROXIMATE BOUNDARIES

Edmund O'Cull Farm, 40.832 Acres by Deed;

SPRINGDALE ROAD, Mason & Fleming Counties, Kentucky.

SPRINGDALE ROAD

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LOCATION MAP

EDMUND & ETHEL O'CULL PROPERTY

SPRINGDALE ROAD OFF S. BEAR WALLOW

FLEMING & MASON COUNTIES, KY

40.832 ACRES
MORE OR LESS
BY DEED

(ORIGINAL CONVEYANCE
LESS EXCEPTION)

LEGAL DESCRIPTION

That certain tract of farmland fronting on the Farrows Creek Road in Fleming County, Kentucky a short distance south of the Pole Cat Pike and being more particularly described as follows:

Beginning at the black locust referred to in Mason County Parcel; thence S. 20 deg. 00' E. 486.6 feet to a point in the fence line common to Henderson and Hamm; thence at an interior angle of 205 deg. 30' S. 5 deg. 30' W. 398.6 feet to a corner fence post or honey locust tree common to Henderson and Hamm; thence at an interior angle of 269 deg. 00' N. 85 deg. 30' W. 313.5 feet to a hackberry tree in fence line common to Henderson and Hamm; thence, at an interior angle of 188 deg. 30' N. 77 deg. 00' W. 313.5 feet to a walnut tree in the hollow, common to Henderson and Hamm; thence at an interior angle of 152 deg. 00' S. 75 deg. 00' W. 409.2 feet to a black locust tree at a corner in fence line common to Henderson and Hamm; thence at an interior angle of 115 deg. 00' S. 10 deg. 00' W. 963.6 feet to a point in the centerline of Farrow's Creek Road, common to Henderson, Porter, and County of Fleming; thence at an interior angle of 83 deg. 30' S. 86 deg. 30' E. 733.9 feet to a honey locust tree in a fence line common to Henderson and Porter; thence at an interior angle of 150 deg. 00' N. 69 deg. 30' E. 323.4 feet to an angle in the fence line common to Henderson and Souder; thence at an interior angle of 169 deg. 45' N. 59 deg. 15' E. 1402.5 feet to a corner fence post common to Henderson and Applegate; thence at an interior angle of 89 deg. 15' N. 31 deg. 30' W. 1081.1 feet to a corner fence post, corner to Henderson and Applegate; thence at an interior angle of 128 deg. 30' N. 83 deg. 00' W. 600.0 feet to the point of beginning, common to Henderson and Hamm, this last line forming an interior angle of 63 deg. 00' with the line first herein described, and containing 49.3 acres, more or less.

Being the same property conveyed to Edmond C. O'Cull and Ethel Mae O'Cull by deed of Carl Henderson and Irene Henderson as joint tenants with rights of survivorship, by deed dated the 14th day of October, 1978 and recorded in Deed Book 147 page 106 Fleming County Court Records.

EXCEPTION

There is excepted from the above described property the following described property:

Being a parcel of land located on the north side of Springdale Road, aka Farrow's Creek Road, approximately 0.2 mile east of the Bear Wallow Road and Springdale Road Junction, in Fleming and Mason Counties, Kentucky and being more particularly described as follows:

