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CRAIG A. STANFIELD

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2003 KENTUCKY STATE CHAMPION AUCTIONEER

I'M REALLY PROUD OF MY WEBSITE. CHECK IT OUT!!

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Craig Stanfield
606-798-2009
Broker &
Auctioneer



Keith Cooper
606-748-8215
Sales Associate



Amy Downs
606-564-6085
Sales Associate

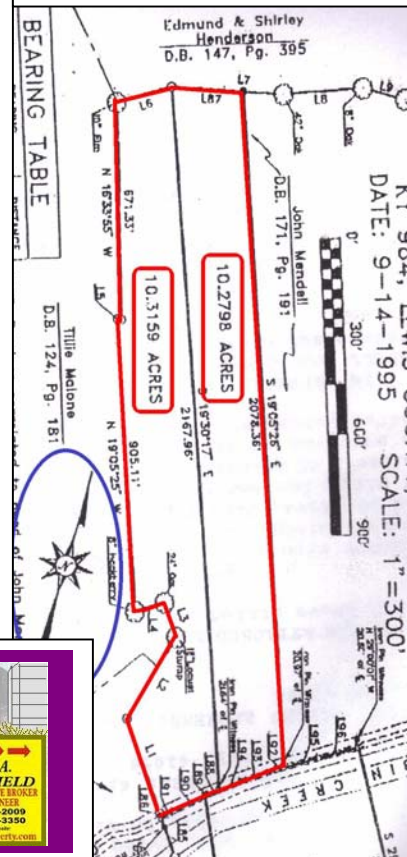


Eric Downs
606-564-6085
Apprentice
Auctioneer

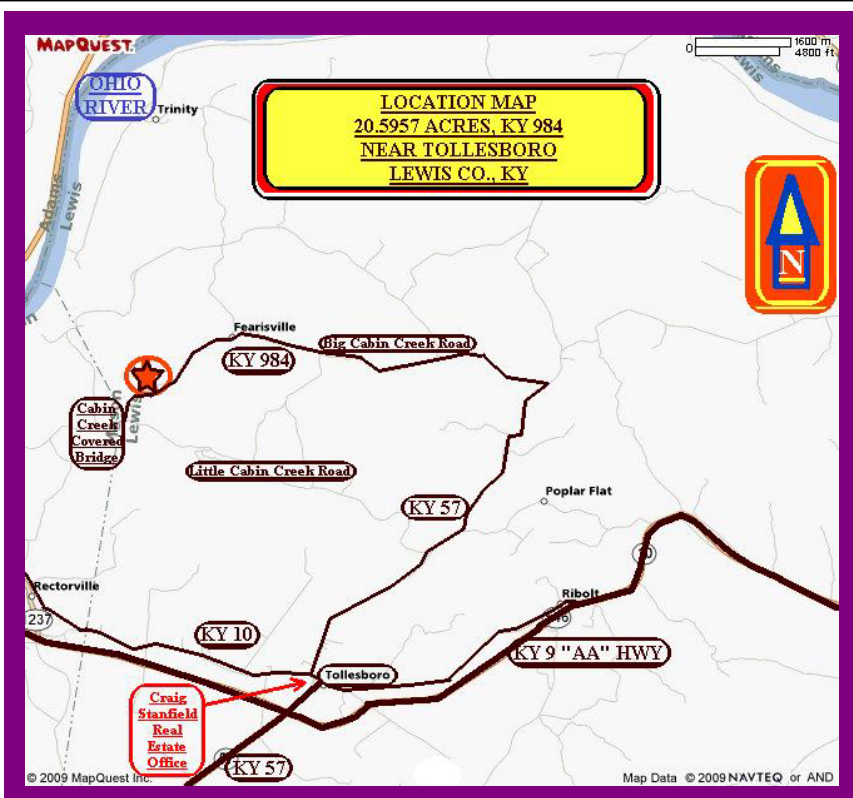


Look For
Our Signs!

**PROPERTY
DESCRIPTION, AERIAL
PHOTOGRAPH,
SURVEY, AND
LOCATION MAP FOR
20.5957 ACRES, KY 984
(BIG CABIN CREEK
ROAD), NORTHWEST
OF TOLLESBORO,
LEWIS CO., KY,
IN THE HEART OF
WHITETAIL DEER
COUNTRY,
AVAILABLE FOR
\$39,900!!!**



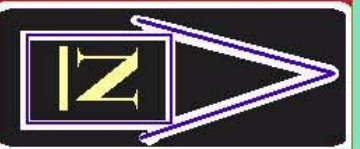
PREPARED BY CRAIG A. STANFIELD, CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES, FOR INFORMATIONAL PURPOSES AND EXCLUSIVE USES OF THE PREPARER IN THE MARKETING OF THE PROPERTY FEATURED HEREIN, APRIL, 2009. ALL RIGHTS RESERVED.



