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Showcase of HOMES

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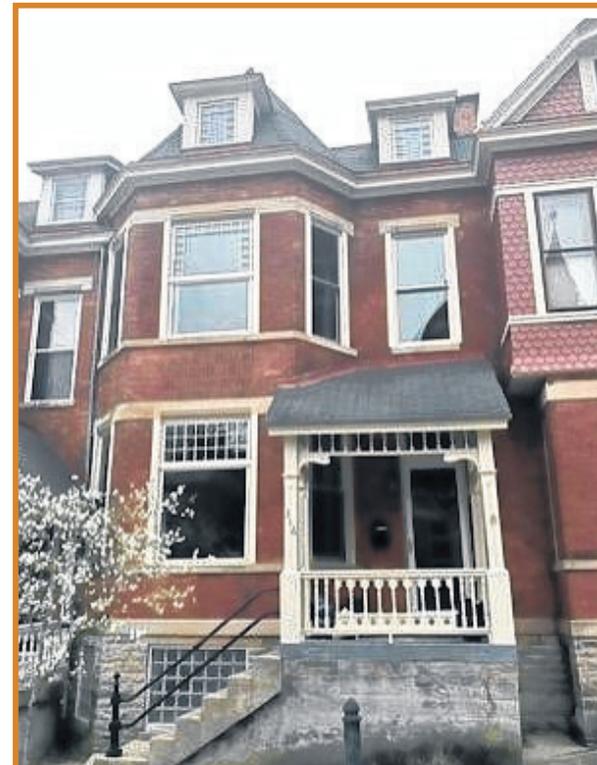
6005 Key Place
presented by Boone Real Estate



2329 Cottonwood Court, Maysville, KY
presented by Phillips Real Estate



747 Farlane Dr., Vanceburg, KY
presented by Redden Realty, Inc.



316 Market Street, Maysville, KY
Presented by Limestone Properties, Inc.

October 2018

FREE

Responsible building decisions deserve benefits, too

Beauty, spaciousness and interior design are all important when building a personal dream home. Today, however, with the reality of energy and environmental concerns, homeowners also insist their forever home must be as eco-responsible as possible. And it turns out many decisions initially based on being environmentally friendly can deliver unexpected aesthetic results, too.

“Sometimes the least glamorous decisions can be the ones that give your lifestyle far more quality and value — and a good case in point is the use of concrete to build the walls, instead of traditional wood framing,” says Natalie Rodgers of Nudura, a leading name in this field.

“Our technology has advanced the development of the insulated concrete form, a system that interlocks like Lego to erect a building. For the occupants, the benefits of improved comfort, energy efficiency, safety and interior air quality are delivered immediately with ICF construction. For the homeowner-investor, all those benefits assure top resale value.”

In addition, an ICF structure can be finished on the exterior just like traditional wood frame structures. Stone, stucco, brick or whatever material is envisioned can be used with the insulated concrete forms.

Building the walls with concrete needs to be decided early in the planning, Rodgers explains. The method discards wood framing in favor of pre-assembled, interlocking concrete forms filled with concrete. Take a look at a few more of the benefits of concrete:

Fuel savings. Compared to wooden walls, solid concrete walls vastly reduce air infiltration, optimizing energy performance and reducing the carbon footprint.

Comfort. Outside cold easily travels through wood-framed walls, causing thermal bridging and creating uncomfortable chilly spots inside your home. Walls with a solid concrete core address and prevent thermal bridging to deliver even temperatures throughout the house.

Quiet. Solid concrete is an effective sound barrier. It dampens sound vibrations from outside noise such as traffic, trains and neighborhood parties.

Safety. ICF has a fire protection rating of up to four hours. If high wind in your community is a concern, data shows that Nudura homes demonstrate impact resistance up to 250 miles per hour.

Improved value. A stronger, safer, greener home that is more cost-efficient and needs less maintenance and repair is generally expected to build and hold its value.



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Beginner's guide to real estate investments

Purchasing a house or property is about more than setting up a home. Although quite a number of people buy real estate to establish their future, long-term abodes, many others recognize the potentially lucrative investment that lies within a real estate purchase.

Despite the ups and downs of the economy, real estate has become a common investment vehicle — one that has plenty of potential for making big gains for those who are willing to put in the effort. According to the experts at Entrepreneur, even in a bad economy, real estate investments will usually fare better than stocks. Real estate also continues to appreciate despite the occasional economical slow-down.

Like any other endeavor, there is a right and a wrong way to go about investing in real estate. Novices may not know where to begin their first forays into the real estate market as investors, even if they already own their own homes. Buying a property as an investment is an entirely different animal than buying a home to establish a residence. However, with the right guidance, anyone can dabble in real estate.

- Establish financial goals.

Before you even begin looking at properties or put forth the effort of meeting with an agent, you must determine what you expect from the investment. The days of buying real estate and flipping it for a fast profit may no longer be here. However, real estate can provide a steady stream of long-term income. Understand what you hope to achieve by investing. If it's to become an overnight millionaire, you may be looking at the wrong investment vehicle in real estate.

- Establish a plan. New investors who do not have a plan in place will likely spend too much or have more setbacks than others who have

planned accordingly. When investing in real estate, it's more about the bottom line than the property itself. According to Springboard Academy, a real estate academy for investors, look for motivated sellers and stick to a set purchase price. Try to make offers on a variety of properties that work in your financial favor. And know what you want to do with the property (i.e., renovate and sell, remove and rebuild, or rehab and rent) before you buy. Fit the house to the plan, and not vice-versa.

- Start small. If this is your first time out there, stick with proper-

ties that will turnover quickly. Research areas in and around urban centers or close to transportation and shopping. A good starter property is a small house or a condominium that can be refurbished and then rented. Rental properties offer steady sources of income when renters are properly vetted, offers Investopedia, an investment resource.

- Look at many different properties. Become an expert by learning as much as you can about what is out there. Attend open houses; look for vacant/unattractive properties; scour the classifieds in your local

paper; or put the word out there that you're interested in buying a property. Only look at properties that have motivated sellers, because then you'll get closest to the price you want to pay. And don't forget to research the area and the home turnover rate for the specific area where you are looking. Don't make assumptions that a property will appreciate without doing your homework.

Real estate can be a worthy investment opportunity. With research, a plan and the right price, just about anyone can be a real estate investor.





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**WHITETAIL DEER &
WILD TURKEY HUNTING
RETREATS FOR SALE!!!**

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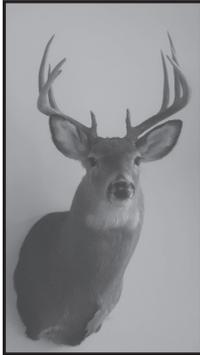


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LEWIS CO



LEWIS CO. AA HWY & MAY HOLLOW 166.649 ACRES - One of the most scenic and photogenic properties in the county, this gorgeous property boasts a large 3 bdrm., 3 bath two story frame home with cherry kitchen cabinetry, a stone fireplace, and large windows facing and providing an outstanding view of your own private (stocked) lake! There's even a scenic bridge placed over the spillway! A surveyed boundary, this property has painted plank fencing around the lake and most of the homestead, boundary completely fenced for livestock, ponds and stock watering troughs, 3 barns, outbuildings, nice woods (some marketable timber), large cleared ridge suited to hay or crop production (this ridge is surrounded by woods and provides excellent habitat for whitetail deer and wild turkey and there is an elevated shooting house and deer feeders set in place to take advantage of the excellent hunting opportunities the ridgetop provides), this property offers the very finest of Kentucky Country Living and is priced at \$835,000!!! C2707



LEWIS CO



LEWIS CO. LOG HOME ON 36.713 ACRES, 685 RED CEDAR LANE - A MUST SEE! Gorgeous 2 story 3 bdrm., 3 bath log home, exposed beams, Cathedral ceilings, wrap-around porch, geothermal heat and air full basement w/ drive-in garage entrance, situated on scenic acreage that consists of a mixture of fenced pasture and woods, excellent whitetail deer and wild turkey hunting, located north of Tollesboro (Vanceburg mailing area) off KY 57 on a dead-end road with limited traffic, public water and electricity, and priced to sell \$434,900! C2700

SECLUDED GETAWAY/HUNTING RETREAT!



SECLUDED GETAWAY/HUNTING RETREAT!! - Newly surveyed tract of land located on the Stone Branch Road improved with an authentic rustic log cabin suited to use as a temporary residence with wooded acreage offering good hunting potential, with a secluded location at end of county-maintenance of an old gravel roadway approximately a mile off blacktop and **PRICED TO SELL JUST \$182,500!!!** A great getaway and a hunting retreat!!! C2677



LEWIS CO



LEWIS CO. 50.28 ACRES ST. ENGLE ROAD EXCELLENT WHITETAIL DEER & WILD TURKEY HUNTING, property improved with a 7 yr. old Amish built log cabin (real log -- not just siding; steel roof with covered porch; cedar/pine finished interior offering full bath, lots of built-ins, a/c and baseboard heating; served with public water and electric, septic system), a barn, storage building, RV hookup, and fire pit, located at the end of a county road (gated/locked - shown by appointment only), approx. 15 acres cleared fenced pasture, balance wooded (hardwood & softwood mix, some marketable timber) located on ridge offering view of Ohio River, property further improved with pond, spring, and a drilled well, **ALL FOR JUST \$128,900!!! SALE PENDING!!!** C2705



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NEW LISTING -- MASON CO. 82 ACRE FARM WITH CATTLE & EQUIPMENT!



Located on the Dixon Pike, this good clean farm offers good pasture areas with good boundary fencing, a barn, a 3 bdrm., 2 bath doublewide with CH/CA, good bottomland acreages and frontage on the North Fork of the Licking River, priced with 30 young cows plus a registered Angus bull, a 4-wheel drive tractor with front-end loader and cab, disc-mower, V-hay rake, and a roll-baler (equipment is all newer, disc-mower and rake purchased new in 2017) offered as a whole for \$400,000!!! C2713A



NEW LISTING -- MASON CO./MAYS LICK - 57 ACRES



Located on KY 324 and US 62, frontage on Shannon Creek, improved with a barn, public water and electric, fenced for pasture (better than average fence, currently has cattle on it), nice woods with lots of walnut trees, extensive creek frontage, and provides for good deer habitat too, **AND PRICED AT \$115,000!!!** C2715

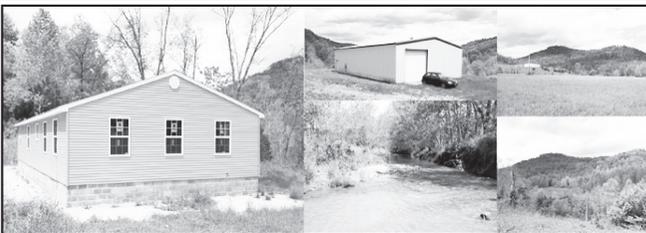
LEWIS CO. 194.607 ACRES



Recently surveyed tract of land located on both sides of Straight Fork on Horsley Hollow offering great whitetail deer and wild turkey habitat (EVEN BEAR!!!), creek frontage, almost entirely wooded, and PRICED RIGHT AT JUST \$147,500 (\$758 / acre average!!!) C2711



LEWIS COUNTY 800 PLUS ACRES



Located off KY 989 and Salt Lick Creek, this large acreage tract of land has a shell constructed for a future home, with a barn, acres and acres of woods with limited cleared acreages, private roadways and trails, and GOOD HUNTING POTENTIAL all for \$995,000!!! C2590

NEW LISTING -- LEWIS CO. 169 ACRES LONG BRANCH



Secluded tract of land improved with a 3 bdrm., 2 bath log home with basement, a barn, a pond, a COVERED BRIDGE, and a 3 bdrm., 2 bath doublewide, this property offers woods (some timber), acreage on both sides of the roadway, creek frontage, with adequate cropland acreage offering excellent food-plot potential, and excellent whitetail deer and wild turkey hunting habitat and is priced right at \$250,000!!! C2704



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BRACKEN CO./AUGUSTA - 314 E. FOURTH STREET



BRACKEN CO./AUGUSTA - 314 E. FOURTH STREET - Imposing 5 bdrm., 1 1/2 bath two story brick home, excellent workmanship and Old-World details (excellent woodwork including a gorgeous staircase, impressive cabinetry, built-in bench seat, patterned oak flooring, paneled doors, two sets of pocket doors, two mantles, great trim and moldings, impressive front entry door with transom and sidelights, original light fixtures, leaded glass windows), radiant hot water heat, an inviting front covered porch, basement, detached concrete block one-car garage, located on a prominent corner lot (lot fronts on the

south side of East Fourth Street and extends to the north side of Heather Renee French Blvd/KY 8 in the rear, and fronts on on the east side of Frankfort Street), PRICED TO SELL \$125,000! Call Craig to see this fine home! C2712 NEW LISTING!!!

