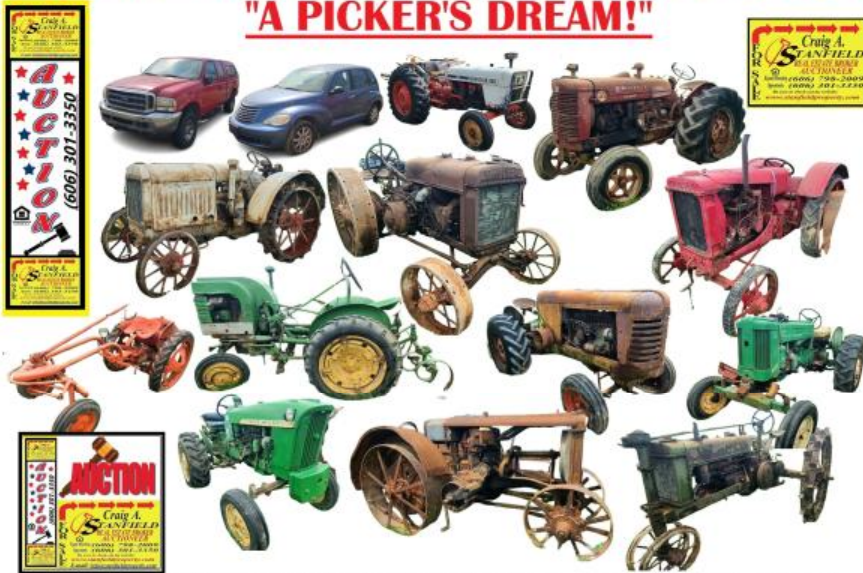


**LIVE, IN PERSON, ON-SITE AUCTION EVENT
NO BUYER'S PREMIUM!!!**

HENRY O'CULL ESTATE AUCTION

**ABSOLUTE ESTATE AUCTION
COLLECTIBLE TRACTORS & PARTS
FARM TRACTORS AND FARM EQUIPMENT**

"A PICKER'S DREAM!!"



HENRY O'CULL SCoured THE COUNTRY AND WAS WELL KNOWN IN LOCAL CIRCLES, ATTENDING AUCTIONS AND ALWAYS ON THE LOOKOUT FOR THE UNUSUAL TRACTOR, TRACTOR PARTS, & MORE! If you've been looking for it and can't find it, Henry may have had it! Come out to this important auction to see for yourself!!!

REAL ESTATE 4.3 ACRES, GOOD HOMESITE, GENTLY ROLLING CLEARED ACREAGE, WELL SUITED TO PASTURE OR HAY PRODUCTION, IMPROVED WITH BARN AND SHOP BUILDING WITH PUBLIC WATER AND ELECTRIC AVAILABLE, NO RESTRICTIONS!

**REAL ESTATE TO BE SOLD AT 12:30 PM SOLD AT ABSOLUTE AUCTION, NO RESERVE!
TO SETTLE THE ESTATE OF HENRY O'CULL!
NO BUYER'S PREMIUM!
SURVEYED BOUNDARY!!!**



**FOR TERMS & CONDITIONS OF SALE, PHOTOS, LEGAL DESCRIPTION, AND OTHER INFORMATION, CHECK OUT OUR ONLINE ADVERTISING AT
www.auctionzip.com/auctioneer/castanfield OR www.stanfieldproperty.com**

**JUNE 7, 2025 AT 8236 ORANGEBURG ROAD, MAYSVILLE, KY 41056
PERSONAL PROPERTY BEGINS 10:30 AM; REAL ESTATE NOON; TRACTORS 1:30 PM**

**CRAIG A STANFIELD REAL ESTATE & AUCTION SERVICES (606) 301-3350
CRAIG A. STANFIELD REAL ESTATE BROKER & AUCTIONEER
EQUAL HOUSING OPPORTUNITY BROKER/AUCTIONEER
(606) 301-3350; info@stanfieldproperty.com**

ABSOLUTE ESTATE AUCTION COLLECTIBLE TRACTORS & PARTS FARM TRACTORS AND FARM EQUIPMENT

"A PICKER'S DREAM!"

FOR SALE

Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER

Text: (606) 798-2009
Open: (606) 301-3350
Be sure to check out my website:
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AUCTION

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ABSOLUTE ESTATE AUCTION
SATURDAY JUNE 7, 2025, 10:30 AM

8236 ORANGEBURG ROAD, MAYSVILLE, KY 41056

A "PICKER'S DREAM!". ABSOLUTE AUCTION TO SETTLE THE ESTATE OF HENRY O'CULL. LIFETIME COLLECTION OF COLLECTIBLE TRACTORS, FARM TRACTORS, PICKUP TRUCK, CAR, FARM EQUIPMENT, TRACTOR & IMPLEMENT PARTS, TOOLS, LUMBER, BUMPER-HITCH *Concessions will be available!* TRAILERS, COLLECTIBLES AND MORE!!! *Porta-potties will be on-site.*