Beginning at a mag nail set in the existing center of Springdale Road, corner to Edmund and Ethel O'Cull D.B. 147, Pg. 106, and Ernest and Nadine Barker D.B. 167, Pg. 552 Exhibit B, Fleming County Records; thence leaving the road and with the line of O'Cull and Barker N 10-00-00 E 16.50' to an iron pin set at the base of a fence post; thence with a fence N 10-00-00 E 514.4' to a ½" iron pin found, corner to Gregory Scott Collins D.B. 240 Pg. 661 (Mason County Records); thence leaving Barker, with the line of O'Cull & Collins N 10-00-00 E 208.23' to a ½" iron pin found, corner to Robert & Thelma Prater D.B. 291 Pg. 88 (Mason Co. Records); thence leaving Collins with the line of O'Cull & Prater N 10-00-00 E 222.27' to a fence post and being a corner to Edmund & Ethel O'Cull D.B. 236 Pg. 93 (Mason Co. Records); thence leaving Prater and with the line of O'Cull N 75-55-34 E 47.40' to an iron pin set at the base of a fence post, corner to Garnett Leroy and Clarinda Sue Wood D.B. 229 Pg. 211 (Mason Co. Records); thence with the line of O'Cull & Wood N 76-42-25 E 147.11' to an iron pin set at a 20" Walnut found; thence S. 72-24-43 E 291.25' to an iron pin set at the base of a fence post; thence S 83-07-16 E 156.00' to an iron pin set at the base of a fence post; thence leaving Wood and with the new division line of O'Cull, crossing a branch S 00-48-26 E 65.43' to an 8" Walnut; thence S 70-54-08 W 61.13' to an iron pin set at an 8" Wild Cherry; thence S 06-34-10 E 121.93' to an iron pin found at an 8" Ash; thence S 15-43-41 W 32.56'; thence S 37-19-46 W 22.80' to an iron pin set at a 10" Locust stump; thence S 88-59-59 W 71.80' to an 8" stump; thence S 53-20-18 W 117.23' to an iron pin set at a 22" Hackberry; thence N 74-39-56 W 158.40' to a fence post; thence N 72-19-30 W 202.64' to an iron pin set at the base of a fence post; thence S 45-23-33 W 167.05' to an iron pin set in the fence; thence leaving the fence S 10-00-00 W 418.00' to an iron pin set; thence S 10-00-00 W 16.50' to a mag set in the existing center of Springdale Road; thence with the road N 84-27-01 W 200.00' to the point of beginning, containing 8.468 acres as surveyed by Michael D. Ruggles, PLS #3487 in January of 2003. Property subject to all legal rights of way, easements and conveyances. Property subject to the right of way of Springdale Road. Bearings coordinated to the East line of Edmund & Ethel O'Cull, D.B. 147, Pg. 106. All iron pins set were ½" rebar with identification cap stamped M.D.R. 3287. Property subject to a transmission line easement, in favor of East KY Power Coop., 75' each side of center D.B. 199, Pg. 36 (Mason Co. Records).

The above described exception being the same property conveyed to Dustin O. Hamilton and Helena M. Hamilton by deed of Edmund C. O'Cull and Ethel Mae O'Cull by deed dated the 25th day of April, 2003 as recorded in Deed Book 214 page 669 Fleming County Court Records.

MINOR SUBDIVISION PLAT
DUSTIN & HELENA HAMILTON

SPRINGDALE RD., FLEMING & MASON CO., KY
DATE: 2/3/03
REVISED 4/26/03

SCALE 1" = 100'



NOTE:
PROPERTY SUBJECT TO ALL LEGAL
RIGHT OF WAYS, EASEMENTS AND
CONVEYANCES.

IN PROVIDING THIS BOUNDARY
SURVEY NO ATTEMPT HAS BEEN
MADE TO OBTAIN OR SHOW DATA
CONCERNING EXISTENCE, SIZE,
DEPTH, CONDITION, CAPACITY,
OR LOCATION OF ANY UTILITY
EXISTING ON THE SITE, WHETHER
PRIVATE, MUNICIPAL OR PUBLIC
OWNED.