TOLLESBORO / LEWIS CO



TOLLESBORO 3 bdrm., 2 bath 32' x 80' (title size) doublewide, large rooms throughout, living room, dining room, huge eat-in kitchen with lots of cabinets, situated on 1.9 acres with a detached two car garage with a full basement below garage! Public water, nice large lot that is generally level in topography, and priced right! HUGE HOME, GREAT GARAGE W/ BASEMENT, LARGE LOT, ALL FOR \$114,500!!! C2630

TOLLESBORO - LEWIS COUNTY



TOLLESBORO 103 EVERGREEN - ENERGY EFFICIENT 1 YEAR OLD HOME WITH ROOFTOP SOLAR PANELS - offering 2 bdrms., kitchen,

living room, breakfast nook, and

laundry room, nice lot on public water and sewage **PRICED TO SELL \$99,900!!!! NEW LISTING!!! C2672**

LEWIS CO./GARRISON



172 GARRISON LANE. 6 room, 3 or 4 bdrm., 1 bath one story frame home, Lp gas heat, situated on nice lot with two nice storage buildings, conveniently located to grocery, pharmacy, school, fuel station, priced to sell **\$79,900!!! C2697 NEW LISTING!!!**

MAYSLICK-MASON COUNTY



4259 KY 596, MAYS LICK - 3 bdrm.,

1 bath (large main level master bath with walk-in closet and the bathroom is huge) 2 story frame home, vinyl siding, replacement windows, situated on a nice large lot (1.461 acres)

offering a garage and outbuildings, public water and electric, **PRICE REDUCED!!! NOW JUST \$50,000!!! C2701**



65 NORTH MAIN ST., MT. OLIVET

ROBERTSON CO., KY - 6 rm., 1 bath, 2 st. frame home, patterned oak floors, oak 6 panel pocket door, nice mantle/woodwork/staircase, wrap-around porch/carport (off-street parking),

dug basement, **PRICED TO SELL JUST \$14,900!!! CALL CRAIG A. STANFIELD, OWNER/AGENT, 606-301-3350. NOTE: OWNER FINANCING WILL BE CONSIDERED WITH \$4,000 DOWN. C2708**



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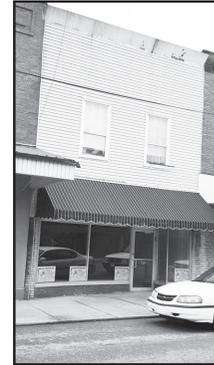
WASHINGTON, MASON COUNTY, KY - NEW LISTING



HISTORIC OLD WASHINGTON ANTIQUE SHOP - We are pleased to offer for sale the **IRON GATE ANTIQUE SHOP** located in Historic Old Washington, Mason County, Kentucky. Located on Old Main Street in the heart of the Historic District, surrounded by shops and other historical properties, the Iron Gate Antique Shop has been a staple in the community for nearly 40 years, the last 25 of which were in the current location! Available

for **\$45,000, AND INVENTORY CAN BE PURCHASED SEPARATELY PUTTING YOU IN BUSINESS TOMORROW! NEW LISTING C2703**

VANCEBURG - NEW LISTING - COMMERCIAL



LEWIS CO./VANCEBURG 171 MAIN STREET - Two story commercial building located in the heart of downtown would make an excellent first floor street level/view office with several rooms including storage, a restroom, central heat, with an apartment overtop (currently rented \$350 / month plus utilities) offering 2 or 3 bdrms., 1 bath and modern kitchen, central heat, **all for JUST \$55,000!!! C2690**

MCKENDREE UNITED METHODIST CHURCH



5489 (KY 875) Bridgeville Road, Stonewall, Bracken Co., KY Ca. 1932 church building, one story open plan w/ bell tower, pews and lectern in place. One story addition over basement offering classrooms, gas heat, restroom, gravel parking lot, potential for use as a

church, conversion to residential or family reunions, gatherings, office, lodge, community center, commercial activity, etc. **OFFERED FOR SALE FOR \$35,000!!! C2601**

ROBERTSON CO. COMMERCIAL PROPERTY



ROBERTSON CO. 16 WALNUT ST. MT. OLIVET - The former Hill Top Gas and Thomas Distributing property, consisting of .424 acres with large building including: a 16'X32' retail area which was used as convenient store, and a 35'X65' warehouse (concrete floor, 18'X20' doors at each end for drive thru access). 20'X20' lighted canopy, and 10'X20' storage building included. Underground storage tanks have been

removed from premises to comply with State regulations. **\$50,000.00 contact Owner- Agent, James Myron Thomas today, 606-782-1227 C2527**

GARRISON - LEWIS CO. - NEW LISTING



Metal building located on the east side of Foreman Lane and situated on a recently surveyed .054 acre lot, suited for storage or garage uses and **priced to sell JUST \$10,000!!! NEW LISTING!!! C2671**

GARRISON - LEWIS CO. - NEW LISTING



Located on KY 8 and the west side of Foreman Lane, the former Garrison Auto Parts Store, prime .327 acre commercial location, recent survey, fronting approximately 175 feet on KY 8 and approximately 165 feet on Foreman Lane, conveniently located by Family Dollar and the Citizens Deposit Bank, **PRICED TO SELL JUST \$25,000!!! NEW LISTING!!! C2670**

VANCEBURG OLD KY 10 - 17 ACRES - COMMERCIAL

VANCEBURG OLD KY 10 - 17 ACRES - Fronting on KY 10, good visibility and located in an area of concentrated local businesses (located adjacent to NAPA Auto Parts, across street from Ginn's Hardware, Carwash, close to Save-A-Lot, O'Cull Dentistry and other businesses), a large area consisting of cleared generally level, slightly above road grade prepped and ready to develop and extending to woods in the rear, and priced to sell **JUST \$90,000!!!**



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TOLLESBORO - 74 ACRES CROPLAND FARM



TOLLESBORO APPROX. 74 ACRES CROPLAND! Gently rolling acreage, nearly all cropland, very little waste (over 60 acres in corn and soybeans the last few years with remainder kept for pasture), approximately 3/4 mile road frontage (property fronts on two roadways, KY 10 and the Osborne Road - water gas, electric, sewer - offering excellent potential for lot sales), level to gently rolling throughout! 2019 crop rights will be available. Keep this cropland farm in mind if you want to get in on the ground floor of HEMP PRODUCTION!! NOTE: FARM CAN BE DIVIDED. You can purchase 46 acres for \$230,000, 62 acres for \$300,000 (for a young farmer wanting to purchase a farm through USDA/FSA Direct Loan Beginning Farmer Program (max. loan \$300,000, low interest rate fixed for 40 years!)), or 74 acres for \$350,000! If purchasing as a smaller tract, crop rights for remaining acreages potentially available! Keep in mind that you can CROP IT ALL!!! If you've been looking for a productive row-crop farm, call Craig today! Owner/agent. C2648

• FARM & HUNTING ACREAGE •

LEWIS CO. 235 ACRES HUNTING BONANZA located on the Salt Lick Road (KY 989), large boundary, wooded, some timber, **PRICED RIGHT JUST \$235,000!!!**

LEWIS CO. 1000+ ACRE HUNTING RETREAT! Want to lay claim to over 1,000 acres in one contiguous boundary offering creek frontage, acres and acres of woods, cleared lands, and even a couple of buildings, in a great trophy deer area with timber too! **Call Craig to fulfill your dreams, \$1,250,000!!!**

LEWIS CO. GERIKE LANE 110 ACRES +/- GREAT HUNTING!!! Tract of land located near the end of Gerike Lane, private and secluded AND ADJOINING THE KENTUCKY NATURE PRESERVES COMMISSION ACREAGE consisting of over 700 adjoining acres!!! This property offers a nice mix of pasture or hayland, with balance woods, excellent hunting potential with significant acreages suited to foodplot production and improved with a nice pond and is **priced to sell SALE PENDING!!!**

LEWIS CO./CABIN CREEK 35.64 ACRES - Surveyed boundary of land located on Big Cabin Creek Road and on the waters of Cabin Creek, this tract of land offers hunting and camping potential, consists of a small cleared bottom with the remainder woodlands, **priced at \$44,000!!!**

MASON CO. 136 ACRE FARM! 7029 Orangeburg Road Maysville, KY - 136 Acres located fronting on the "AA"

Hwy & KY 1449 (Orangeburg Road) conveniently located approximately 6 miles east of Maysville. Acreage consists of rolling pastureland, some cropland, and nice woods. Nice pond! Creek extends through a portion of the frontage. **PRICED TO SELL \$350,000!!!**

OWSLEY CO. 228 ACRE HUNTING RETREAT - Privately owned tract of land located within the Daniel Boone National Forest consisting of ridgeland acreage consisting of extensive cleared acreages well suited to hay, pasture, and row-crop production surrounded by woods, some marketable timber, would provide excellent food plot areas for attracting deer, and has wide and long range shooting lanes which would be perfect for elevated shooting stands. Acreages not cleared are wooded providing excellent habitat and cover for whitetail deer, wild turkey, and other game/wildlife, and **priced to sell \$185,000!!!**

LEWIS CO. KY HUNTING RETREAT 153 ACRES - Located off the "AA" Hwy., on the Grandison Branch, this large boundary of acreage is nearly all wooded, remote, secluded, perfect for the deer hunter who wants to get away from it all AND **PRICED AT JUST \$120,000!!! That's less than \$785 / acre!!!**

LOTS * LOTS * LOTS

LEWIS CO. CANAAN CHURCH RD. - Three approx. 1 acre lots, no restrictions, public water and electric available, priced right at **\$10,000 FOR CHOICE!!!**

LEWIS CO./QUINCY, 1.273 ACRES MAPLE STREET - Vacant land tract located in Quincy, no restrictions, nearly level lot that could be divided, offered for sale for **\$25,000! PRICE REDUCED!! NOW JUST \$18,500**

MASON CO. KY 596 (SALEM RIDGE ROAD) 1.436 ACRES - Corner lot located on two blacktop county-maintained roadways (KY 596 and Pumpelly Lane), public water and electricity, mobile homes conditionally permitted, **PRICED TO SELL \$15,000! PRICE REDUCED TO \$12,500!!!**

MASON CO. KY 596 (SALEM RIDGE ROAD) 1.096 ACRES - Lot located on KY 596, public water and electricity, mobile homes conditionally permitted, and priced to sell, **PRICED TO SELL \$12,500!**

LEWIS CO. KY 8 10 ACRES - wooded acreage with building site priced to sell **\$15,000!!!**



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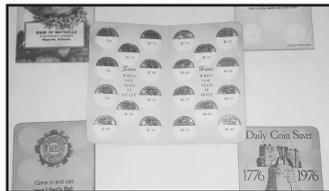
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AUCTION! AUCTION! AUCTION

GUNS, COINS, KNIVES & SADDLES!!