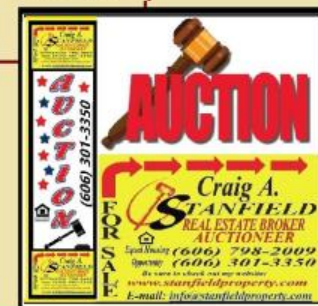
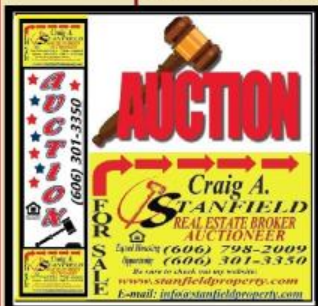
HENRY O'CULL SCoured THE COUNTRYSIDE AND WAS WELL-KNOWN IN LOCAL CIRCLES, AN AUCTION REGULAR, TRAVELING AND ALWAYS ON THE LOOKOUT FOR THE UNUSUAL TRACTOR, PARTS, AND MORE! IF YOU'VE BEEN LOOKING FOR SOMETHING AND CAN'T FIND IT, YOU NEED TO CHECK THIS AUCTION OUT AS - IF HENRY FOUND IT - HE BOUGHT IT!

PARTIAL LIST: 2004 Ford F250 4x4 Super Duty pickup, 117,000 miles; 1987 PT Cruiser; Minneapolis 27-42 Tractor on Full Steel (runs! 1928-1929); 1926 McCormick Deering 10-20 Tractor w/ side curtains, full steel; McCormick Deering W-12 Tractor full-steel; John Deere GPO (Orchard) Tractor full-steel (complete); John Deere B Unstyled full-steel; John Deere 50; (3) John Deere LA; John Deere 1010 (started 2024), John Deere 420 (started 2024); McCormick WD-6 Tractor; Oliver 70 (starte 2024); Oliver 88; Allis Chalmers G "Spider"; Farmall Tractors: (2) C, M, 200, 130, (2) H, 50; David Brown 885 (runs!); antique tractors parts inc. McCormick Deering side curtains, Model Z Fairbanks 6 hpr. "hit & miss" engine, tractor frames; Farmall F-12 belt pulley, HUGE selection of steel wheels, hoods, fenders, grills, bumpers, hitches, top links, manifolds, wheels, tires, & more! 6 cast iron tractor/implement seats; John Deere full steel wheeled stationary hay baler; FourStar Tobacco Harvester (self-propelled); farm wagons; bumper hitch trailers; steel-wheeled wagon; large 10-12' steel "wheel" w/ "teeth" w/ att. d axle/sprocket (don't know what it is or where it originated but it is HUGE! Possibly a steam engine flywheel??); Freeman Loader; steel wheeled manure spreader, sicle mowers, plows, Leroi 2 cylinder engine; 5 rotary mowers, scraper blades, boom poles, cultivators, lumber, tractor parts, air compressor, drill press, lots of misc. tools, riding mowers, semi-trailers for storage, steel stairs; scrap steel, BICYCLES (including rare El Camino 3 Crown; also Huffy, RollFast, Concord, Mongoose); ladders, aluminum and steel roofing, steel (-beams, plate steel; lots of wheel weights, wooden crates, LOTS MORE!!!

FOR TERMS & CONDITIONS, PHOTOS AND UPDATED DESCRIPTION, CHECK OUT OUR ONLINE AD AT

www.auctionzip.com/auctioneer/castanfield

AUCTION CONDUCTED BY
CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES
2126 W. KY 10, TOLLESBORO, KY 41189
PHONE (606) 301-3350; Email: info@stanfieldproperty.com
Equal Housing Opportunity Broker & Auctioneer



FOR SALE
Craig A. STANFIELD
REAL ESTATE BROKER
AUCTIONEER
Equal Housing (606) 798-2009
Opportunity (606) 301-3350
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E-mail: info@stanfieldproperty.com

AUCTION
(606) 301-3350
EQUAL HOUSING OPPORTUNITY

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

ABSOLUTE AUCTION 4.3+ ACRES, BARN, SHOP, HOMESITE!
Cleared acreage well suited to pasture or hay production!
Live, On-Site ABSOLUTE AUCTION with NO BUYER'S PREMIUMS!

8236 ORANGEBURG RD., MAYSVILLE, KY 41056
JUNE 7, 2025 - Real Estate NOON

(Personal Property Auction begins 10:30 AM and will run through the day).



In addition to the real estate, this auction includes significant personal property (Tractors - Farm & Collectible), Tractor Parts, Ford F250 truck, PT Cruiser, lumber, tools, and MUCH, MUCH MORE!
Plan to spend the day. Food will be served; Porta-potties will be on-site.