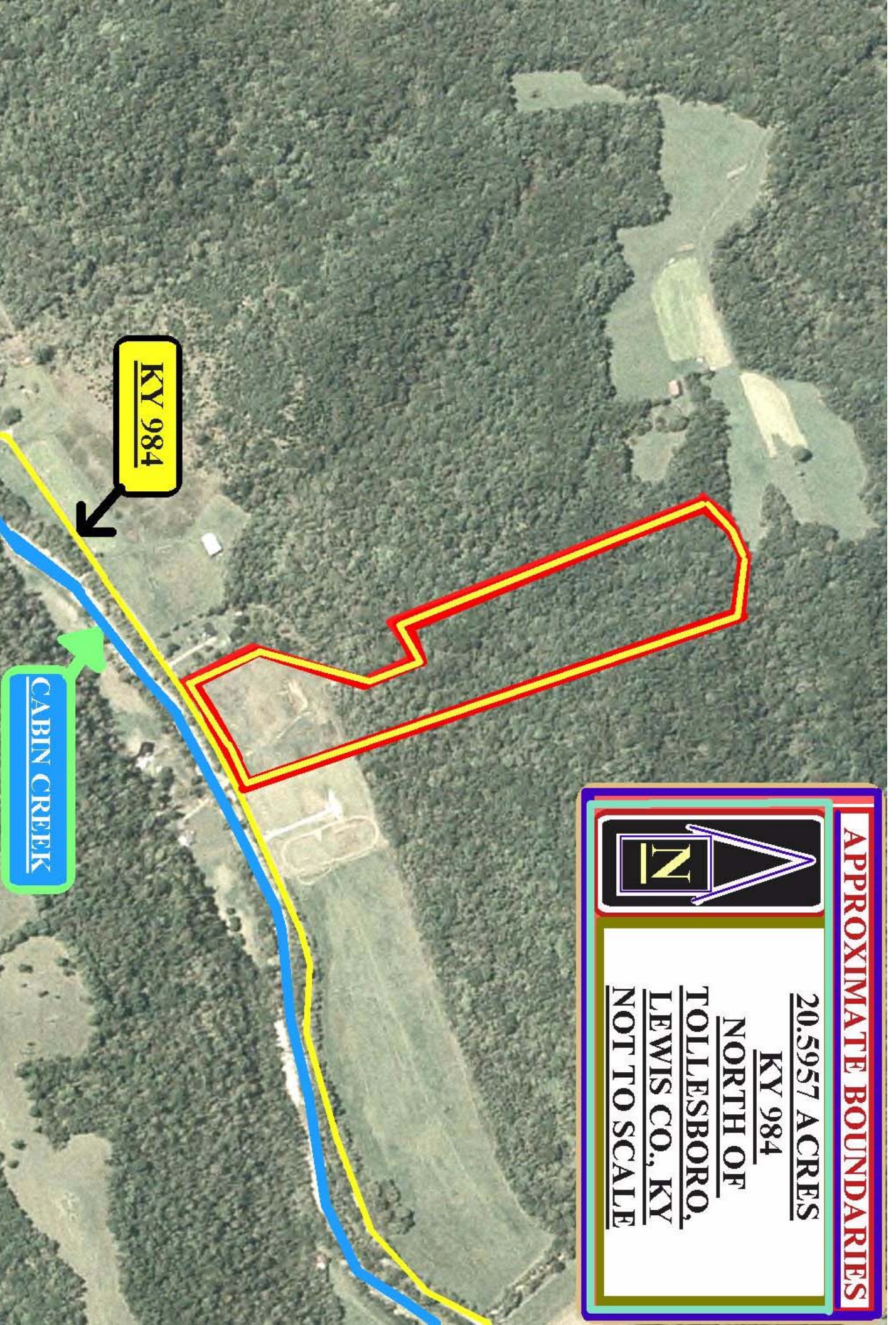
LEWIS CO. 20.5957 ACRES

Acreage consists of woods and cleared pasture/hay land located on KY 984 (Big Cabin Creek Road), offering a good level homesite with public water and electricity available, **AND A SEPTIC TANK IN PLACE**, priced to sell **JUST \$39,900!!!** Small acreage hunting/camping/recreational retreat, also would provide for hiking, and you could clear out a few trails for ATV or horseback riding, located on a blacktop state-maintained roadway northwest of Tollesboro in the **HEART OF WHITETAIL DEER COUNTRY!!!** Septic system installed, public water and electricity available, good homesite, no restrictions, and **PRICED RIGHT!**
WHAT MORE DO YOU WANT???