FRIDAY EVENING, NOV. 2, 2018, 5:30 PM

To Be Conducted at the

ORANGEBURG COMMUNITY CENTER

located at 8000 Day Pike, Maysville, KY 41056

Due to illness that has made it impossible for George S. "Sammy" Jones to enjoy hunting and riding horses, I have been authorized to sell

16 SADDLES, 13 GUNS, SEVERAL KNIVES & NUMEROUS COINS

at public auction. Included in the auction will be the following:

GUNS: (2) HANDGUNS - Smith & Wesson (S&W) .357 model. 19-4 K-frame nickel plated revolver with leather holster; Ruger GP100 .357 Magnum stainless revolver; **(9) RIFLES** including Four (4) Remington Model 700 bolt action rifles (all equipped with scopes) including the following calibers: 25-06; .222, .243, and .270; Remington Model 788 .243; Winchester Model 94AE 30-30 lever action; Rossi model 62-SA .22 pump; (2) Jennings Jr. .22 bolt action rifles (one w/ scope);

(2) SHOTGUNS: Ithaca model 900 gold engraving 12 gauge (beautiful engraving, premium select grade burl walnut stock and forearm); Iver Johnson 12 ga. Champion single shot. **POCKET KNIVES:** Henckels 2 blade trapper; Hen & Rooster stag 2 blade "cigar" pen knife; Swanner Cut. Co. Fairfield, OH 2 bl. stag trapper; Keen Kutter Muskrat; Case Shark Tooth lockback; Sears Craftsman; Queen; Uncle Henry, Schrade, Old Timer & MORE! **16 SADDLES** (English and Western saddles, good quality makers) including Circle Y, Bighorn, Equestrian (Argentina), Cortina, "Pro-Qualifier Hand Crafted by Gerald Bethune Flat Rock AL", B-Bar-B and more (also, some bridles reins, hackamores, halters, may be offered!) **COINS: DOLLAR COINS:** (21) Morgan Silver Dollars: (12) 1921, 1921-D, (3) 1921-S, 1880, 1887; 1899-0, 1898-0, 1900-0. (26) Peace Silver Dollars: (16) 1922, (3) 1922-D; (2) 1922-S; (5) 1923. (1) 1999 Eagle Silver Dollar; (69) Eisenhower Dollars. **HALF DOLLAR COINS:** (2) Franklin Half Dollars (1950, 1963-D); (51) Walking Liberty Half Dollars; (44) Kennedy 1964 (90% silver) half dollars; (96) Kennedy Clad half dollars (196-1969, 40% silver). **SILVER QUARTER LOT** includes 2 Standing Liberty and (13) Pre-1965 Washington Quarters plus bonus Canadian 1951 Quarter. **SILVER DIMES:** (35) Mercury Dimes; (54) Pre-1965 Roosevelt dimes. **CENTS:** (98) Indian Head Cents (with 3 bonus Wheat Cents). **OTHER:** Bank of Maysville Coin Holders (9) filled with Bicentennial Quarters, (1) filled with dimes (at least a portion of the dimes are silver; coins were not removed to check dates to avoid damage to the coin holder, collectible on it's own). **SOME AMMUNITION WILL BE OFFERED FOR SALE.**

Property is to be Sold upon the following Terms/Conditions: All purchases to be paid for in full on date of sale immediately following the conclusion of the auction by cash or good check (credit cards not accepted). A 6 percent sales tax shall be added to all purchases. **Purchasers of guns be legally eligible to purchase guns in Kentucky and must meet and comply with all applicable Kentucky gun ownership laws, rules, and regulations and each purchaser will be required to sign purchase ticket at time of purchase as an acknowledgement that they are legally eligible to purchase firearms in Kentucky and meet and are in compliance with all laws, rules and regulations as well as compliance therewith.** Terms of purchase are Cash to Seller: **NO CONTINGENCIES OF ANY KIND PERMITTED.** Prospective purchasers are advised to inspect the property thoroughly as all purchases are "AS IS" in all aspects, without warranty whatsoever, including with regards to fitness/merchantability/desirability/ marketability for any use whatsoever, desired/specific/implicit/expressed/other. NOTE: Any returned checks shall be subject to returned check fees, expenses of collection, legal expenses related to collection and 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!**

**FOR ADDITIONAL INFORMATION (including potentially some additional gun listings),
see our online advertising at www.auctionzip.com/auctioneer/castanfield.**

FOOD AND DRINKS AVAILABLE FOR PURCHASE FROM THE ORANGEBURG LIONS CLUB! COME OUT AND SUPPORT THIS GREAT ORGANIZATION!

Auction Conducted By

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Craig A. Stanfield Real Estate Broker & Auctioneer

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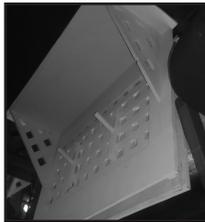
AUCTION! AUCTION! AUCTION

SAT., NOV. 3, 2018, 10:30 AM

STANFIELD AUCTION CENTER
(former Tollesboro High School)

11350 KY 57, Tollesboro, KY 41189

LARGE CONSIGNMENT AUCTION, A FULL HOUSE ONCE AGAIN!



FURNITURE: Walnut High Back Bed (beautiful burl), matching dresser with mirror (another walnut dresser is a close match, would compliment this bed/dresser); S-roll oak rolltop desk; Oak Murphy Bed; oak dresser with mirror/hat & glove boxes; oak drop-front desk; nice gentleman/ladies desk (refinished, gorgeous ready to use); nice settee, parlor chairs; (2) wicker child's chairs (one rocks); oak church pew; (pr.) hanging corner cabinets; (pr.) wall-mount shelves/coat hangers; (pr.) Mission style end tables; Spool bed; Jenny Lind bed; nice small walnut bed; numerous chairs and rockers; Cracker Barrel style rocker; nice trunk; oak dresser with mirror; wardrobe; kitchen cabinet/server; table & 6 chairs; nice dropleaf table; barrister bookcase (modern, one-pc.); very nice 4 glass window two door kitchen cabinet; kneeling prayer bench; child's rolltop desk; numerous fern and plant stands including two tier with pie crust detailing; oak buffet/server; wrought iron plant stand; lots **MORE!!!**

MUSICAL INSTRUMENTS: Nickel over bras Echo Cornet; Brass Trumpet; Clarinet; child's guitar.

APPLIANCES: Hotpoint chest-type deep-freeze; Hotpoint refrigerator; GE (General Electric) cookstove; GE clothes dryer; apartment size refrigerator.

GLASSWARE, CHINA: Large collection (approximately 70 pcs.) Blenko in various shapes, sizes, and a wide range of colors; several washbowl/pitcher sets; several pcs. Hall including Jewel Tea; vases; décor; **MUCH MORE!**

COLLECTIBLES: Several match-holders (tin and iron); brush/comb holder (tin); iron rabbit; metal cream can; Carlisle, KY Bluegrass Stripper; (2) stone jar/churns (complete with dashers and lids); green stoneware pitcher (Pirate); green stoneware drinking vessel; stoneware spittoon; nice basket; numerous Longaberger baskets including the Pumpkin series (just in time for Fall!); Longaberger metal stand basket display; ornate iron fireplace cover with mythological figure (Minerva?); JFK Memorial book "The Torch Is Passed"; framed St. Augustine Church, Augusta, KY print from sketch by T. Martin; (2) St. Augustine Church, Augusta, KY plates; collection of Hummel/Goebel plates; Moore & Parker Funeral Home paper fans; Planters Mr. Peanut bank and Salt & Pepper set; brass teacher's desk school bell; iron skillets; nice art deco style thermometer; nice primitive spice rack; several crocks; coffee mill; old egg beater with wooden painted knob; lemon squeezer; large ice tongs; several pcs. red rimmed white enamel/granite ware; several nice wooden kitchen tools (rolling pins, etc.); Radio Flyer Little Red Wagon; Tonka loader; several nice table lamps including electrified brass oil lamps with shades and wagon wheel hub lamp; galvanized metal ice cream maker; figurines; glassware, china, **MUCH MORE!**

AUCTION INCLUDES ITEMS FROM THE HOMES OF BERNIECE WELTE OF AUGUSTA AS WELL AS ADDITIONAL CONSIGNORS.

**FOR ADDITIONAL INFORMATION,
see our online advertising at www.auctionzip.com/auctioneer/castanfield.**

Property is to be Sold upon the following Terms/Conditions: All purchases to be paid for in full on date of sale immediately following the conclusion of the auction by cash or good check (credit cards not accepted). A 6 percent sales tax shall be added to all purchases unless purchase has a valid KY Resale Certificate. Terms of purchase are Cash to Seller: **NO CONTINGENCIES OF ANY KIND PERMITTED.** Prospective purchasers are advised to inspect the property thoroughly as all purchases are "AS IS" in all aspects, without warranty whatsoever, including with regards to fitness/merchantability/desirability/ marketability for any use whatsoever, desired/specific/implicit/expressed/other. NOTE: Any returned checks shall be subject to returned check fees, expenses of collection, legal expenses related to collection and 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. Come prepared to stay awhile, a lot of items to sell, food will be available, a great way to spend the day! **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 or 606-798-2009

E-mail: info@stanfieldproperty.com; Websites: www.stanfieldproperty.com

www.auctionzip.com/auctioneer/castanfield

Equal Opportunity Real Estate Broker & Auctioneer

1918 Old Main Street, Maysville

Nice 7,000 sq. ft. commercial building with a 100 car blacktop parking lot. This building was formerly a Bingo Hall but could be easily changed for another purpose. For more information, contact T.J. Burton @ 606-782-2150.

\$400,000

1088 Brooksville Germantown Rd

Newly remodeled 3 bedroom, 1 bath home on beautiful 1.183 acre lot. Great location with great neighbors! Home is priced

@ **\$125,000**. For more information, contact T.J. Burton @ 606-782-2150

541 Parker Road, Hillsboro

80 Acres—Beautiful building spot on an excellent farm. Farm is currently being used for cattle and has good fence, a cattle waterer, a pond and a barn. Great investment!

Land is priced @ **\$225,000**. For more information, contact T.J. Burton @ 606-782-2150.

654 Hillcrest Road

Very nice 3 bedroom, 2 bath brick home in one on the nicest neighborhoods in Maysville. This home has been recently remodeled and features hardwood floors, Quartz countertops and stainless steel appliances. This home is on an oversized lot and has a full basement. For more information, contact T.J. Burton @ 606-782-2150.

REDUCED \$195,000

685 Rosedale Road, Morehead

Dream farm for sale!!! This farm features 125 Acres with abundant pasture for livestock and excellent mature timber for hunting. All of the buildings are well maintained including a beautiful ranch home with partial basement and garage, 3 hoop barns, 2 wood-sided barns, and a metal building. The farm has excellent fencing with much of it being new fence. It has good road frontage and 2 ponds. This farm is priced @ \$489,000. Contact T.J. Burton @ 606-782-2150 for more information.

4055 Brandywine Road

90.5 Acres located just off Clarks Run Road in Maysville. This property would be great for cattle or crops! This is an excellent farm! For more information, contact T.J. Burton @ 606-782-2150.

REDUCED \$229,000

4086 Willow Neave Road

Nice brick home on 5 acres with beautiful views. Four bedrooms, four baths, huge living room, full basement, large attached garage, central vac system, and geothermal heat/air. This house has made a wonderful home for me and my family for the past 8 years and will make the next owners a nice home. Owner/agent. This beautiful home is priced to sell @ \$299,000. For more information, contact T.J. Burton @ 606-782-2150.

0000 Kentontown Road

14,059 Acres— Beautiful tract of land currently planted in soybeans. This is a great building spot and one of the most fertile tracts of land in the area. Land is priced @ \$47,500. For more information or to see the property, contact T.J. Burton @ 606-782-2150.

833 Jersey Ridge Road, Maysville

Newly remodeled 3-4 bedroom house in Maysville. This house has new electrical service and all new fixtures. The kitchen is all new as well as the bathroom and plumbing fixtures. New flooring with carpet and tile, new windows and new French doors leading to the deck. Most of the plumbing has been replaced and all interior doors have been replaced. This one won't last long. For more information, contact T.J. Burton @ 606-782-2150.

\$89,000

387 Blue Licks Spur

165 Acres of land in Robertson County. Great hunting tract or cattle farm. New woven wire fence all the way around. Approximately 40% wooded with some very good timber. We saw several deer and turkeys while driving the property. For more information, contact T.J. Burton @ 606-782-2150.

\$272,250

8156 Blue Licks Pike

65 Acres of land in Robertson County. New fence! This farm is set up for cattle. Lots of road frontage and a nice creek. For more information, contact T.J. Burton @ 606-782-2150.

\$115,375

AA Highway/Highway 435, Maysville, KY

75 Acres of Commercial Land at the corner of AA Highway and Highway 435. This is a beautiful tract of vacant land. This property is priced to sell. For more information, contact T.J. Burton @ 606-782-2150.

\$499,000

Route 8, Dover, KY

16,617 Acres—Welcome to Duck Central !!! This tract of fertile land is almost all tillable except for the duck pond and hunting blind. It lays above Lees Creek and adjoins the Ohio River. This is every waterfowl hunter's dream right here in northern Kentucky. For more information, contact T.J. Burton @ 606-782-2150.

\$105,000.

4652 KY 596

Nice 3 bedroom, 1 bath home with 1 car detached garage. This home has been upgraded and has a new metal roof. For more information contact T.J. Burton @ 606-782-2150.

