

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

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PUBLIC AUCTION WITH DISCLOSED RESERVE: ONLY \$15,000.
 To be offered in two tracts and in combination.

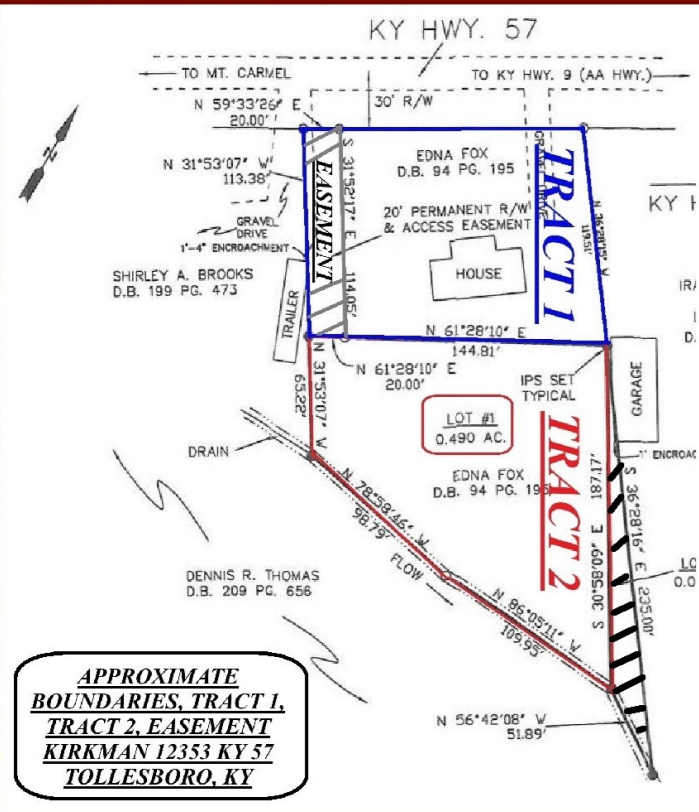


Craig A. STANFIELD
 REAL ESTATE BROKER
 AUCTIONEER
 Member Kentucky Auctioneers Assn.
 2003 KY State Champion Bid-Caller.
 (606) 798-2009
 (606) 301-3350



AUCTION

AUCTION * AUCTION * AUCTION
SAT., AUG. 23, 2025 * 10:30 AM
12353 KY 57, TOLLESBORO, LEWIS CO., KY 41189



AERIAL PHOTO WITH APPROXIMATE BOUNDARIES KIRKMAN PROPERTY, 12353 KY 57, TOLLESBORO, KY

LEWIS COUNTY PVA
 112 SECOND ST, SUITE 101
 VANCEBURG, KY 41179
 606-796-2622

Lewis County
 Property Valuation Administrator

Print Date: April 24, 2021
 Aerial Date: 2015



Maps are to be used for identification only.
 NOT FOR CONVEYANCE

TRACT 1: 2 or 3 bdrm., 1 bath frame one story home on lot served with public water, gas, electric and sewage. TRACT 2: Rear of lot consists of a surveyed .49 acre parcel located behind the main home, accessed from KY 57 by means of a 20' wide accessway; public water, electric, sewage and gas may be extended from KY 57 through 20' access/right of way easement. TRACT 3, The pairing of Tracts 1 and 2. OWNER: JAMES KIRKMAN.

FOR TERMS & CONDITIONS AND ADDITIONAL INFORMATION, SEE OUT ONLINE ADVERTISING AT:
www.stanfieldproperty.com and www.auctionzip.com/auctioneer/castanfield

PUBLIC AUCTION

SAT., AUG. 23, 2025 * 10:30 AM

12353 KY 57, TOLLESBORO, LEWIS CO., KY 41189

Located on the east side of KY 57, one-half mile south of the intersection of KY 9 and KY 57, 1 mile south of intersection of KY 10-KY 57 Tollesboro. PUBLIC AUCTION WITH DISCLOSED RESERVE: \$15,000 -

To be offered in two tracts and in combination. TRACT 1: 2 or 3 bdrm., 1 bath frame one story home on lot served with public water, gas, electric and sewage. TRACT 2: Rear of lot consists of a surveyed .49 acre parcel located behind the main home, accessed from KY 57 by means of a 20' wide accessway; public water, electric, sewage and gas may be extended from KY 57 through 20' access/right of way easement. TRACT 3, The pairing of Tracts 1 and 2.

OWNER: JAMES KIRKMAN.