APPROXIMATE BOUNDARIES



20.5957 ACRES
KY 984
NORTH OF
TOLLESBORO,
LEWIS CO., KY
NOT TO SCALE



KY 984

CABIN CREEK

PREPARED BY CRAIG A. STANFIELD, CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES, FOR
INFORMATIONAL PURPOSES AND EXCLUSIVE USES OF THE PREPARER IN THE MARKETING OF THE PROPERTY
FEATURED HEREIN, APRIL, 2009. ALL RIGHTS RESERVED.

JOHN MENDELL

KY 984, LEWIS COUNTY, KENTUCKY
 DATE: 9-14-1995 SCALE: 1"=300'



Edmund & Shirley
 Henderson
 D.B. 147, Pg. 395

John Mendell
 D.B. 171, Pg. 191

BEARING TABLE

LINE	BEARING	DISTANCE
1	35°17'45" N	309.75'
2	15°13'25" E	294.98'
3	34°54'11" E	107.83'
4	57°45'19" E	95.81'
5	80°01'20" E	13.14'
6	60°13'21" E	175.04'
7	78°35'26" E	345.60'
8	70°48'51" E	242.64'
9	89°41'15" E	133.93'
10	54°09'47" E	448.56'
11	67°31'57" E	152.77'
12	57°31'57" E	27.52'
13	80°00'00" E	443.02'
14	35°17'45" N	132.96'
15	25°17'45" N	16.48'
16	78°35'26" E	228.84'
17	52°16'28" E	33.68'
18	47°23'19" E	13.49'
19	47°35'44" E	106.06'
20	58°43'59" E	45.29'
21	55°39'52" E	18.77'
22	52°16'28" E	117.78'
23	58°43'59" E	75.44'
24	57°42'13" N	124.30'

NOTE: Bearings correlated to deed of John Mendell.

Tullie Malone
 D.B. 124, Pg. 181



VICINITY MAP

SITE LOCATION

SURVEY OF TWO TRACTS
 MAKING UP THE
 20.5957 ACRES
 KY 984 NORTHWEST
 OF TOLLESBORO
 LEWIS CO., KY

John E. &
 Jennifer McCall
 DB 157, P 64

SURVEYOR'S STATEMENT

I hereby certify that this plat depicts a survey, made by me, or under my direction, by the methods of random traverses. The bearings and distances shown herein have been adjusted by Gauss. This survey and plat were or exceeds the Minimum Standards of Practice for Land Surveying in Kentucky Effective: October 1, 1980.