\$88,000

6002 Haymaker Drive, Maysville

Come live in one of the most desirable neighborhoods in Mason Co. and enjoy the two large community fishing lakes and 190+ acre community farm with riding trails, walking trails, bowhunting, camping, and beautiful creek to play in. Awesome home with open floor plan, 2 car attached garage, poured basement, and beautiful crown molding and trim throughout. Contact T.J. Burton @ 606-782-2150 for more information.

REDUCED \$197,500

7160 KY 1234 S

This property features a well maintained manufactured home. The home has been added on to make four bedrooms and three baths. It has a nice lot with a small creek and large barn. For more information, contact T.J. Burton @ 606-782-2150.

\$95,000

511 Chapel Avenue, Augusta

Very nice home in Augusta School District and above the railroad tracks. These homes don't come for sale very often. Home comes with new furnace, garage, and two city lots. For more information, contact T.J. Burton @ 606-782-2150.

\$119,900

**PERRY POE
Real Estate**

606-735-3176 • Brooksville, KY
www.poerealty.com
ppoe@windstream.net

Eric Fegan 859-512-2969
Karin Poe 606-735-3176
T.J. Burton 606-782-2150

**60 Water Street, Germantown**

Nice 3 bedroom, 1 bath home that has been recently renovated. This house features a brand new kitchen and 1st floor bathroom. Above ground pool with new deck stays with the property! PRICE REDUCED TO \$76,500. For more information, contact T.J. Burton @ 606-782-2150.

2519 Parina Road

191.5 Acre cattle farm with a good home and great views. This beautiful farm features good woven wire fence throughout, a tobacco barn, stack pad, and hay barn. The home has geothermal heat and air, 3 bedrooms, 2 baths and a beautiful kitchen. Deer and turkey are seen daily from the kitchen window. For more information, contact T.J. Burton @ 606-782-2150.

\$499,000



Meredith Story
Principal Broker
606.748.7201
storyrealty@windstream.net



Billy W. Story
Sales Agent
606.776.0259
bwstory@yahoo.com

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RESIDENTIAL



1153 MUDSOCK RD HILLSBORO, KY
\$135,000

Beautiful country setting currently no bath or electric, but has a lot of possibilities nice setting off the highway shade trees and large house well maintained.

Call Bill W. Story 606-776-0259.



533 MT. PLEASANT ROAD EWING, KY 41039
\$124,900

Four bedroom, two bath home in a beautiful country setting. Located less than a mile off of route 68 on Mt. Pleasant Road. Only a 45 minute drive to Lexington. This 19+ acre property is unique in that it offers both a residence and great whitetail deer and turkey hunting. Also trails for atv's, horseback riding, and walking. There is a 20 by 40 barn with tack room and a loft, a 20 by 24 building



34 HALL ROAD FLEMINGSBURG, KY 41041
\$65,900

Well maintained manufactured home with approximately 1200 sq ft of living space. home has gutters with leaf guard. New septic in 2016. There is a 14 ft by 24 ft mini barn with electric and insulation. The 18 ft by 21 ft carport is great for your vehicle.



3843 EAST KY 8 VANCEBURG, KY
\$79,000

Talk about move in ready!! this home comes with all you need to move in as seen in pictures (except lawn mower). All you need to do is add your own "touch" to update as you please. Home has original hardwood floors in all rooms except kitchen and bath. Full partially finished basement with heat/air. New metal roof, newer HVAC unit/water heater. Big ticket items no worries.

Very desirable location, Great flat lot, approx. 1 acre, the 1 car garage could easily be converted back to a 2 car garage. Nothing you NEED to do, work on updates as you go along, very clean and move in ready. Owners say make reasonable offer. Lots of storage, basement could easily be finished out to double your living space! Great picnic area with storage building. Contact me to view!



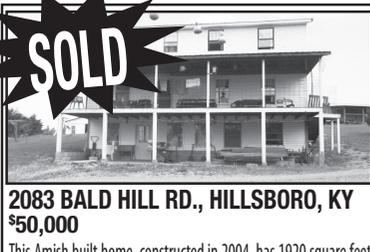
49 WOOLEY ROAD FLEMINGSBURG, KY
\$39,999

Two bedroom, one bath, manufactured home on a one acre lot. Septic tank and heat pump installed within the last four years. large storage building.



213 MADONNA LN FLEMINGSBURG, KY \$34,900

This is older mobile home but in good shape. Newly painted inside, everything works, furnace redone last year. Good location in small subdivision five min. to town. Nice level lot with small outbuilding currently used as a man cave but could be used for many things. Move in ready. Call Meredith Story at 606-748-7201 for viewing or additional information.



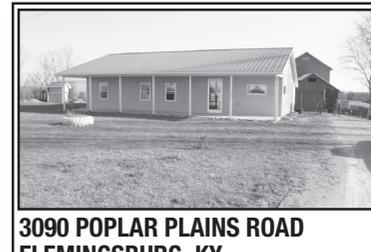
2083 BALD HILL RD., HILLSBORO, KY
\$50,000

This Amish built home, constructed in 2004, has 1920 square feet of living space with five bedrooms, and a full walkout basement. The large front porch offers the perfect setting for quiet and relaxation. The large barn was used for raising baby calves and a smaller barn housed the horses and provided storage. There are other out buildings and fruit trees on the property. Please contact Meredith Story at 606-748-7201 for more information or viewing.



158 COLGAN RD WALLINGFORD, KY
\$26,900

this mobile home has had an addition to include two extra bedrooms, roof was added 12 years ago has had some updates recently nice country living 10 min. from town call Billy W. Story 606-776-0259



3090 POPLAR PLAINS ROAD FLEMINGSBURG, KY
\$89,000

Great corner location!! The home was built for a store business in 2005. Converted to a spacious open concept home. The 20' by 42' barn, built in 2010, has a 14' by 42' shed and includes a 12' by 20' work area. Nice 12' by 16' storage building with vinyl siding and metal roof also.



7169 OWENS PIKE MAYSVILLE, KY
\$139,000

14 (+/-) fenced acres with a 36 by 24 barn, with 2 sheds, pond, and county water. Nice manufactured home, 3 bed, 2 bath, newer metal roof and vinyl windows, plus a storm shelter. Two car detached garage and vinyl windows.



133 WEST WATER ST., FLEMINGSBURG, KY
\$39,900

Historical 18 room house on a half acre (+/-) lot. The left side of the home, which is constructed of logs, was built in 1798 by Thomas Talmadge. The brick side of the home was built by Eckles and was used as an inn around the time of the civil war. The home is named for long time resident Judge Power. Great location in downtown Flemingsburg!! The home has fallen into disrepair and needs extensive work.



3934 ORCHARD ROAD HILLSBORO, KY
\$89,000

Nice manufactured home and work shop on acre plus lot



1113 HARN ROAD FLEMINGSBURG, KY 41041
\$99,000

Nice brick home on a large lot, close to Flemingsburg, with picturesque views. There is a small barn with fenced in area and a new wood frame with metal storage shed. All appliances and washer/dryer stay with the home. Call Meredith at 606 748 7201 to schedule your viewing.



152 WILSON RUN ROAD FLEMINGSBURG, KY
\$89,900

GREAT LOCATION!!! About a mile out of town. If you like to relax in the pool or sit back and enjoy the fantastic views from the front porch, this home may be for you!!! Please contact Meredith Story at 606 748 7201 for details or to schedule viewing.



115 EAST MAIN STREET FLEMINGSBURG, KY
\$65,000

Historical home with a lot of charm and character!! Close to downtown Flemingsburg. Check this one out before it is too late! Call Meredith at 606 748 7201 to schedule your viewing.

RESIDENTIAL



**509 FRONT STREET
VANCEBURG, KY 41179**
\$114,900

This currently vacant has been newly painted move in ready view of ohio river property actually joins river beautiful landscaping, small town atmosphere close to banks, doctors, and stores close access to AA highway walking distance to grocery and other downtown business and when your home you have constant view of the river from both main level and upstairs.



211 ST. ANTHONY DRIVE FLEMINGSBURG, KY
\$549,000

Luxurious 3 story home on 3.18 acre lot joining the Fleming County Golf Course. This beautiful home has five bedrooms, 4 full baths and 2 half baths. The main floor features 10 foot ceilings, a lg. kitchen, dining area, family room with fireplace, fabulous entry foyer, formal dining and living rooms, study room, master bedroom and bath, another bedroom and bath, laundry room, and a half bath. Top floor has 2 bedrooms, custom cherry wood office, study room, full bath and lots of storage. The walkout basement has a full kitchen, bedroom, full bath, huge recreation room, and lg. storage/exercise room. Home elevator goes to all 3 floors. There is a 3 car attached garage and a 5 car breezeway attached garage with lg. recreation room, fireplace, and half bath. 46 more acres available. Contact Meredith Story 606-748-7201.



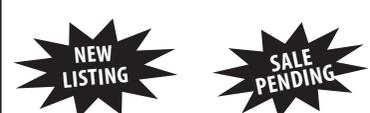
966 OAK RIDGE ROAD VANCEBURG, KY
\$149,900

2 story Amish style house. rough wired electric. lot of square foot space. 9 bedrooms. nice location. fronts on blacktop road, nice small baby farm lots of fruit trees house and buildings good shape this property has a lot of things going for it Amish Style lots of space lots of potential. YOU CAN CALL ME AT 606-776-0259 ANYTIME.



12828 MOREHEAD RD WALLINGFORD, KY
\$59,900

This property has excellent location between morehead and Flemingsburg mobile home older but in good shape has a small building 2.7 acres located close to ward elementary school. Excellent location be nice building site if didn't want mobile home that's on it call Billy W. Story 606-776-0259



**00 OAK WOODS ROAD
MAYSVILLE, KY 41056**
\$155,000

Nice small cattle farm with water and electric available call Billy W, Story 606-776-0259



6645 CRANSTON ROAD MOREHEAD, KY 41056

\$169,900

Highly desired location, about seven miles from Morehead on Cranston Road. Three bedroom, two bath home, all on one level. The home features hardwood floors and an open concept. The kitchen has a custom island, upgrade appliances, gas range and a double oven. Enjoy the views from the front porch. Large back deck for relaxing and a playhouse in the backyard for the children. Meredith Story (606) 748-7201



**200 STOCKWELL AVE.
FLEMINGSBURG, KY**
\$119,900

Very nice colonial home with a grand entry parlor, and double parlor with pocket doors. The home is well maintained and features crystal chandeliers, built in bookcases, fireplaces, and hardwood floors. There are four bedrooms, two full baths, and plumbed for washer and dryer on the first floor and basement. The finished basement area would be excellent for children and/or adults. The large deck on the back of the home is great for relaxing or entertaining. There is a 24' by 24' two car garage and a storage building. If you are looking for a good home, conveniently located, check this one out !! Please contact Meredith Story 606-748-7201 for information or to view the home.



602 FRONT ST. VANCEBURG, KY
\$99,500

This great home sits in the center of downtown Vanceburg, with a great view of the Ohio River, plus walking distance to parks, stores, restaurants, etc. Beautiful new laminate flooring throughout the house. This home has a ton to offer, continue using it as rental property for income, use home, continue to rent out salon or convert to apt. or expand the house living quarters. Call Keith McCane at 606-782-6168 for details.



**507 PELHAM STREET
MAYSVILLE, KY 41056**
\$33,900

Nice two or three bedroom home. Move in ready. Detached one car garage. Call Meredith at 606-748-7201 to view.



5303 ELIZAVILLE RD EWING, KY
\$99,000

Property very well located in Elizaville on main road close to New Ewing School has newly constructed barn, large concrete shop all on 3 acres.



8736 ELIZAVILLE ROAD EWING, KY
\$45,000

Two plus acre lot, with a house that would need major repair work to be livable. Contact Meredith Story at 606 748 7201 for viewing or details.



595 AUBRIE BLVD, FLEMINGSBURG, KY
\$199,900

NEW CONSTRUCTION Over 1800 square feet of finished living space, 3 bedrooms, 2 full baths, living room, kitchen, dining, and large utility room. Very nice covered front porch and spacious deck on the back of the home. Plus there is a 24 foot wide by 36 foot long attached garage. New home with full warranty waiting for it's new owner. Great subdivision, located close to Flemingsburg. Call Meredith 606-748-7201.