AERIAL PHOTO WITH APPROXIMATE BOUNDARIES
KIRKMAN PROPERTY, 12353 KY 57, TOLLESBORO, KY



For additional photos, legal description, surveys, terms/conditions of sale, directions, etc., see our online advertising at:

www.stanfieldproperty.com

and

www.auctionzip.com/auctioneer/castanfield

DIRECTIONS: The subject property is located on the east side of KY 57, one-half mile south of the intersection of KY 9 and KY 57, 1 mile south of intersection of KY 10-KY 57 Tollesboro.

TERMS & CONDITIONS OF SALE: OFFERED WITH RESERVE (TO SATISFY MORTGAGE HOLDER); RESERVE DISCLOSED: ONLY \$15,000 (meaning that provided the sales price reaches a minimum of \$15,000 – well below the property's fair market value – the PROPERTY WILL BE SOLD!). Purchaser to place a minimum non-refundable down payment equal to at least 10 percent of the purchase price down at sale site, date of sale, with balance due in full within 30 days (on or before the 23rd day of September). The Real Estate will be offered at Public Auction (an auction with Reserve, as the mortgage holder would not agree to an offering of the property at Absolute Auction). For purposes of this auction, the reserve will be disclosed, in advertising, meaning that provided that the reserve is attained, the property WILL BE SOLD! THE RESERVE SHALL BE \$15,000 (well below the property's fair market value). The auction will be conducted 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 on or before the 23rd day of September, 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. The home on the property was reported by the seller to have been constructed in 1978, thus Lead-Based Paint should not be in evidence, provided the estimated date of construction is factual. However any prospective purchasers concerned about the possible presence of lead-based paint are encouraged to arrange and conduct --- at the prospective purchaser's sole expense --- any inspections for the presence of Lead-Based Paint they so desire prior to purchase, as purchaser will be required to waive the rights to any contingency relative to any future testing or upon determination of the presence of Lead-Based Paint as a condition of purchase. 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 --- including but not limited to: Whole House Inspection, Wood-Boring Insect Inspection, Radon Gas Inspection, Lead-Based Paint Presence, Phase I/II/III environmental hazard reports/surveys, property surveys, appraisal, etc. --- 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. Agent/auctioneer, as well as employees thereof, reserve the right to bid on merchandise sold, however subject to terms as that of any other bidder. **NO BUYER'S PREMIUM.**

AUCTION CONDUCTED BY

CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES

CRAIG A. STANFIELD, REAL ESTATE BROKER & AUCTIONEER

2126 W. KY 10, TOLLESBORO, KY 41189

PHONE (606) 301-3350; E-MAIL: info@stanfieldproperty.com

EQUAL HOUSING OPPORTUNITY REAL ESTATE BROKER & AUCTIONEER



SURVEY PLAT

EDNA FOX

KY HWY. 57, TOLLESBORO, LEWIS CO., KY
DATE: 9/14/06 SCALE 1"=60'



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED ON THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVEL AND THE TRAVEL WAS UNADJUSTED. PRECISION ADJUSTMENT WAS MADE TO THE UNADJUSTED TRAVEL AND THE SURVEY AS SHOWN HEREON IS AND BEING A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

Michael D. Ruggles 9-18-06
Michael D. Ruggles PLS #3487 Date

MIKE RUGGLES
LAND SURVEYING
RT. 1 BOX 152
TOLLESBORO, KY 41189
(606)798-2929

KY HWY. 57



- REBAR 1/2" DIAMETER W/PLASTIC CAP STAMPED MDR 3487 (UNLESS OTHERWISE NOTED)
- MEANDER POINT
- △ MAG NAIL
- FENCE POST
- TREE (AS NOTED)
- UTILITY POLE
- BOUNDARY LINE
- - - CENTER LINE OF ROAD
- - - EDGE OF PAVEMENT
- x - FENCE LINE

NOTES:

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS AND CONVEYANCES.
LOT #1 SUBJECT TO 20' WIDE PERMANENT R/W & ACCESS EASEMENT AS SHOWN ON PLAT.

BEARINGS COORDINATED TO A NEW SURVEY PERFORMED BY R. DAVID HORD, PLS #3264 FOR DENNIS THOMAS D.B. 209 PG. 656.

VICINITY MAP



SITE LOCATION

IRA DOUGLAS KING
&
LOUELLA KING
D.B. 133 PG. 218

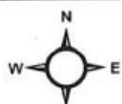
DENNIS R. THOMAS
D.B. 209 PG. 656

IRA DOUGLAS KING
&
LOUELLA KING
D.B. 133 PG. 218

LEWIS COUNTY PVA
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Lewis County
Property Valuation Administrator

Print Date: April 24, 2025
Aerial Date: 2019



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