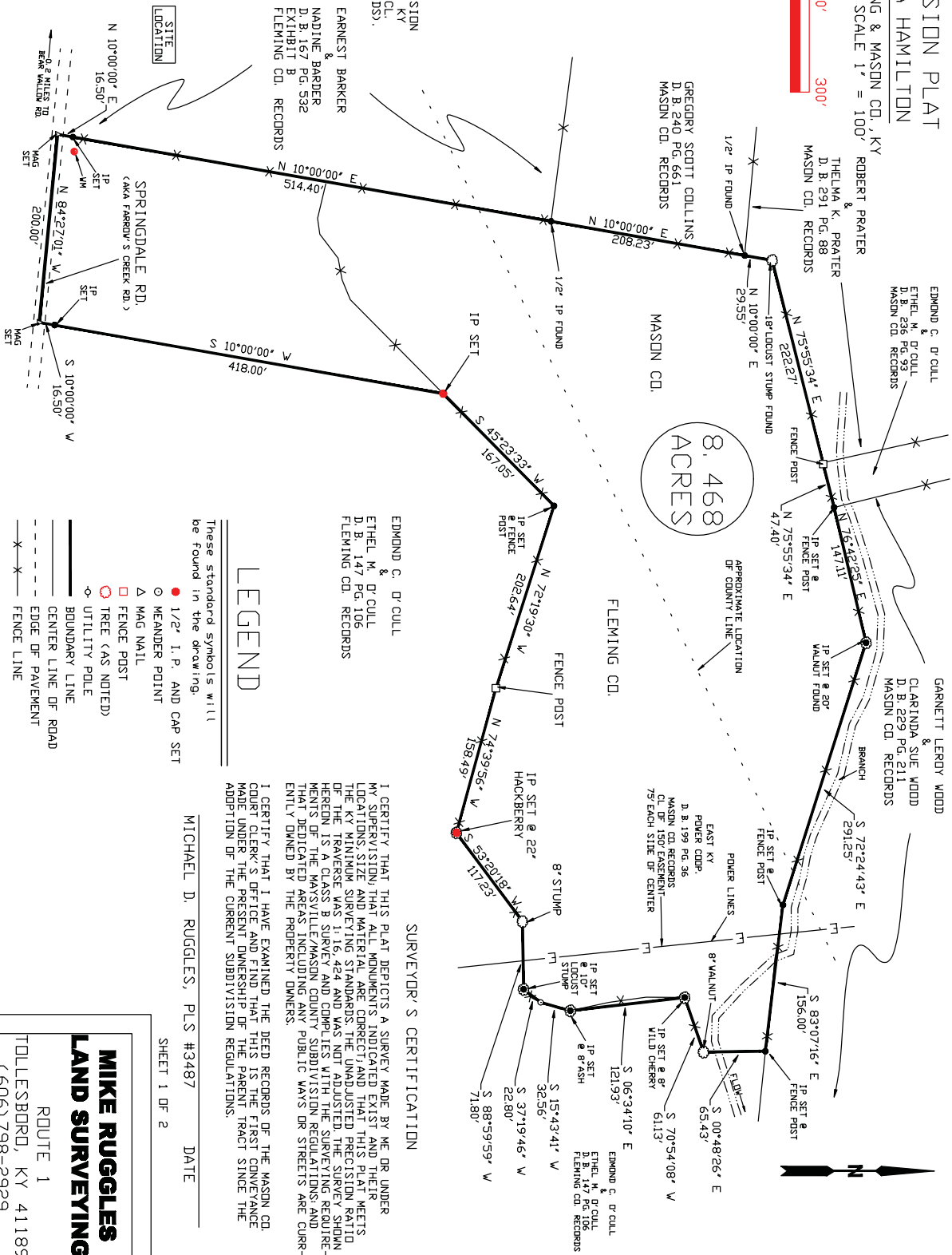
PROPERTY SUBJECT TO THE R/W
OF SPRINGDALE RD.

BEARINGS COORDINATED TO THE
EAST LINE OF EDMOND & ETHEL
D. B. 147 PG. 106.

ALL IRON PINS SET WERE 1/2"
REBAR WITH IDENTIFICATION
CAP STAMPED M. D. R. 3487.

PROPERTY SUBJECT TO A TRANSMISSION
LINE EASEMENT IN FAVOR OF EAST KY
POWER CORP., 75' EACH SIDE OF CL.
D. B. 199 PG. 36 (MASON CO. RECORDS).

VICINITY MAP



LEGEND

These standard symbols will
be found in the drawing.

- 1/2" I.P. AND CAP SET
- MEANDER POINT
- △ MAG NAIL
- FENCE POST
- TREE (AS NOTED)
- UTILITY POLE
- BOUNDARY LINE
- CENTER LINE OF ROAD
- - - EDGE OF PAVEMENT
- × × FENCE LINE

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER
MY SUPERVISION, THAT ALL MONUMENTS INDICATED EXIST AND THEIR
LOCATIONS, SIZE AND MATERIAL ARE CORRECT, AND THAT THIS PLAT MEETS
THE KY MINIMUM SURVEYING STANDARDS. THE UNADJUSTED PRECISION RATIO
OF THE TRAVERSE WAS 1:16,424 AND WAS NOT ADJUSTED. THE SURVEY SHOWN
HEREON IS THE MASON COUNTY SUBDIVISION REGULATIONS, AND I
MENTION OF THE MASON COUNTY SUBDIVISION REGULATIONS, AND I
THAT DEDICATED AREAS INCLUDING ANY PUBLIC WAYS OR STREETS ARE CUR-
RENTLY OWNED BY THE PROPERTY OWNERS.

I CERTIFY THAT I HAVE EXAMINED THE DEED RECORDS OF THE MASON CO.
COURT CLERK'S OFFICE AND FIND THAT THIS IS THE FIRST CONVEYANCE
MADE UNDER THE PRESENT OWNERSHIP OF THE PARENT TRACT SINCE THE
ADOPTION OF THE CURRENT SUBDIVISION REGULATIONS.

MICHAEL D. RUGGLES, PLS #3487 DATE

SHEET 1 OF 2

MIKE RUGGLES
LAND SURVEYING

ROUTE 1

TOLLESBORO, KY 41189

(606) 798-2929