ACREAGE/FARM



0 BIG RUN ROAD, WALLINGFORD, KY
\$149,000

Remote, isolated, secluded are words that describe this 117 acre hunters paradise. Great whitetail deer and wild turkey habitat. Located at the end of Suit Lane off of Big Run Road in Fleming County, Kentucky. Contact Meredith Story by phone or text at 606-748-7201 or email storyrealty@windstream.net for viewing or more information.



106 CARPENTER RD WALLINGFORD, KY
41093
\$89,900

Great little farm has a barn with 11 stalls, out-building and garage



0 HALL ROAD FLEMINGSBURG, KY
\$10,900

Nice level wooded lot. Fronts on Hall Road. Great place to enjoy privacy and the beauty of nature in that new home or cabin. Contact Meredith at 606-748 7201 for details.



0 STRODE RUN RD., MAYSVILLE, KY
\$299,900

This farm very well located close to double A farm is in crops in 2016 from highway 11 in Lewisburg take Strodes Run road property on right can be seen from highway 11. Good productive farmland location a big plus 10 minutes to Maysville 5 minutes to Double A highway. Contact Billy W. Story 606-776-0259.



0 MOREHEAD RD., FLEMINGSBURG, KY
\$7,300

One acre lot on Route 32, close to Boling Auction site. Property has recent survey and is marked. Please contact Meredith Story at 606-748-7201 or storyrealty@windstream.net for information or viewing.



Meredith Story
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storyrealty@windstream.net



Billy W. Story
Sales Agent
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bwstory@yahoo.com

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ACREAGE/FARM



4793 MAYSVILLE ROAD FLEMINGSBURG, KY
\$600,000

This farm one of the better laying farm in the area just about all tillable has a 32X400 barn currently used as a Tobacco stripping barn part of building heated and air-conditioned. property fronts on highway 11 3 miles from Flemingsburg, good location highly desirable piece of property.



**SIMMONS ASHTON ESTATES
FLEMINGSBURG**
\$14,535

Several tracts available located close to town. Call Billy Wayne Story by phone or text at 606-776-0259 or bwstory@yahoo.com



000 CRAWFORD BEND RD HILLSBORO, KY
\$43,900

#22 Crawford bend rd owner financing
\$4390.00 down \$306.33 monthly
Call Billy W. Story 606-776-0259



777 COSKERY PIKE FLEMINGSBURG, KY
\$120,000

Small farm close to Flemingsburg. Approximately half cleared and half wooded. One barn and county water on the property. Contact Meredith at 606 748 7201 for information.

HIGHWAY 32 EAST, FLEMINGSBURG, KY

\$10,089

Tract #15 1.062 acres X
9500.00 =10,089. Call Billy
Wayne Story by phone or text
at 606-776-0259 or bwstory@
yahoo.com



00 KY. 111 FLEMINGSBURG, KY
\$705,000

205 +-acre cattle farm, lays level, good fencing, three ponds, barn with cattle working facilities, road frontage on Ky. 111, Mt. Hope Road, and Parker Road. Will divide in to two tracts.



0 ELIZAVILLE RD., EWING, KY
\$349,900

This property located on corner of Flemingsburg bypass and elizaville road adjacent to shell station, currently used for farming purposes but could be developed in a variety of ways has access off of bypass and a state highway. could be sold in tracts or as a whole excellent location at one of the busiest intersections in Flemingsburg potential is there, endless possibilities



00 MAPLE LEAF RD. MAYSVILLE, KY
\$600,000

Nice small farm located in Maysville, farm has old historic home. House would need a lot of restoration. Has several outbuildings, including large barn that is currently being used as a wedding barn and other functions. The potential is unlimited. The location of this property is the key. Located adjoining Lowes and good access to maple leaf road and Double A.



6843 HIGHWAY 11, MAYSCLICK
\$540,000

This remarkable farm is excellent for crop or cattle farming. Close to Maysville and access on Highway 11! Large lake for fishing! Call Billy W. Story for more information 606-776-0259.



**301 WHISMAN RD
FLEMINGSBURG, KY**
\$424,900

This is a very unique property 91 Acres pasture currently set up for cattle but could be cropland could also be certified organic property has barn house with one side having living quarters and one side shop area lays good with good fence close to town on dead end road very nice private blacktop road to lane call Billy W. Story at 606-776-0259

ORANGEBURG RD, MAYSVILLE, KY

\$39,000

Located on Highway 1449,
this 16 acres of land is conveniently located off the AA Highway. Contact Meredith Story for more information
606-748-7201.



980 WOLF RUN ROAD FLEMINGSBURG, KY 41041
\$259,900

This beautiful cabin, built in 2014, has six inch sidewalls, hardwood floors, all pine interior walls, and offers seclusion and privacy at its best. The home sets on twenty plus remote wooded acres, with marketable timber. The gated property is at the end of a small dead end county road, where you can enjoy the quietness and serenity of nature and view white tail deer, turkey, and other wildlife.



**CRAWFORD BEND RD,
HILLSBORO, KY**
\$34,900

Nice wooded building lot located on gravel road. land beautiful cabin site or house work also. Call Billy Wayne Story by phone or text at 606-776-0259 or bwstory@yahoo.com



**000 ROUTT ROAD,
WALLINGFORD, KY**
\$20,000

Six acre lot that is forty feet wide from Routt Road to the woods, then opens up to large six acre wooded lot. Call Meredith Story by phone or text at 606-748-7201 or storyrealty@windstream.net



Meredith Story
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RESIDENTIAL | AGRICULTURAL | COMMERCIAL | HUNTING

ACREAGE/FARM



00 HART LANE FLEMINGSBURG, KY
\$37,900

This property ideal for a building site close to town available with owner financing 10% down 20 Years at 7% \$264.46 monthly.



**1830 EVANS SISTERS ROAD,
HILLSBORO, KY**
\$259,900

LOOK!! Small farm with a nice brick home. 36 (+-) acres with a barn, two ponds, and fenced for cattle. Good road frontage. Being sold to settle an estate.



**42 PAPER MOON
HILLSBORO, KY 41049**
\$165,000

This 2007 28X60 Double wide is never been lived in was originally put on property in 2008 but was never lived in or rented has some new furniture in it everthing goes sits on 13 + acres call Bill Story 606-776-0259



**0000 BYPASS,
FLEMINGSBURG, KY**
\$49,000

One acre plus, commercial lot, located on the Flemingsburg Bypass, next to Bypass Bait and Tackle.



**350 EAST MAPLE LEAF ROAD
MAYSVILLE, KY 41056**
\$600,000

this is 16 acres that has access on maple leaf road and double A one of the most desired locations in the area, currently has two tenants on property still plenty of room for more could be divided in 3 sections, currently has a car lot and tint shop on property, across street from Lowes, highly visible from either Double A or from maple leaf road, high traffic area, very good location Billy Wayne Story (606) 776-0259



0 SOUTH LICK, FLEMINGSBURG, KY
\$75,000

HUNTER'S !! You will want to check this one out!!! 57 acres, all wooded, with the exception of 6 or 7 acres cleared. Offers great whitetail deer and wild turkey hunting. Remote location, would be excellent for camping, a cabin, or getaway home. Call Meredith Story at 606-748-7201 for viewing or additional information. \$75,000



**000 BRADFORD LANE
VANCEBURG, KY**
\$29,500

The perfect location to build your new home in this upcoming subdivision area of Black Oak. Approximately 4.5 acres located on right as you enter Bradford Lane, beautiful homes and gorgeous landscaping surround this lot, just waiting to have it's own beautiful home. Underground utilities. Restircitions and covenants apply to help maintain this particular area and protect your investment!



2011 BALD HILL RD., HILLSBORO, KY
\$159,900

Well maintained home with six bedrooms, large kitchen and living area, wraparound porch, and walk out basement. There are two barns and four other outbuildings. One barn has a drive in loft on one level and horse stalls and work shop on the lower level. The other barn has concrete floor and could be used for baby calves, chickens, mechanic work shop, or other uses. Please contact Meredith Story



85 COWAN ROAD EWING, KY
\$12,000

Approximately half acre building lot. Great location!!! Please contact Meredith Story for information or viewing. 606 748 7201.



**126 LAKE POINT DRIVE
FLEMINGSBURG, KY 41041**
\$149,000

Location, Location!! Make sure this beautiful home is on your short list! Four or five bedrooms, two and a half baths, and a heated swimming pool. Deluxe appliance package, electric heat pump, and natural gas ready. Full unfinished basement. This home is located at the end of Lake Point Drive and just steps away from the city park, reservoir and walking trail.



0 KEYHOLE MADDEN FORK GARRISON, KY
\$67,500

wooded tract ideal for hunting secudled call Billy W. Story 606-776-0259 from double AA at garrison take 1133 9 miles turn right on madden fork property bout 1/12 miles on right real estate sign at end of road property borders road and goes back to marking at end of property call Billy W. Story for info 606-776-0259 property acutally in greenup co great hunting tract away from everthing but still good access.



**00 PITTSFIELD PLACE
EWING, KY 41039**
\$6,500

Gently rolling building lot. Singlewides, doublewides ok



0 ELIZAVILLE ROAD EWING, KY
\$92,500

Check this one out, if you are looking for a small farm! Has a five bent barn, county water, creek, and a pond. Good cattle farm with some tillable land. Some woods for the hunter and great location for that new home!! Call Meredith at 606 748 7201 for viewing. This size farm is not available very often.



**591 WEST WATER ST.
FLEMINGSBURG, KY**
\$139,900

HOME AND BUSINESS OPPORTUNITY AVAILABLE!!! Three bedroom, one bath home, plus a large level blacktop lot. The lot has four inches of blacktop, covering about seven tenths of an acre. This site is conveniently located and would be ideal for a professional, service, retail, or other type of business. Please contact Meredith Story 606 748 7201 for details or to schedule viewing.



**219 EAST WATER ST.
FLEMINGSBURG, KY. \$75,000**

Conveniently located home with two bedrooms on the main floor and two bedrooms upstairs. Also has two full baths, kitchen, dining room, living room, and partial unfinished basement. The front porch was converted into a sitting room and office and completely finished in beautiful pine wood. The two car detached garage is used as a work shop, but could be used for vehicles.



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STORY Realty

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**00 HIGHWAY 32
EWING, KY 41039**
\$265,000

Good cattle and pasture farm. Perimeter and cross fence. Two barns, cattle waterer in the field. Lots of whitetail deer and turkey. Near Clay wildlife area. Great home sites and several hundred feet of road frontage on Ky route 32.



7843 MOREHEAD ROAD FLEMINGSBURG, KY 41041
\$29,900

GREAT LOCATION!! Fronting on Route 32 Morehead Road and Hall Road. Lot has water and electric. Formerly used for greenhouse. Lot is highly visible with great traffic count. Super business location.



0 TAYLOR MILL ROAD MAYSVILLE, KY
\$24,900

Ten plus acres located just off the Double A highway at the intersection of Taylor Mill Road and highway 1448. There is an older garage building on the property. Former use was auto salvage yard. Contact Meredith Story at 606 748 7201 for details.



**1950 INDIAN CREEK ROAD
HILLSBORO, KY**
\$579,000

This 595 (+-) acres is primarily hunting land and has a small hunting cabin on the property. Indian Creek flows through the property with about half the acreage on each side of the creek. The creek bottoms are great for food plots and this area is known for harvesting large bucks. There are several trails on the property and the main ones are easily navigated by ATV. There is about 35 acres crop



7012 TAYLOR MILL ROAD MAYSVILLE, KY
\$124,900

Great business location!! 24 foot by 72 foot building, approximately 1728 sq. ft., with full basement and poured walls. Location is about 1000 feet off of Route 9, AA highway, adjacent to Farm Credit Service building.



**00 CRAWFORD BEND RD
HILLSBORO, KY**
\$32,900

Nice building site on private road easy access available with owner financing 10% down \$229.57 monthly. Call Billy W. Story at 606-776-0259



**00 CRAYCRAFT ROAD
TOLLESBORO, KY**
\$149,900

Good hunting farm Has a Barn, creek greenhouse co water good site for a house or homestead



3378 WEST KY. 10 TOLLESBORO, KY
\$99,000

Well maintained building . New heat pumps installed last year. Rest rooms remodeled with all new fixtures, handicap accessible. Nice level blacktop parking lot with 48 parking spaces. Building and grounds would be excellent for a church or other public or private use.