OWNER: HENRY O'CULL ESTATE

FOR TERMS & CONDITIONS, LEGAL DESCRIPTION & SURVEY, AERIAL, PHOTOS Directions & MORE, CHECK OUT OUR ONLINE AUCTION AD AT

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

AUCTION CONDUCTED BY
CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES
Craig A. Stanfield Real Estate Broker & Auctioneer
Phone: 606-301-3350; Email: info@stanfieldproperty.com

EQUAL HOUSING OPPORTUNITY BROKER & AUCTIONEER

LEGAL DESCRIPTION

Tract 1

Being a 4.175 acre parcel, Lot No. 4 of the Minor Subdivision plat of William B. Tolle and Ruth J. Tolle, dated November 25, 1997, attached hereto of that larger tract of land conveyed to William B. & Ruth J. Tolle DB 194, Pg 344 said property located on the northeast side of KY 1449, Orangeburg Road, between KY Route 9, AA Hwy., and KY Route 10 in Mason County, KY., and being more particularly described as follows:

Beginning at a fence corner post claimed corner of Anthony P. Butler DB 231 Pg 123 and in the fence line of Wallace G. Logan DB 217 Pg 372 said point being 219.00' ± north of the right of way of KY 1449, Orangeburg Road;

Thence with the claimed fence line of Logan N 56-35-38 E 87.63' to a claimed corner post of Logan; Thence N 26-34-33 W 60.41' to a claimed corner post of Logan and in the claimed line fence of James E. & Norma J. Robinson DB 243 Pg 281; Thence with the claimed line fence of Robinson N 66-20-08 E. 64.17' to an iron pin and cap set in fence line; Thence continuing with the claimed line and fence of Robinson N 66-25-00 E 640.52' to a 24" tree corner to Robinson and in the claimed fence line of David L. & Susan A. Kraemer DB 203 Pg 39; Thence with the fence of Kraemer S 64-35-42 E 96.03' to a 30" tree; Thence S 44-06-45 E 71.29' to a fence corner post; Thence S 58-36-52 W 40.66' to a fence corner post of Kraemer and Tolle; Thence leaving the fence line with the new division line of Tolle S 54-35-07 W 620.10' to an iron pin and cap set new corner to Tolle; Thence S 41-56-51 W 151.25' to a fence corner post claimed corner of Henry O'Cull and Linda O'Cull DB 199 Pg 384 and corner to Lee and Barbara W. Redmond DB 206 Page 657 and new corner to Lot #4; Thence with the claimed fence line of O'Cull then Butler N 42-56-07 W 274.68' to the point of beginning containing 4.175 acres (according to the survey of R. David Hord PLS 3264 12/97.)

Tract 1 being the same property conveyed to Henry M. O'Cull and Linda B. O'Cull by deed of William B. Tolle and Ruth J. Tolle by deed dated the 5th day of January, 1998, said deed recorded in Deed Book 275 page 142, Mason County Court Records with the survey shown in Deed Book 275 page 146 and 147, Mason County Court Clerk Records.

TRACT 2 CONSISTS OF A TRACT OF LAND AND AN ACCESS EASEMENT RETAINED BY HENRY O'CULL AND LINDA O'CULL UPON CONVEYANCE OF AN ADJOINING TRACT OF LAND. THE PARCEL CONVEYED IS DESCRIBED FOLLOWING (STRUCK THRU AS THIS PARCEL DOES NOT CONVEY AS PART OF THE PROPERTY)

Description of a separate parcel of land from which was excepted (and retained by the sellers), the following described property and permanent access easement.

~~A certain parcel of ground, with improvements thereon, situated in Mason County, Kentucky, and being more particularly described as follows:~~

~~Beginning at a fence post, corner to lot of Ezra Hall at margin of right of way of Mayville and Mt. Carmel Road, S 41 E. 215 feet to a fence post and stake; thence N. 33-1/2 E. 229 feet 2 inches to a stake, corner to H. Politt; thence N. 44 W. 142 feet, corner to Ezra Hall; thence with Hall's line S. 52 W. 226 feet to place of beginning, containing one acre.~~

~~Subject, however, to a deed of conveyance from Earl G. Klinglesmith, et ux, to the Department of Highways, Commonwealth of Kentucky, dated April 4, 1955, of record in Deed Book 154, page 151, Mason County Court Clerk's office.~~

~~Being the same property conveyed to Henry O'Cull and Linda O'Cull, husband and wife, by deed from Joyce K. Ravencraft, single, dated March 26, 1977, of record in Deed Book 199, page 384, Mason County Court Clerk's Office.~~

~~THERE IS EXCEPTED THEREFROM the following parcel which is retained by first parties and which is more particularly described as follows:~~

The parcel described to the left was conveyed by Henry O'Cull and Linda O'Cull to Bryant Keith Trimble and Jennifer Trimble by deed dated 9/5/2013 Deed Book 345 pg. 211 Mason Co. Court Clerk Records. However it was subject to an exception and permanent access easement described as Tract 2.

DESCRIPTION OF RETAINED PARCEL (TRACT 2) ON NEXT PAGE.

