

**Looking For A Farm?
Let Us Help You
Find One!**

CRAIG A. STANFIELD

"CALL CRAIG FOR ALL YOUR REAL ESTATE OR AUCTION NEEDS!!!"
KENTUCKY REAL ESTATE BROKER - KY PRINCIPAL AUCTIONEER
RESIDENCE: 606-798-2009 • CELL PHONE: (606) 301-0330
2124 W KY 10, TOLLESBORO, KY 40389

"CELEBRATING 25 YEARS IN THE REAL ESTATE AND AUCTION BUSINESS"
"LICENSED IN THE REAL ESTATE AND AUCTION BUSINESS IN 1841"
EXPERIENCE REALLY DOES COUNT! CALL ME TO PUT A SIGN IN YOUR YARD TODAY!!

2003 KENTUCKY STATE CHAMPION AUCTIONEER
I'M REALLY PROUD OF MY WEBSITE, CHECK IT OUT!!

www.stanfieldproperty.com

Member of the Buffalo Trace Multiple Listing Service (MLS).



Craig Stanfield
606-798-2009
Broker & Auctioneer



Keith Cooper
606-748-8215
Sales Associate



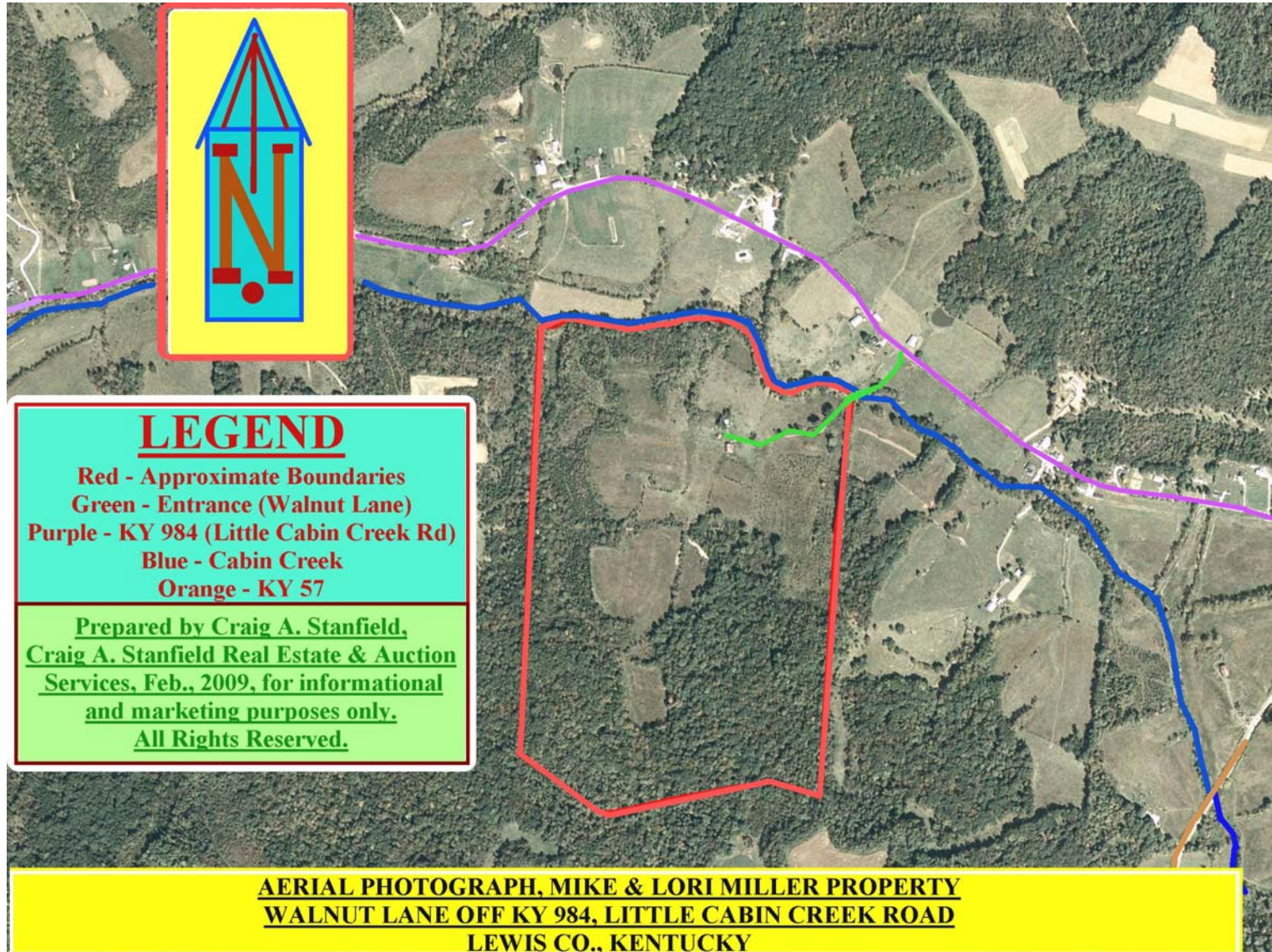
Amy Downs
606-564-5095
Sales Associate



Eric Downs
606-564-5085
Apprentice Auctioneer



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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KENTUCKY REAL ESTATE BROKER - KY PRINCIPAL AUCTIONEER

RESIDENCE: (606) 798-2009 • CELL PHONE: (606) 301-3350

2124 WALNUT LANE, TOLLESBORO, KY 40389

"CELEBRATING 25 YEARS IN THE REAL ESTATE AND AUCTION BUSINESS"

"LICENSED IN THE REAL ESTATE AND AUCTION BUSINESS IN 18+ ST."

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Look For
Our Signs!

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.



03/18/2009



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!



03/18/2009



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**Look For
Our Signs!**



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.

0 400 m
1200 ft

Quicks Run Rd

984

57

Andrew Mason Rd

Thomas Ln

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
(date of purchase)

and ending on 2-26-09
(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.

1. HOUSE SYSTEMS		YES	NO	UNKNOWN
Any past or current problems affecting:				
(a) Plumbing		<input checked="" type="checkbox"/>		
(b) Electrical system		<input checked="" type="checkbox"/>		
(c) Appliances		<input checked="" type="checkbox"/>		
(d) Floors and walls		<input checked="" type="checkbox"/>		