1082 ORCHARD RD. FLEMINGSBURG, KY
\$199,900

We are offering this nice 25 acre farm for sale. Has an Amish built home, 48' by 48' metal building, 32' by 40' metal building, 24' by 24' building, 32' by 96' greenhouse, and other smaller outbuildings. Approximately 10 acres wooded and the balance hay and pasture. Fenced for cattle and horses. Please contact Meredith Story at 606 748 7201 for information or viewing.



70 TUCKER DRIVE MAYSVILLE, KY
\$1,100,000.

24,000 square foot plus building, built on a two acre lot in 2006. Would be great for a motorcycle or auto franchise, or other business. Recent appraisal value was two million plus. Contact Meredith Story at 606 748 7201 for information or viewing.



**1001 FOREST AVE
MAYSVILLE, KY 41056**
\$59,900

This property currently setup as living quarters on main floor with a small upstairs apt both areas are rented current rental income \$985.00 monthly property has two kitchens baths on each floor with a walk out cedar deck on back on corner lot Call Billy W Story 606-776-0259



**225 EAST WATER STREET
FLEMINGSBURG, KY 41041**
\$24,000

This older home has been used as a two apartment rental for several years. The home is in need of repairs and some tlc.



7014 LAKE RIDGE DRIVE MAYSVILLE, KY
\$65,000

Three bedroom, two bath home situated on an acre and one half plus lot. Conveniently located close to Maysville, yet you can enjoy living in the country!! Please contact Meredith Story at 606 748 7201 to schedule your viewing.



ST. ANTHONY DRIVE, FLEMINGSBURG
\$325,000

Excellent development potential!! 46 acres joins the Fleming County golf course and Kevin Heights. Please contact Meredith Story at 606-748-7201 for viewing or more information.



7229 TAYLOR MILL RD MAYSVILLE, KY
\$710,000

Excellent pasture or hay farm well located in mason co close to Double A highway call Billy W. Story 606-776-0259. From highway 9 take taylor mill road approx. 2 miles on right property borders taylor mill road and creek in back Excellent farm hay and cattle with room for crops has a older two story home on property but needs lot of work before can be lived in.

We Work for You

STORY Realty



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RESIDENTIAL | AGRICULTURAL
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COMMERCIAL/RESIDENTAL TRACTS/ACREAGE/FARM



NEW LISTING
1185 MUDSOCK HILLSBORO, KY
\$95,000

This is amish style house very good condition shop/barn shop has running water county water in the house to the wash room and kitchen sink there is no electric or bathroom but could be added call Bill Story 606-776-0259



NEW LISTING
00 LEDAN STREET FLEMINGSBURG, KY
\$5,500

Beautiful building lot in a desired subdivision. 100' by 200' lot. Close to town, but in the country.



TRACT#26 00 CRAWFORD BEND ROAD
\$56,900

Tract #26 \$5690.00 down \$397.04 monthly. Call Billy W. Story 606-776-0259 from Hillsboro 5 miles south on 111 turn left on 1722 go two miles turn right on Johnson school road go 2 miles to Crawford bend road property 2 miles on left this property nice tract of land rolling to level



SALE PENDING
1004 MOUNT STERLING ROAD
FLEMINGSBURG, KY
\$115,000

COMMERCIAL BUILDING --GREAT LOCATION 4220 square feet, consisting of 3500 square feet in the warehouse/shop area and 720 square feet in the office area. The warehouse/shop area has a thick concrete slab floor and extremely tall ceilings, making the building ideal for industrial, manufacturing, or mechanical shop. The office space has an office, large reception area, storage room, break room, and rest room. There is ample parking for a significant retail or manufacturing business. This well maintained building was built approximately twenty years ago. Please contact Meredith Story at 606 748 7201 for viewing or details.



NEW LISTING
00 TAYLOR MILL
FLEMINGSBURG, KY
\$189,000

Excellent location in Fleming county industrial park utilities available last used as a timber co.



7280 MOREHEAD RD., FLEMINGSBURG
\$159,000

Nice business building kitchen and bathroom excellent opportunity for small business. Call Billy W. Story 606-776-0259.



HART LAND FLEMINGSBURG, KY
\$44,500

Beautiful views corners on two roads excellent building site. Call Billy W. Story @ 606-776-0259



NEW LISTING
9286 MOREHEAD RD
FLEMINGSBURG, KY
\$39,900

Older mobile home with newer addition on back and newer front porch. Very well located between Morehead and Flemingsburg.



REDUCED
0 LAKE RIDGE DR., MAYSVILLE, KY
\$275,000

GREAT INVESTMENT OPPORTUNITY !! 5 homes, each on one and a quarter acre or larger lot, for sale. All homes are approximately 13 years old, presently rented, offered as a package or will sell individually, and located on Lake Ridge Drive, Maysville, Ky. 4 homes are 3 bedroom, 2 baths, electric furnace, central air, underground electric, with concrete slab and block foundation. For viewing or additional information, please contact Meredith Story by phone or text at 606-748-7201 or email at mstory@windstream.net



00 HART LANE FLEMINGSBURG, KY
\$39,500

This property lays little rolling fronts on wooded area be perfect building site for house or modular home especially with a walk out basement, available with owner financing \$3950.00 down \$275.62 monthly call Billy W. Story 606-776-0259



00 POPULAR PLAINS ROAD
FLEMINGSBURG, KY
\$37,500

This property fronts on blacktop road (highway 156) nice building site with a view available owner financing tract #11 \$3750.00 down \$261.67 per month



LAWRENCE LANE FLEMINGSBURG, KY
\$175,000

PRIME DEVELOPMENT PROPERTY!!! 33+- beautiful acres of level to gently rolling land. GREAT OPPORTUNITY to acquire a nice tract of land at a reasonable price. Please contact Meredith Story at 606-748-7201 for information or viewing.



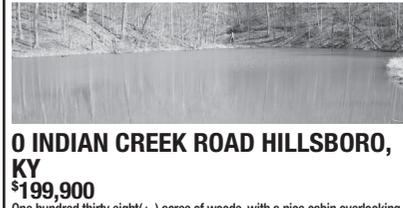
NEW LISTING
0 HILLTOP EWING, KY
\$19,900

Approximately eight acres with county water, cattle waterer, and electric. Fenced for cattle. 10 to 12,000 board feet of marketable timber.



00 ORCHARD ROAD HILLSBORO, KY
\$197,500

79 acre farm fenced for cattle. Has a pond and flowing creek for water and a four bent barn. Some marketable timber. The farm offers a nice wooded area for the hunting enthusiast. Great road frontage on Orchard Road.



0 INDIAN CREEK ROAD HILLSBORO, KY
\$199,900

One hundred thirty eight(+-) acres of woods, with a nice cabin overlooking a picturesque lake, that joins the Daniel Boone National Forest for thousands of feet along its North and Northeast boundary. This property starts behind a locked gate at the end of Indian Creek Road (a county road). A private road runs through the land and ends at the gate to Daniel Boone National Forest. The owner will have a key to the Park gate and may enter and exit the property by the county road that runs through the Park. Abundant wildlife and lots of trails for hiking, riding, or enjoying nature. If you are looking for a large tract of land that is private, remote, and secluded, this may be it!! Very rarely is a large tract of land that joins the Daniel Boone National Forest available for purchase!!



NEW PRICE
1335 HICKEY RD., SHARPSBURG, KY
\$165,000

76+ acre farm located in Bath and Nicholas counties. Approximately 30 acres pasture with the remainder wooded. Suitable for hay and pasture, and there is plenty of wildlife for the hunting enthusiast. Secluded (with great home sites) yet only 5 miles to Ky. Hwy. 11. Please call or text Meredith Story at 606 748 7201 or email at mstory@windstream.net for viewing or additional information.



00-0 HESTER RIDGE WALLINGFORD, KY
\$19,900

Great location for a new home or cabin. The land is located at the end of Hester Ridge Road on the right. Very quiet and peaceful. Lots of deer and other wildlife.



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boonere.com

606-564-3696



6005 KEY PLACE DRIVE

THE PERFECT HOME-Beautiful ranch home sets on full unfinished basement in the middle of 3 acre lot in the country, but only 5 minutes from town. Home offers open floor plan w/huge island, quartz counters, stainless appliances, pantry, 11ft ceilings, wood laminate flooring, stone fireplace, 3 bedrooms, 2.5 baths, his/her walk-in closets, office area, covered porch, formal dining & a grand entry way. **\$324,900.** Call Angie Boone-Ishmael at 606-301-3666.

MLS36443



6004 ROSS DRIVE, MAY'SLICK

Newly built 4 bd, 4 ba home on a scenic .53 acre offering upstairs master suite w/double closets & bath w/double sinks, jacuzzi tub & dual shower w/body jets; 2 upstairs bedrooms w/on-suites, downstairs bedroom & bath, family room, kitchen/dining w/island, custom white cabinetry, granite counters, hardwood flooring & mudroom. Property offers 30x56 insulated metal bldg, 30x40 detached garage & pool. Call Angie Boone-Ishmael at 606-301-3666. **\$272,000.**

MLS36375



921 WALNUT LANE, MAYSVILLE KY

Hidden jewel!! This 1800s 4 bedroom home is tucked away in one of the most convenient and private locations in Maysville. Overlooking the golf course on cul de sac this could truly be your "old Kentucky home". The Home would make a wonderful B&B or just a great family home.

A must see home! Call Sarah Boone-Jayasuriya 606-375-9884

MLS36506



705 BALDWIN DRIVE

3-4 bedroom, 3 bath brick home in Jersey Heights Subdv. Main floor offers eat-in kitchen w/granite counters, formal dining room, family room w/woodburning fireplace, 3 bedrooms & 2 full baths. Basement offers large den, laundry room, office/bedroom, full bath & extra storage. Back deck runs the length of the home & overlooks woods, 2 car garage & storage bldg. Kitchen appliances & W/D stay. **\$172,000.** Call Angie Boone-Ishmael at 606-301-3666.

MLS36401



PRAYERFUL OPPORTUNITIES

Located on KY 10 in front of Valley View Subdv. Turn-key opportunity offers spacious sanctuary w/hardwoods, pews, pulpit, PA booth w/Bose speakers & woofer. Basement offers fellowship hall including tables & chairs seating up to 64, commercial kitchen w/steam bar, 3 sunday school rooms, pastor office, secretary office, 2 restrooms & baptistry. **\$220,000.** Call Angie Boone-Ishmael at 606-301-3666

MLS35721



5114 MURPHYSVILLE RD.

Very nice, well maintained 2005 manufactured home on a concrete foundation. 3 beds, 2 bath, very nice kitchen with bar. Beautiful 2 acre lot bordered by trees and fence on one side. Oversized 2 car detached garage, fenced in area with nicely maintained barn (for livestock). 2 room building that could easily be converted to mother-in-law quarters. Home and building very well insulated. **\$194,000.** Call Sarah Boone-Jayasuriya at 606-375-9884.

MLS36428



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845 JERSEY RIDGE ROAD, MAYSVILLE

Majestic Oaks line the circle drive that lead to this stately two story colonial home. This gorgeous home has undergone extensive renovations with a beautiful kitchen, 4 or 5 bedrooms, office, study, 3.5 baths, full basement and much more. The wood board fence grounds include a quaint log cabin and a charming little she-shed. Approximately 26 + acres of pasture with a Magnificent view of the Ohio River Valley with an expansive screened in porch that offers a lovely river view. This is a must see!! Call Sarah Boone-Jayasuriya for your private tour 606-375-9884 Priced at **\$749,000**



2325 OLD MAIN STREET

Three bedroom two bath ranch home in old Washington. Home offers huge open family room with fireplace, Beautiful kitchen cabinets, Living room, hardwood floors throughout, bonus space for office or exercise room. **\$135,000** Call Angie Boone Ishmael at 606-301-3666.