LEGAL DESCRIPTION CONTINUED

TRACT 2 Being a 0.129 acre tract of land lying south of Ky 10 and on the north side of Ky 1449 (Orangeburg Road), near its intersection with Seddon Lane, in Mason County, Kentucky and being more particularly described as follows:

Beginning at an iron pin & cap set at a fence post found corner to Henry & Linda O'Cull DB 199, PG 384, corner to Henry M. & Linda B. O'Cull DB 273, PG 142, 4.175 acre tract, corner to Richard & Jessica Hanawalt DB 317, PG 191, and corner to William Rodney Tolle DB 333, PG 22; Thence leaving the line of Tolle and line of O'Cull 4.175 acre tract along the line of Hanawalt S 34-51-36 W 59.72' to an iron pin & cap set new corner to O'Cull; Thence leaving the line of Hanawalt along the new division line of O'Cull N 48-50-15 W 82.07' to an iron pin & cap set new corner; Thence continuing along the new division line of O'Cull N 26-19-45 E 72.24' to an iron pin & cap set in the line of O'Cull 4.175 acre tract; Thence along the line of O'Cull 4.175 acre tract S 42-29-02 E 94.59' to the point of beginning containing 0.129 acres according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying LLC. 3/28/2012.

All iron pin & caps were 1/2" x 18" rebar with an orange plastic cap stamped "T. McGlone PLS 3919."

Bearings coordinated to the iron pin & caps found (RDH 3264) Henry M. & Linda B. O'Cull DB 273, PG 142, 4.175 acre tract.

Property subject to all legal rights of way, easements of record, and recorded conveyances.

Property subject to all utilities.

Permanent Access Easement The real estate conveyed herein is further subject to a permanent access easement in favor of Grantors providing ingress and egress to and from Grantors real estate situated north and east of the real estate conveyed herein, said permanent access easement being more particularly described as follows:

Beginning at a cut off fence post found at the right of way of Ky 1449 (Orangeburg Road) corner to Henry & Linda O'Cull DB 199, PG 384 and corner to Franklin M. Thornton, Jr. & Dora S. Shoemaker DB 311, PG 500; Thence leaving the right of way of Ky 1449 along the line of Thornton & Shoemaker N 53-28-47 E 219.61' to a fence post in the line of Henry M. & Linda B. O'Cull DB 273, PG 142, 4.175 acre tract; Thence leaving the line of Thornton & Shoemaker along the line of O'Cull 4.175 acre tract S 42-29-18 E 20.11'; Thence leaving the line of 4.175 acre tract of O'Cull S 53-28-47 W 220.35' to a point at the right of way of Ky 1449; Thence along the right of way of Ky 1449 N

40-22-35 W 20.05' to the point of beginning containing 0.101 acres, as shown and noted on plat, according to the survey by Travis A. McGlone PLS 3919 of Buffalo Trace Surveying LLC. 3/28/2012.

The above described TRACT 2 and Permanent Access Easement being the same property retained by Henry O'Cull and Linda O'Cull in deed of conveyance whereby the said Henry O'Cull and Linda O'Cull conveyed property to Bryant Keith Trimble and Jennifer Trimble by deed dated the 5th day of September, 2013, said deed recorded in Deed Book 345 page 217, Mason County Court Clerk Records, survey recorded in Deed Book 345 pages 216 and 217, Mason County Court Clerk Records.

Surveys referenced above (TRACT 1 and TRACT 2, as well as PERMANENT ACCESS EASEMENT attached hereto on the following pages.

MINOR SUBDIVISION PLAT

WILLIAM B. & RUTH J. TOLLE
 KY 1449, ORANGEBURG ROAD, MASON CO., KENTUCKY
 DATE: 11/25/1997
 SCALE: 1" = 200'

NOTES: BEARINGS COORDINATED TO THE NORTH PROPERTY LINE OF ROBERT E. HAWKINS, D.B. 271, PG. 51. LOT # 4 SHALL BE CONVEYED ONLY TO AN ADJACENT PROPERTY OWNER AND SHALL NOT BE USED AS A BUILDING SITE UNLESS COMBINED WITH THE PROPERTY OF THAT ADJACENT PROPERTY OWNER.

DAVID L. & SUSANA A. KRAEMER
 D.B. 203, PG. 39
 S 44°06'45" E 71.29'
 S 58°36'52" W 40.66'
 S 64°35'42" E 96.03'

JAMES E. & NORMA J. ROBINSON
 D.B. 243, PG. 281
 N 66°25'00" E 64.052'

LOT # 4
 4.175 ACRES
 N 66°20'08" E 64.17'