(e) Doors and windows		<input checked="" type="checkbox"/>		
(f) Ceiling and attic fans		<input checked="" type="checkbox"/>		
(g) Security system		<input checked="" type="checkbox"/>		N/A
(h) Sump pump		<input checked="" type="checkbox"/>		N/A
(i) Chimneys, fireplaces, inserts		<input checked="" type="checkbox"/>		N/A
(j) Pool, hot tubs, sauna				
(k) Sprinkler system				N/A
(l) Heating	age	<input checked="" type="checkbox"/>		
(m) Cooling/air conditioning	age	<input checked="" type="checkbox"/>		
Explain: _____				
2. FOUNDATION/STRUCTURE/BASEMENT				
(a) Any defects or problems, current or past, to the foundation or slab?		<input checked="" type="checkbox"/>		
(b) Any defects or problems, current or past, to the structure or exterior veneer?		<input checked="" type="checkbox"/>		
Explain: _____				
(c) Has the basement leaked at anytime since you have owned or lived in the property?		<input checked="" type="checkbox"/>		
(d) When was the last time the basement leaked?		<input checked="" type="checkbox"/>		
(e) Have you ever had any repairs done to the basement?		<input checked="" type="checkbox"/>		
(f) If you have had repairs done to the basement relative to leaking, when was the repair performed?		<input checked="" type="checkbox"/>		
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/LL Date/Time 2:30 P.M.
2/26/09

- (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

A handwritten digit '7' is shown on a four-line grid. The digit starts at the top line, goes down to the bottom line, and then curves back up to the top line.

Handwriting practice lines showing slanted strokes on a set of three horizontal lines (top, middle, bottom). The strokes are slanted upwards from left to right, starting from the middle line and ending at the top line.

Handwriting practice lines for the letter 'Z'. The page shows multiple rows of dashed 'Z' characters on lined paper, designed for tracing and copying practice.

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

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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.