801 LAFAYETTE DRIVE

Beautiful 6 or 7 bdr, 3.5 bth home located on a wonderfully landscaped lot. Main floor boasts a large kitchen w/cabinets galore, a formal dining area, sun room, great room with cathedral ceiling and a gs fp. Huge master with a master bath that offers a corner tub and separate shower. 2 additional bedrooms on the main floor w/a Jack and Jill bath. Walk out basement has a family room. **\$239,900**. Call Sarah Boone-Jayasuriya at 606-375-9884

MLS36154



848 MEADOWCREST CIRCLE

3 bedroom, 2 bath brick home in the Meadows. Home offers great room with beamed vaulted ceiling & scenic view out sliding door, natural woodwork & crown molding thru out, wide plank hardwood in formal dining room, spacious eat in kitchen, laundry room with a stand alone shower off garage entry. Master suite offers walk-in closet and sliding door to deck. Nice level backyard with storage building. **\$162,000** Call Angie Boone-Ishmael at 606-301-3666

MLS36236



843 CLARKS RUN RD, MAYSVILLE

Stately older home situated on a beautiful 2+ acres. Home offers impressive front porch, grand foyer, formal living & dining rooms w/inlay hardwood flooring, office w/built ins, kitchen w/stainless appliances, den, all seasons room, huge master suite w/balcony, finished attic, unfinished basement w/outside entrance, 6 woodburning fireplaces, total of 5 bds & 3.5 baths, detached 3 car garage. **\$299,000**. \$10,000 Repair Allowance. Call Angie Boone-Ishmael at 606-301-3666.

MLS35541



1306 FOREST AVE MAYSVILLE

Charming 4 bedroom Bungalow, very cute!! Hardwood floors, new paint throughout, new tin roof, landscaped front and back yard, off street parking!! **\$46,000**. Call Sarah Today!! 606-375-9884.

MLS35750



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701 FOREST HILLS DRIVE

High atop Maysville and off Jersey Ridge, this 4 bedroom, 3 bath ranch style home commands magnificent views of the Ohio River Valley. A glassed walled 26 X 26 family/gathering room overlooks the river and some of the 1 acre of land. Lots of spaces for home office, rec rooms, etc. Small basement area offers lots of storage. Master suite has huge master bath. The grounds offer mature trees and lots of space! **\$260,000.** Call Barbara Boone at 606-407-3600.

MLS35994



2232 WESTON WAY, WINDSOR PLACE TOWNHOMES

2 bedroom, 1.5 bath townhome. Newly painted, new kitchen cabinets, new kitchen flooring, new carpet, all appliances included, gas furnace, central air, 2 appointed parking spaces, \$35/month HOA includes mowing & snow removal. Ready to move into. **\$69,000.** Call Angie Boone-Ishmael at 606-301-3666.

MLS36167



601 JERSEY RIDGE ROAD

Completely renovated 4 bedroom, 2 bath ranch w/ basement on 1.67 acre lot just off Jersey Ridge Rd. Offers all new flooring, paint, hvac, plumbing, electrical, vinyl siding, windows, doors, kitchen, baths, etc. From front door are clear sight lines thru the family, dining, kitchen & sunroom. Kitchen offers custom white cabinets, granite & stainless appliances. 3 car detached garage & circular drive. **\$249,000.** MLS 36497. Call Angie Boone-Ishmael at 606-301-3666



6023 STOCKYARDS RD. MAYS LICK

Awesome Log Home! 3 bedroom, 2.5 bath, beautiful log interior with hardwood floors and solid wooden interior door and cabinetry. This home is a delight from every angle! Open floor plan with cathedral ceiling & stone fireplace, Full Basement is partially finished and great living space expansion. The grounds offer garden space, lovely landscaping and a wonderful garage/workshop. Well built and maintained Move in READY. **\$295,000.** Call Sarah Boone-Jayasuriya at 606-375-9884.

MLS36347



302 EAST FIFTH STREET

Spacious 3 bedroom, 2 bath home with living room & formal dining room. Home has lots of character including a beautiful staircase but needs a little tlc. Large second story balcony with steps leading to first floor patio and also a large covered front porch. **\$24,900.** Call Angie Boone-Ishmael at 606-301-3666.

MLS35037



4282 WOODWARD ROAD, GERMANTOWN MASON COUNTY

19.74 Acres, totally fenced in, great for horses. Home has 4 bedrooms, 2 baths, central heat and air. above ground pool detached garage and a very nice Amish made building w extra storage. **\$79,900** Call Sarah 606-375-9884.



508 BUCKNER STREET

Spacious 4 bedroom, 1 bath home with hardwood floors thru out. Eat in kitchen includes range, refrigerator, washer & dryer. New roof, new gas furnace & new window air conditioner. Fenced in yard with 3600 sq ft garage building. **\$49,000.** Call Angie Boone-Ishmael at 606-301-3666

MLS36271



boonere.com

606-564-3696



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833 KENTON STATION DRIVE

Location, Location, Location!! This 3 bedroom, 2 bath fully bricked home is located in town but very secluded. Interior offers open concept with lovely updated kitchen, large separate dining room w/ wfbp Living room and family room, separate laundry room off kitchen. Lovely backyard, mature trees and patio with built in grill. This home is very close to hospital, shopping, don't miss out!! Call Sarah 606-375-9884 **169,900**

MLS36495



1333 MEFFORD HEIGHTS CIRCLE

Charming 2 bedroom, 1 bath home in Mefford Heights Subdivision. Great location, sidewalks to the YMCA or Boys Club, very close to schools and shopping. hardwood floors throughout, kitchen appliances included, dining area, large master-bedroom, patio and deck, additional finished room with storage area attached to carport. This is a must see!! \$79,900 Call Sarah 606-375-9884.

MLS36588



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318 WEST 2ND STREET

4 bedroom, 2 bath home across from Caproni's restaurant on 2nd street. Owners have recently done updates. fenced in backyard, off street parking space. Call Sarah today! **\$59,000.**

MLS36051



423 FOREST AVENUE

4 bedroom house on Forest Avenue. Great possibilities. Priced at \$38,000. Call Sarah 606-375-9884. **\$38,000**

MLS36052



217 SHORT ST

Charming Bungalow style home on Short Street. With tons of character this home boost 4 or 5 bedrooms, Hardwood floors, dining room, living room and family room. Basement has bedroom, bathroom, and work shop. Large back yard includes a 4 car garage accessed from either side, lots of parking, storage shed and back patio. This is a must see home downtown!! Priced to sell!!! **\$89,900.** Call Sarah Boone-Jayasuriya at 606-375-9884

MLS36052



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529 CLARK STREET

Cute 2 bedroom, 1 bath home on Clark Street, very cute backyard, newer windows and doors. Off street parking!! Priced at \$24,900. Call Sarah today 606-375-9884.

MLS 36475



MAY'S LICK TOWN SQUARE

Main floor with drive thru window & large parking lot for rent. \$400 monthly. Call Barbara Boone at 606-407-3600 for details.



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1232 LEWIS STREET

Half acre corner lot in Limestone Village. Gas, electric, sewer & city water available. \$12,000. MLS 36494. Call Angie Boone-Ishmael at 606-301-3666.



boonere.com

606-564-3696



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THREE LICK PIKE, MAY'S LICK
Hunters' Dream of owning this much land in a remote area of Mason County. 208+ acres bordering the North Fork creek, heavily wooded, abundant wildlife. World record buck bagged within 5 miles of property. Call Angie Boone-Ishmael at 606-301-3666. **\$250,000.** *MLS35667*



WADSWORTH BLUFF 3 & 4 ACRE LOTS
Secluded building sites with wonderful view of the Ohio River Valley & plenty of trees. Call Barbara 564-3696 or 407-3600. **\$85,000.** *MLS10441 & MLS8031*



4312 KY 596
50 + acres with breathtaking views making it a great building site for your secluded dream home or for use as a hunting paradise. Farm currently produces hay. Creek & pond offer great opportunity for pasture, just add some fencing. Electric & water available. Survey will be provided by sellers upon completion of survey. Some marketable timber. **\$95,000.** Call Angie Boone-Ishmael at 606-301-3666 *MLS35266*



MASON LEWIS ROAD
1.2050 acre in Rectorville, electric on property, septic needed, county water available. Dirt easement road. \$10,000. Call Angie Boone-Ishmael at 606-301-3666. *MLS 36210*



PARRY PLACE SUBDIVISION
LOTS 44 & 4/4a- Don't miss this opportunity to build your dream home on one of the last 2 lots in beautiful Parry Place, Mason County's affordable and convenient rural residential community, just 1 mile south of Washington, KY on US 68. Special amenities for the exclusive use of Parry Place homeowners include 2 stocked fishing lakes & over 7 miles of recreational trails through scenic woods & streams. *MLS35267-34395*



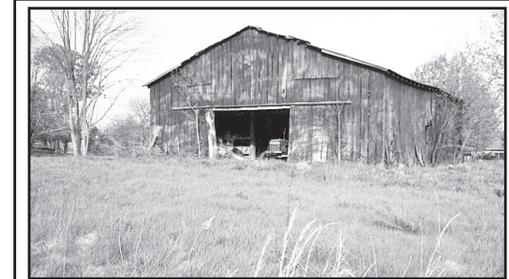
POPLAR FLAT RD., TOLLESBORO
Whether you're looking for a permanent home site or just a weekend getaway this serene 13+ acre site will bring out the nature lover with its majestic, moss covered rock outcropping & mature hardwoods & evergreens. Just minutes off the AA Hwy and only 25 minutes from Maysville, this could be the affordable retreat you've been looking for! **\$26,000.** Call Angie Boone-Ishmael at 606-301-3666 *MLS35199*



4333 CROOKED CREEK RD., VANCEBURG
29.104 acres in Lewis county being Lots 11 & 12 of Bruner Crooked Creek Subdivision. Old tobacco barn & newer metal building (36X53X17) with half concrete/half gravel floor. Septic tank (1000-1500), electric & water on property. **\$69,000.** Call Angie Boone-Ishmael at 606-301-3666 *MLS35920*



4000 BEAUMONT DRIVE
Lot #14 of Beaumont Estates. Nice level building lot, 1.0025 acres. **\$20,000.** Call Angie Boone-Ishmael at 606-301-3666 *MLS35521*



RT. 57, TOLLESBORO
Beautiful homesite, 17.15 acres, mostly level with some mature trees, tillable, sewer and water available. Tobacco barn offers great storage. Just off of AA Highway on Rt 57 between AA (RT9 and Tollesboro). **\$175,000,** Call Barbara Boone at 606-407-3600. *MLS34359*

What is the tiny house movement?

The tiny house movement has transformed the way many people look at housing and how it can help them downsize not only their residences, but also their lives.

Living small has been embraced as an eco-friendly way to cut costs and simplify life. According to the tiny house resource *The Tiny Life*, the typical American home is 2,600 square feet, while the typical tiny house is between 100 and 400 square feet. Many tiny homes are smaller than the average urban apartment. Proponents of the small house movement say that living the tiny life isn't really a sacrifice, but a way to experience a simpler, fuller life that frees them from expensive mortgage payments and unnecessary clutter.

One of the advantages of tiny house living is that buyers are often able to buy their homes (whether stationary or mobile) outright, eliminating the need to finance their purchases. Tiny

According to the resource *Living Big in a Tiny House*, the tiny house movement is eco-friendly. Small homes create much smaller carbon footprints than large homes. In addition, the resources needed to build and sustain such homes pales in comparison to those needed to build and maintain more traditional homes. Furthermore, with less interior space, residents of tiny homes are less likely to acquire items they don't necessarily need, reducing clutter and saving money.

The following statistics, courtesy of *The Tiny Life*, paint a picture of the tiny home lifestyle:

- Sixty-eight percent of tiny house people have no mortgage, and 78 percent own their home.
- The average cost to build a tiny house is \$23,000 for do-it-yourselfers.
- Eighty-nine percent of tiny house dwellers have less credit card debt than the average person.
- Tiny house owners earn an aver-



Tiny houses may appeal to eco-friendly prospective homeowners looking to cut costs.

homes also boast much lower utility bills than more traditional homes. Outfitting tiny homes with wood-burning appliances can keep heating costs to a minimum. In some instances, tiny homes are completely off the grid, harvesting electricity through solar panels and employing rain-capturing technology to supply water.

age of \$42,038 each year.

- Many tiny home owners are age 50 or older.

Those interested in the tiny house lifestyle can find many companies that now specialize in these dwellings. Empty-nesters looking to downsize may find tiny homes are an affordable way to simplify their lives.

Family-friendly places to call home

Proximity to recreation, school district rankings, median house prices, and availability of family attractions can make certain towns and cities more family-friendly than others.

What makes a home inviting to one person may deter another. For example, some people want to reside in urban centers in close proximity to public transportation, culture and nightlife, while others may be looking for a swath of property to raise livestock or enjoy privacy from neighbors.

Data from the U.S. Census Bureau indicates the average American can expect to move an estimated 11.4 times in his or her lifetime. Parents or people who plan to start families may seek out towns or cities that cater to family-friendly pursuits.