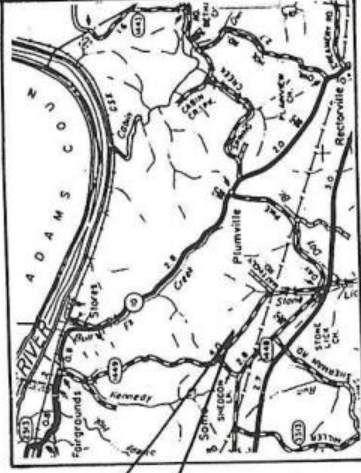
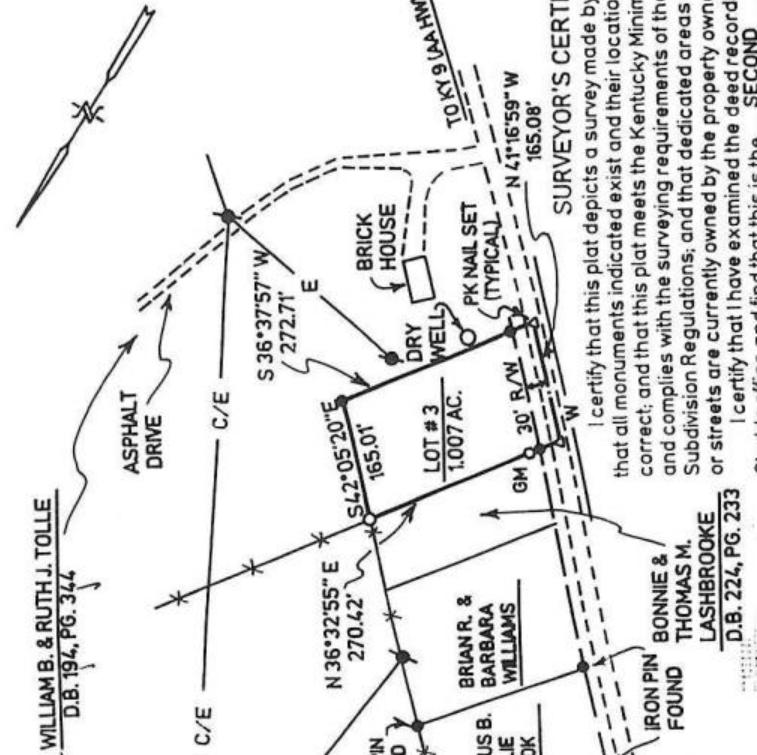
000146

N 26°34'33" W 60.41'
 N 56°35'38" E 87.63'

ANTHONY P. BUTLER
 D.B. 231, PG. 123
 N 42°56'07" W 274.68'

HENRY O'CALL
 LINDA O'CALL
 D.B. 199, PG. 384
 S 41°56'51" W 151.25'

WALLACE G. LOGAN
 D.B. 217, PG. 372
 S 54°35'07" W 620.10'



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 Kentucky Minimum Surveying Standards and complies with the surveying requirements of the Maysville - Mason County Subdivision Regulations; and that dedicated areas including any public ways or streets are currently owned by the property owner(s).

I certify that I have examined the deed records of the Mason County Court Clerk's office and find that this is the SECOND conveyance made under the present ownership and the parent tract since the adoption of the current subdivision regulations.

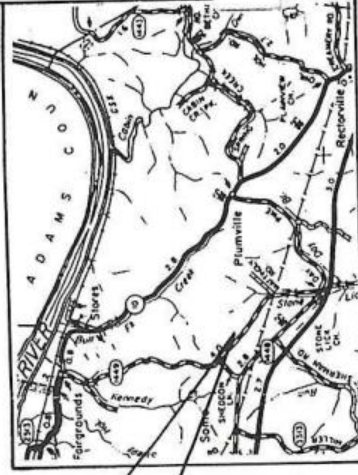
R. David Hord
 R. DAVID HORD
 3264
 DATE: 12/17/97
 RLS. NO. 3264

MINOR SUBDIVISION PLAT

WILLIAM B. & RUTH J. TOLLE

KY 1449, ORANGEBURG ROAD, MASON CO., KENTUCKY
DATE: 11/25/1997
SCALE: 1" = 200'

NOTES: BEARINGS COORDINATED TO THE NORTH
PROPERTY LINE OF ROBERT E. HAWKINS, D.B. 271, PG. 51.
LOT # 4 SHALL BE CONVEYED ONLY TO AN
ADJACENT PROPERTY OWNER AND SHALL NOT BE USED AS A
BUILDING SITE UNLESS COMBINED WITH THE PROPERTY
OF THAT ADJACENT PROPERTY OWNER.



VICINITY MAP

SHEET 1 OF 2

R D H SURVEYS

R. DAVID HORD
4012 SLACK PIKE
MAYSVILLE, KY 41056



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 Kentucky Minimum Surveying Standards and complies with the surveying requirements of the Maysville - Mason County Subdivision Regulations; and that dedicated areas including any public ways or streets are currently owned by the property owner(s).

I certify that I have examined the deed records of the Mason County Court Clerk's office and find that this is the SECOND conveyance made under the present ownership and the parent tract since the adoption of the current subdivision regulations.