JAMES H. POLLUTE RLS NO. 723
 DATE

Lisa Huber &
 Kelly Denton
 D.B. 160, Pg. 528

Revised 1-9-1996
 ME



John Mendell
 D.B. 171, Pg. 191

10.5368 ACRES

13.3995 ACRES

Malvin Hughes
 D.B. 169, Pg. 528

LEGEND

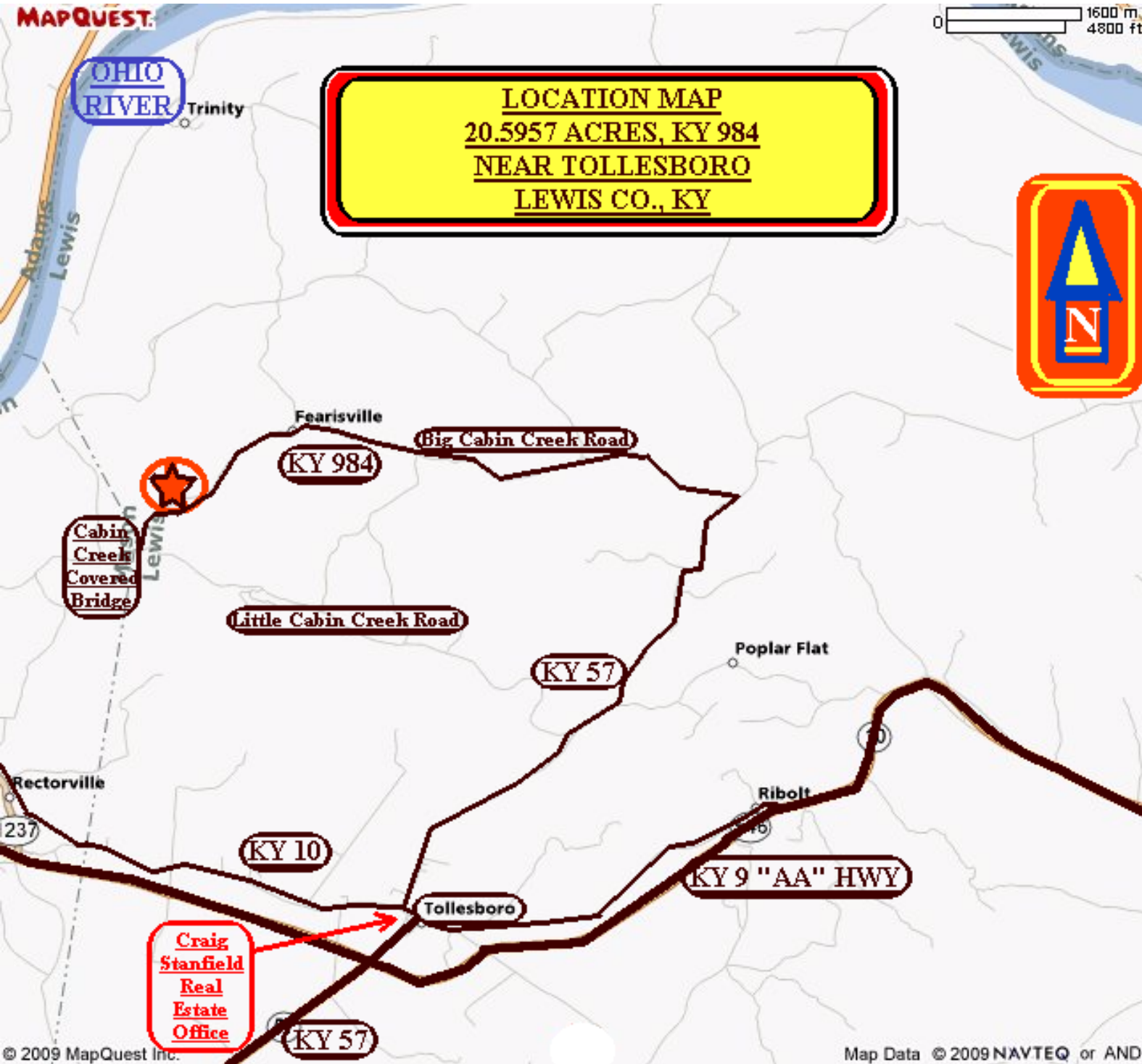
MAPQUEST.

0 1600 m
4800 ft

OHIO
RIVER

Trinity

LOCATION MAP
20.5957 ACRES, KY 984
NEAR TOLLESBORO
LEWIS CO., KY



ADDENDUM 1
TRACT 1

6

MENDELL

Being a 10.2798 acre parcel of land and a portion of that larger tract or tracts of land conveyed to John Mendell by deed recorded in Deed Book 171, Page 191 in the deed records of Lewis County, Kentucky; located on the north side of KY 984 (Cabin Creek Road) and on the waters of Cabin Creek and being more particularly bound and described as follows:

Beginning at a p.k. nail set for the southwest property corner in the centerline of KY 984 (Cabin Creek Road), said point being located North forty eight degrees two minutes eleven seconds East (N 48°02'11" E), a distance of one hundred ninety eight and 41/100 (198.41) feet along the centerline of the highway from the southeast corner of John E. and Jennifer McCall (D.B. 157, P. 64); thence leaving the highway with a division line, North nineteen degrees thirty minutes seventeen seconds West (N 19°30'17" W), a distance of two thousand one hundred sixty seven and 96/100 (2167.96) feet to a fence post found at the northwest property corner in the existing fence line of Edmund and Shirley Henderson (D.B. 147, P. 395); thence with the line of Henderson and the existing fence, North seventy eight degrees thirty five minutes twenty six seconds East (N 78°35'26" E), a distance of two hundred twenty and 84/100 (220.84) feet to an iron pin with cap stamped JHP 723 set for the northeast property corner; thence leaving the line of Henderson with a division line, South nineteen degrees five minutes twenty six seconds East (S 19°05'26" E), a distance of two thousand seventy eight and 36/100 (2078.36) feet to a p.k. nail set for the southeast property corner in the centerline of KY 984; thence with the centerline of the highway, South fifty eight degrees forty three minutes fifty nine seconds West (S 58°43'59" W), a distance of eighteen and 77/100 (18.77) feet to a p.k. nail set; thence continuing with the centerline of KY 984, South fifty five degrees nine minutes fifty two seconds West (S 55°09'52" W), a distance of one hundred seventeen and 78/100 (117.78) feet to a p.k. nail set; thence continuing with the centerline of KY 984, South fifty two degrees sixteen minutes twenty eight seconds West (S 52°16'28" W), a distance of seventy five and 44/100 (75.44) feet back to the true point of beginning; and containing ten and 28/100 (10.2798) acres, or four hundred forty seven thousand seven hundred eighty eight (447788) square feet. The bearings being correlated to the deed of Mendell as recorded in Deed Book 171, Page 191 and as surveyed by James H. Pollitte, RLS 723 in September 1995.