12/17/97

DATE

3264

RLS. NO. 3264

R. DAVID HORD



DAVID L. & SUSAN A. KRAEMER
D.B. 203, PG. 39

S 44°06'45" E 71.29'

S 64°35'42" E 96.03'

S 58°36'52" W 40.66'

S 54°35'07" W 620.10'

30" TREE

24" TREE

IRON PIN & CAP SET (TYPICAL)

S 41°56'51" W 151.25'

IRON PIN FOUND

C/E

WILLIAM B. & RUTH J. TOLLE
D.B. 194, PG. 344

S 36°32'55" E 270.42'

IRON PIN FOUND

C/E

ASPHALT DRIVE

S 36°37'57" W 272.71'

BRICK HOUSE

DRY WELL

PK NAIL SET (TYPICAL)

N 41°16'59" W 165.08'

GM 30' R/W

LOT # 3
1.007 AC.

TO KY 9 (A/R/H/M)

IRON PIN FOUND

BRIAN R. & BARBARA WILLIAMS

TROILUS B. & LILLIE COOK

BONNIE & THOMAS M. LASHBROOKE
D.B. 224, PG. 233

IRON PIN FOUND

LEE & BARBARA W. REDMOND

KY 1449 (ORANGEBURG RD.)

HENRY O'CALL & LINDA O'CALL
D.B. 199, PG. 384

ANTHONY P. BUTLER
D.B. 231, PG. 123

N 26°34'33" W 60.41'

N 56°35'38" E 87.63'

WALLACE G. LOGAN
D.B. 217, PG. 372

TO KY 10

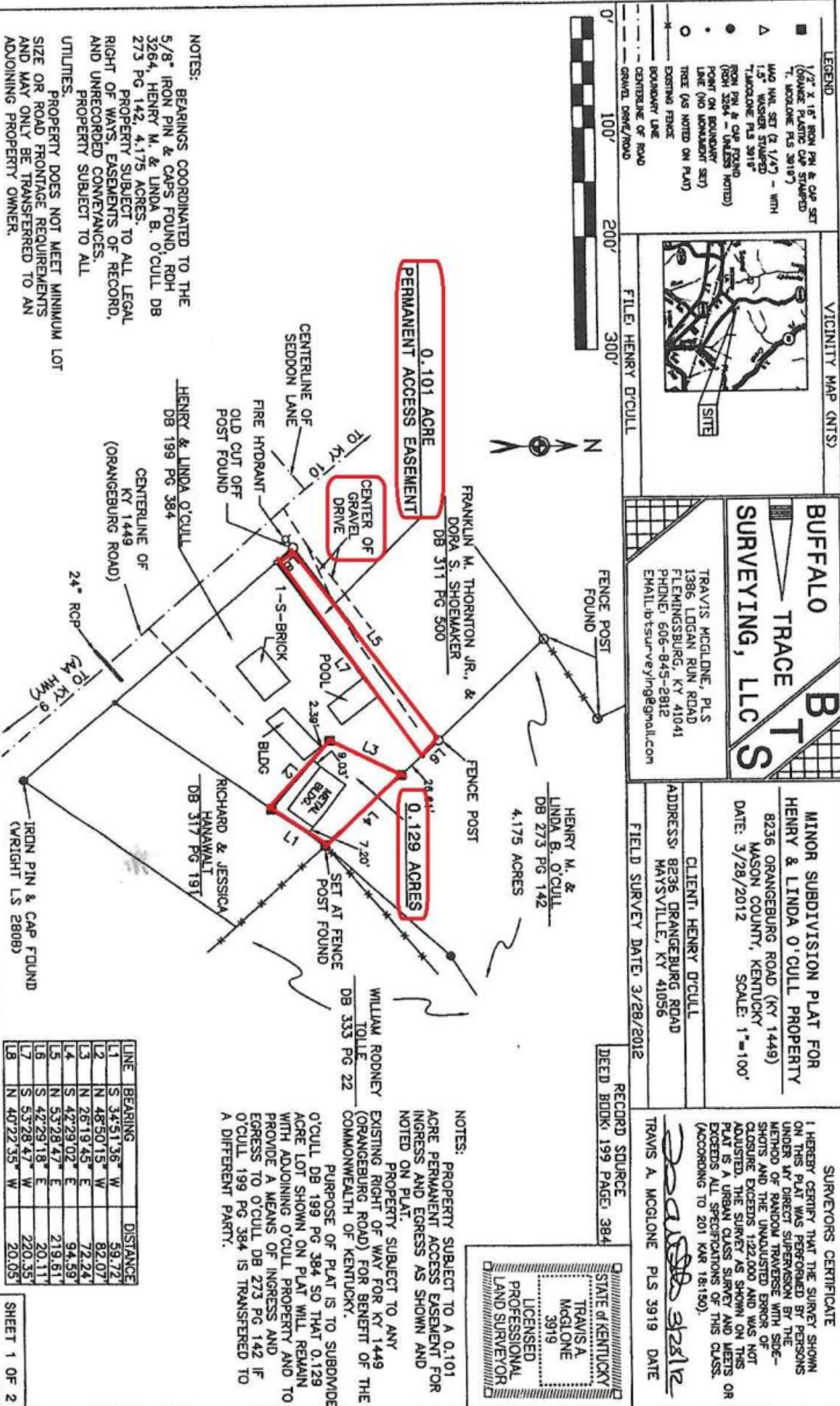
LOT # 4
4.175 ACRES

N 66°25'00" E 640.52'

N 66°20'08" E 64.17'

000146

Legal
Description
Survey Tract 2
Page 5 of 6



NOTES: BEARINGS COORDINATED TO THE 5/8" IRON PIN & CAPS FOUND, RDH 3664, HENRY M. & LINDA B. O'CULL DB 273 PG 142, 4.175 ACRES. PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD, AND UNRECORDED CONVEYANCES. PROPERTY SUBJECT TO ALL UTILITIES. PROPERTY DOES NOT MEET MINIMUM LOT SIZE OR ROAD FRONTAGE REQUIREMENTS AND MAY ONLY BE TRANSFERRED TO AN ADJOINING PROPERTY OWNER.

LINE	BEARING	DISTANCE
L1	S 34.51° 36' W	59.72'
L2	N 48° 50' 15" W	82.07'
L3	N 26° 19' 45" E	72.24'
L4	S 42° 29' 02" E	94.39'
L5	N 53° 28' 47" E	219.61'
L6	S 42° 29' 18" E	20.11'
L7	S 53° 28' 47" W	220.35'
L8	N 40° 22' 55" W	20.05'

SHEET 1 OF 2

LEGEND

- 1/2" x 10" IRON PIN & CAP SET (ORANGE PLASTIC CAP STAMPED "L. MCGILONE PLS 3919")
- 1/2" WOODEN STAKE
- 1.5" WOODEN STAKE
- 1.5" WOODEN STAKE (ORANGE PLASTIC CAP STAMPED "L. MCGILONE PLS 3919")
- POINT ON BOUNDARY LINE (NO BOUNDARY SET) TREE (AS NOTED ON PLAN)
- EXISTING FENCE
- BOUNDARY LINE
- GENERAL DRIVE/ROAD

VICINITY MAP (NTS)

FILE: HENRY O'CULL

BUFFALO TRACE SURVEYING, LLC

TRAVIS MCGILONE, PLS
1386 LOGAN RUN ROAD
FLEMINGSBURG, KY 41041
PHONE: 606-845-2812
EMAIL: tsurveying@gmail.com

MINOR SUBDIVISION PLAT FOR HENRY & LINDA O'CULL PROPERTY
8236 ORANGEBURG ROAD (KY 1449)
MASON COUNTY, KENTUCKY
DATE: 3/28/2012 SCALE: 1"=100'

CLIENT: HENRY O'CULL
ADDRESS: 8236 ORANGEBURG ROAD
MAYSVILLE, KY 41056

FIELD SURVEY DATE: 3/28/2012

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE-SHOTS AND THE UNADJUSTED ERROR OF CLOSURE EXCEEDS 1:22,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN ON THIS PLAT IS A URBAN CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS. (ACCORDING TO 201 KAR 18:150).

TRAVIS A. MCGILONE PLS 3919 DATE

RECORD SOURCE
DEED BOOK 199 PAGE 384

STATE OF KENTUCKY
TRANVISA MCGILONE
3919
LICENSED PROFESSIONAL LAND SURVEYOR

LEGEND

- 1/2" x 18" IRON PIN & CAP SET (ORANGE PLASTIC CAP STAMPED "T. MCGILONE PLS 3919")
- ▲ MAG NAIL SET (2 1/4" - WITH 1.5" WASHER STAMPED "T. MCGILONE PLS 3919")
- IRON PIN & CAP FOUND (FROM 3264 - UNLESS NOTED)
- POINT ON BOUNDARY LINE (NO MONUMENT SET) TREE (AS NOTED ON PLAN)
- DOTTED LINE
- BOUNDARY LINE
- CENTERLINE OF ROAD
- GRAVEL DRIVE/ROAD

VICINITY MAP (NTS)

FILE: HENRY D'GULL

BUFFALO TRACE SURVEYING, LLC

TRAVIS MCGILONE, PLS
1386 LOGAN RUN ROAD
FLEMINGSBURG, KY 41041
PHONE: 506-845-2812
EMAIL: tsurveying@gmail.com

MINOR SUBDIVISION PLAT FOR HENRY & LINDA O'GULL PROPERTY
8236 ORANBURG ROAD (KY 1449)
MASON COUNTY, KENTUCKY
DATE: 3/28/2012 SCALE: 1"=100'

CLIENT: HENRY D'GULL
ADDRESS: 8236 ORANBURG ROAD
MAYSVILLE, KY 41056

FIELD SURVEY DATE: 3/28/2012

RECORD SOURCE
DEED BOOK: 199 PAGE: 384

STATE OF KENTUCKY
TRAVIS A. MCGILONE
3919
LICENSED PROFESSIONAL LAND SURVEYOR

I hereby certify that this subdivision plat was presented to me and accepted for recording in the office of the County Clerk and Recorder of Mason County of the City of Maysville, Kentucky on this 5th day of September 2012 at 2:30 (P.M.).

Stephanie St. John
SIGNATURE OF MASON COUNTY CLERK/RECORDED RECEPTION NO.