The above described 10.2798 acre parcel of land is subject to any legal easements of record for access and utilities including, but not limited to the 30 foot road right of way for KY 984 (Cabin Creek Road), its entire length of 211.99 feet, containing 0.1460 acres, more or less.

MENDELL

7

Being a 10.3159 acre parcel of land and a portion of that larger tract or tracts of land conveyed to John Mendell by deed recorded in Deed Book 171, Page 191 in the deed records of Lewis County, Kentucky; located on the north side of KY 984 (Cabin Creek Road) and on the waters of Cabin Creek and being more particularly bound and described as follows:

Beginning at a p.k. nail found for the southwest property corner in the centerline of KY 984 (Cabin Creek Road), common to John E. and Jennifer McCall (D.B. 157, P. 64); thence North thirty five degrees seventeen minutes forty five seconds West (N 35°17'45" W), a distance of sixteen and 48/100 (16.48) feet to an iron pin capped and stamped "EVE 858" found in the line of McCall; thence with the line of McCall and a drain, North thirty five degrees seventeen minutes forty five seconds West (N 35°17'45" W), a distance of three hundred nine and 75/100 (309.75) feet to an iron pin with cap found; thence with McCall and then Tillie Malone (D.B. 124, P. 181), North fifteen degrees thirteen minutes twenty five seconds East (N 15°13'25" E), a distance of two hundred ninety four and 98/100 (294.98) feet to an 18 inch locust stump corner to Malone; thence with Malone and the existing fence, North thirty four degrees fifty four minutes ten seconds West (N 34°54'10" W), a distance of one hundred seven and 83/100 (107.83) feet to a 24 inch oak tree corner; thence with Malone and the existing fence, South fifty seven degrees forty five minutes nineteen seconds West (S 57°45'19" W), a distance of ninety five and 81/100 (95.81) feet to an 8 inch hackberry tree corner in the fence; thence with Malone and the existing fence, North nineteen degrees five minutes twenty five seconds West (N 19°05'25" W), a distance of nine hundred five and 11/100 (905.11) feet to a fence post corner; thence with Malone, North eighty degrees one minutes twenty seconds East (N 80°01'20" E), a distance of thirteen and 14/100 (13.14) feet to a fence post corner; thence with Malone and the existing fence, North sixteen degrees thirty three minutes fifty five seconds West (N 16°33'55" W), a distance of six hundred seventy one and 33/100 (671.33) feet to a 10 inch elm tree in the fence, corner also to Edmund and Shirley Henderson (D.B. 147, P. 395); thence with Henderson and the existing fence line, North sixty degrees thirteen minutes twenty one seconds East (N 60°13'21" E), a distance of one hundred seventy five and 4/100 (175.04) feet to a fence post; thence with a division line, South nineteen degrees thirty minutes seventeen seconds East (S 19°30'17" E), passing at two thousand one hundred forty six and 99/100 (2146.99) feet an iron pin with cap stamped JHP 723 set as a corner witness, a total distance of two thousand one hundred forty six and 33/100 (2146.33) feet to a p.k. nail at the southeast property corner in the centerline of KY 984; thence with the centerline of KY 984, South fifty two degrees sixteen minutes twenty eight seconds West (S 52°16'28" W), a distance of thirty three and 68/100 (33.68) feet to a p.k. nail in the centerline of the highway; thence with the centerline of KY 984, South forty seven degrees twenty three minutes nineteen

(458983) square feet. The bearings being correlated to the deed of Mendell as recorded in Deed Book 171, Page 191 and as surveyed by James H. Pollitte, RLS 723 in September 1995.

The above described 10.5368 acre parcel of land is subject to any legal easements of record for access and utilities including, but not limited to, a 30 foot road right of way for KY 984 along the centerline its entire length of 497.98 feet containing 0.3430 acres, more or less.