COUNTY CLERK CERTIFICATION

DEDICATION CERTIFICATION

I (We) hereby certify that I am (We Are) the Owner(s) of record of the property shown and described herein occurred by the deed recorded in Deed Book 199, Page 384 in the Mason County Clerk's office; do hereby adopt this plat of lots for this property; do hereby dedicate the streets and any other areas or facilities so indicated to public use upon recording this plat and do establish and reserve the indicated easements for public utilities (eg. gas, electric, telephone, cable TV, water and sanitary sewer) and other purposes so indicated.

SIGNATURE OF OWNER: *Travis A. McGilone*
STATE OF KENTUCKY COUNTY OF MASON
I, the undersigned, do hereby acknowledge before me this 5th day of September 2012, By *Travis A. McGilone* and *Linda O'Gull*

My commission expires August 20, 2017
Notary Public

HAYSVILLE-MASON COUNTY JOINT PLANNING COMMISSION - APPROVAL CERTIFICATION

Reviewed by the Planning Commission and approved for recording as a Minor Subdivision on this 5th day of September 2012.

Michelle Hallowell
SIGNATURE OF PLANNING COMMISSIONER/OFFICER

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 Kentucky Minimum Surveying Standards (201 KAR 18-150). The undistorted precision ratio of the traverse exceeds 1:22,000 and was not adjusted. The survey shown herein is a Urban Class Survey and complies with the surveying requirements of the Maysville/Mason County Subdivision Regulations; and that dedicated area including any public ways or streets are currently owned by the property owner(s).

I certify that I have examined the deed records of the Mason County Clerk's office and find that this is the FIRST conveyance made under the present ownership and the parent tract since the adoption of the current subdivision regulations.

Travis A. McGilone
Travis A. McGilone PLS 3919 Date *3/28/2012*



BE SURE TO CHECK OUT THE ONLINE PHOTO GALLERY!!!

Nearly 200 Photos! Available to download/view

from:

www.auctionzip.com/auctioneer/castanfield

Stuff is stored EVERYWHERE! Still unpacking! More Items are bound to be found that deserve advertising! And there will be a lot of merchandise that --- quite honestly --- we just won't be able to identify... We will be adding things to the advertisement as we go along, so check back often! However, some items are bound to slip through the cracks. If you are looking for something/anything farm related, be sure to check this sale out! Henry may have had just what you are looking for!

A HUGE AUCTION WITH LOTS TO SEE AND SELL/BUY ALL BEING SOLD AT ABSOLUTE AUCTION!!! COME PREPARED TO STAY A WHILE!!!

TERMS & CONDITIONS, PERSONAL PROPERTY: ALL PURCHASES TO BE PAID FOR IN CASH OR GOOD CHECK; CREDIT CARDS WILL NOT BE ACCEPTED. Merchandise to be sold at Absolute Public Auction (meaning that all items will be sold for the maximum bid made with no reserves or minimum prices established for any merchandise sold. 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 compliance with said definition) as a "live, in-person, on-site" event. 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. Payment for all personal property to be paid in full by cash or good check (credit cards not accepted) at sale site immediately following conclusion of auction. All property sold "AS IS" without warranty expressed or implied including with regards to fitness/ merchantability/ marketability/ desirability for any use whatsoever, specific/desired/ expressed/implied, and all sales are final. Property sold subject to KY state sales tax (6 percent) unless purchaser has a valid KY resale certificate. NOTE: Checks to be made payable to Linda O'Cull. Any returned checks shall be subject to a \$50 returned check fee (plus expenses of collection), a 10 percent penalty, shall be subject to interest and other expenses to the limit the law permits, and checks will be turned over for prosecution. The AGENT/AUCTIONEER, as well as staff or employees of agent/auctioneer, reserves the right to bid on any property sold, however subject to the same terms and conditions as that of any other bidder. **NO BUYER'S PREMIUM! BID RIGGING IS A FELONY!**

TERMS & CONDITIONS REAL ESTATE: The Real Estate will be sold at Absolute Public Auction (meaning that the property will be sold for the maximum bid made with no reserves or minimum prices established. The definition of Absolute Auction as defined by the Kentucky Board of Auctioneers has been provided to the Seller and auction will be conducted in compliance with said definition) as a "live, in-person, on-site" event. 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 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 7TH day of JULY, 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 though 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. 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 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. The AGENT/AUCTIONEER, as well as staff or employees of agent/auctioneer, reserves the right to bid on any property sold, however subject to the same terms and conditions as that of any other bidder. **NO BUYER'S PREMIUM! BID RIGGING IS A FELONY!**

AUCTION CONDUCTED BY

CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES

CRAIG A. STANFIELD REAL ESTATE BROKER & AUCTIONEER

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CRAIG A. STANFIELD - LICENSED IN THE REAL ESTATE & AUCTION TRADES FOR MORE THAN 40 YEARS (SINCE 1984!)

EQUAL HOUSING OPPORTUNITY REAL ESTATE BROKER & AUCTIONEER