Locations that cater to families may be good places to establish roots. The following are several locales that are family-friendly, based on metrics and methodology from sources such as *WalletHub*, *RewardExpert*, *Forbes*, *Today's Parent*, and *Reader's Digest Canada*, among others. Factors taken into consideration include cost of housing, quality of local school districts, quality of healthcare systems, availability of daycare, and rec-

reational options.

United States

- Overland Park, Kansas
- Madison, Wisconsin
- Plano, Texas
- Seattle, Washington
- Fremont, California
- Minneapolis, Minnesota
- Portland, Oregon
- Naperville, Illinois
- Columbia, Maryland
- Arlington, Virginia
- Boise, Idaho
- Provo, Utah

Canada

- Strathcona County, Alberta
- Milton, Ontario
- Boucherville, Quebec
- Burlington, Ontario
- Windsor, Ontario
- Calgary, Ontario
- Guelph, Ontario
- Ottawa-Gatineau, Ontario/Quebec
- Sherbrooke, Quebec

Please note these family-friendly cities and towns are not listed in order of attractiveness to families. Those considering relocating are urged to visit a city or town to get a feel for the community for themselves before buying a home.



Chuck Marshall

Auction & Real Estate Company

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Chuck Marshall, Broker/Auctioneer 606-782-0374

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Website: www.chuckmarshall.com Email: agent@chuckmarshall.com



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 Chad Bowling606-782-6360
 Lori Kielman606-782-1554
 Jeff Donovan606-782-0745
 Shannon McDaniel ..606-209-1100
 Lori Kielman606-782-1554
 Amanda Miller606-842-0906
 Ron Lawson859-494-9305

RESIDENTIAL

NEW LISTING



R183 68 SOUDER LANE FLEMINGSBURG KY

Country living with uptown amenities. Home built in 2005 with 3BR/3 1/2 BA, full basement, geothermal heat/air, generator for backup utilities, vaulted ceilings, hardwood, tile and carpet.

\$325,000.00

NEW LISTING



R184 104 BACK STREET FRENCHBURG KY

Recently remodeled with new windows and appliances this 4BR/2BA home is ready to make your home. Home is located in Menifee county in the heart of Frenchburg, next to a city park.

\$135,000.00



R191 13371 HWY 57 TOLLESBORO KY

3BR/2 BA Mobile Home on .895 acres
Immediate possession available

\$35,000.00

REDUCED



R187 • 4379 US 62, MAYSVILLE, KY 41056

2BR/1BA brick home on 4.43 acres with full basement

\$97,500

SALE PENDING



R185 • 51 WILLOWDALE EWING, KY

Ready to move in to, this 3BR/1BA brick home has beautiful hardwood floors, covered carport and sits on a beautiful corner lot.

\$87,500

REDUCED



R171 • 504 JOHNSON SCHOOL RD HILLSBORO, KY 41049

Brick/vinyl home sitting on .91 +/- acres in Hillsboro Ky. Home has 2BR/1BA in a nice country setting. This would be a great home for a first time home buyer or starting family.

\$35,000

REDUCED



R169 38 JUNCTION RD EWING, KY 41039

One story single family home with vinyl exterior and a metal roof on .43 +/- acres. Handyman special...this home has good bones but has just been let go. With a bit of elbow grease and some materials, you would have a cute home on a budget. Home is being sold "as is, no warranty expressed or implied."

\$24,000.00

REDUCED



141 CREST AVENUE FLEMINGSBURG KY 41041

2BR/1Bath, Brick home located on Crest Ave. Home has electric heat pump/w central air. Carpet & vinyl through out. Located on nice rolling lot close to downtown Flemingsburg.

\$79,900.00

SALE PENDING



R179 • 104 MCMULLEN AVE FLEMINGSBURG, KY

1 story single family brick home w/ full unfinished basement. Has shingled roof with 2 bedroom and 1 bath. Other improvements are Natural forced air gas heat, central A/C, single attached carport, KU electric, and includes handicap ramp.

\$64,900



R180 • 5010 W. KY 10 TOLLESBORO, KY

Beautiful recently updated home including granite counter tops, Jacuzzi tub, tile, stone backsplash, and stainless steel appliances. Large family room with a functioning fireplace and beautiful kitchen and dining room open concept. Also, very nice landscaping with outdoor wood furnace.

\$124,900

SALE PENDING



R186 • 2651 W KY 10 TOLLESBORO KY

Completely renovated with new carpet, paint and lots of living space this 2/3BR house is adorable. Ready for a new family to call it home.

\$84,500



R189 6425 KY 11 MAYSVILLE KY 41056.

Beautiful, custom built 3BR/2BA with full walkout basement on 14.5 +/- acres and garage

\$299,000.00



R192 374 SKYLINE DRIVE MAYSVILLE KY 41056

This 3BR/2BA house is well located and freshly updated. Hardwood floors, beautiful staircase, and arched entryways add to the charm of this beauty.

\$129,000.00



R193 LOT #47 MORGAN VIEW SUBDIVISION WELLINGTON KY 40387

Nice 2BR cabin with large lot and a circular drive. Gas logs, window air units, storage building and privacy fence

\$72,500.00



R194 1147 TURKEY RUN RD FLEMINGSBURG KY

Rustic 1 BR cabin with metal siding & roof on 3 +/- acres. Weekend getaway to relax and unwind.

\$48,000.00

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SALE PENDING



F813 • KY 344 PETERSVILLE WALLINGFORD, KY 41093

172+/- acres
 TIMBER, TIMBER, TIMBER
 deer, turkey, bear
 2 barns, creek frontage.
\$200,000



F788 • 1582 MAYSVILLE RD FLEMINGSBURG, KY

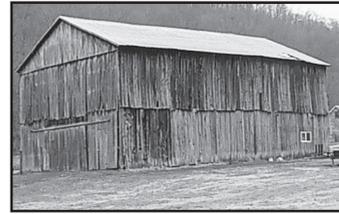
96.91 acres lays level to rolling with frontage on Hwy 11, Cherry Grove Rd, By-Pass and Taylor Mill. Southern style 2 story single family home with unfinished basement, geothermal heat/air, public sewer, natural gas in a beautiful setting. Other improvements include a 2 car detached garage with apt., 2 five bent barns, tenant house, excellent fencing and waterers for the livestock. **\$1,199,000**



F783 • 6506 HELENA RD MAYS LICK, KY 41055

162+/- acres, 3BR/1BA Vinyl Sided home, Double Detached Garage, 2 Barns/Good Fencing, 1 Pond & Creek Frontage, Ritchie Waterers & Concrete Tanks, Lays Level to gently rolling, Cattle farm Deluxe !!!
\$688,500

PRICE REDUCED



F798 • HAZEL BRANCH RD VANCEBURG KY 41179

160+/- Acres. Great recreational farm with deer hunting, trail riding or would make a great weekend getaway. Close to town, but still secluded. Barn and 2 sheds. County water **\$160,000**



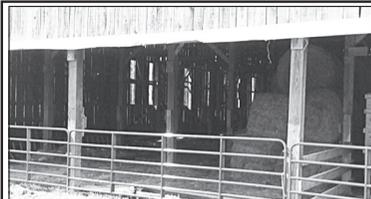
F814 • 2009 POPLAR GROVE RD FLEMINGSBURG, KY 41041

94+/- acres of which approx 60 acres are tillable
 1999 14 x 60 Fleetwood mobile home
 Creek runs through property
 Above average fencing
 2 barns
\$325,000



F808 • 4197 KY 10 GERMANTOWN, KY 41044

Beautiful farm with 183+/- acres nestled in the lovely town of Germantown, Ky. This property features a nice barn and an immaculate home that needs some TLC. This farm would be great for cattle with its rolling topography.
\$750,500



F792 • 595 ROY HARPER RD OLIVE HILL, KY

284+/- acres cattle farm that lays rolling with frontage on Hwy. 649. Huge hay/tob barn, feeder barn, machine shop 5 bent shed, 1 1/2 story house. This property has 6 ponds, good fencing, creek running through property and city water.
\$489,500



F811 • 1495 BEECHBURG RD, WALLINGFORD, KY 41093

195.7 +/- great farmland . This farm lays level with 6BR/2BA home, and 5 additional barns/storage facilities. Nice lake as well
\$896,500.00



F805 604 SUNSET RD. HILLSBORO, KY 41049

Beautiful 3BR/2 1/2BA home situated on 29.7+/- acres. This property also has another 2BR/2BA home and a 1BR/1BA apartment. There are 2 barns, a 3 car garage, and a 48x30 greenhouse and many more amenities.
\$499,000



F803 • JUNCTION ROAD ELIZAVILLE KY GENTLEMEN'S FARM

Approx 27 1/2 acres (to be determined by survey) . Lays level to gently rolling. Great place to build and have a few acres to roam on.
\$3,000/Acre

SOLD



F795 • ANDERSON BRANCH ROAD

New green gate, 277.55 +/- Acres, BBC - Big Buck Country, Great recreational farm with whitetail deer and turkey, Creek and pond, Perfect for a large hunting tract
\$270,000



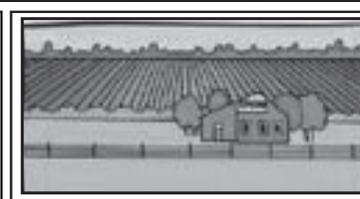
F782 • 821 KIDWELL RD.

53+/- acres - approx 30 acres hay, Cattle/Crop farm with flowing creek, Farm lays level to rolling, Good hunting
\$136,000



A026 • 268 SHAW HOLLOW RD • TOLLESBORO, KY

13.88 +/- acre home and barns to call your own. Can be finished to your own taste. Property is level - ideal for recreational or your homestead. Renovations were started, but not finished. City Water is available. Property is being sold "As Is."
\$75,000



A034 • TURNER RD • FLEMINGSBURG KY 41041

We are offering 26 +/- acres with access from Turner Rd
\$4500.00 per acre



A031 • 2111 TURKEY RUN RD FLEMINGSBURG, KY

This secluded property offers 14.56 acres, 3 BR/2BA doublewide on a full basement, 2 car attached garage and a 64x96 metal building with concrete floors, half bath and office.
\$198,000



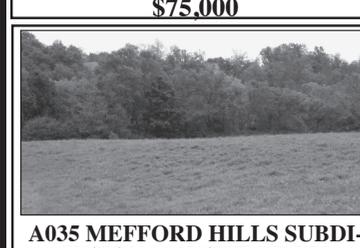
F806 • 4429 MAXEY FLAT ROAD HILLSBORO, KY

Property is income producing from bean crops and home. Cute doublewide sitting on 143+/- acres lays level to rolling, 45+/- crop land, mostly timber. Two nice ponds, multiple barns, and nice fencing. Complete property is fenced in. Home has been well maintained.
\$375,000.00



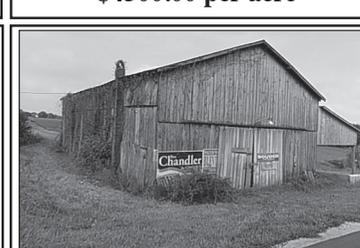
F781 • 7267 MT. CARMEL RD MAYSVILLE, KY 41056

204 +/- acres of nice Mason Co. farmland. This farm lays rolling to level with good fencing. Currently used as a cattle farm. It has county water, pond and exposure to a creek. Barn and other outbuildings.
\$408,000



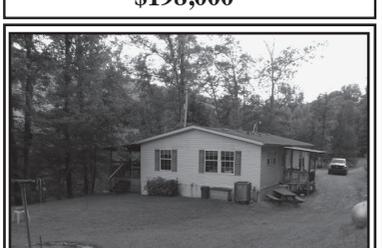
A035 MEFFORD HILLS SUBDIVISION MAYSVILLE KY

Here is an opportunity to purchase 7 +/- acres for development or your personal use. This property is located within the subdivision of Mefford Heights, close to schools, business, and are great building lots.
\$84,900.00



A032 • POPLAR GROVE

Barn and 4 acres with frontage on Poplar Grove Rd
\$50,000



A033 • 680 LONG BRANCH RD FRENCHBURG KY 40322

This secluded property offers 15.5 acres, 3 BR/2BA doublewide, a 40 X 30 metal building, secluded, abundant wildlife.
\$120,000

ACREAGE



**Ronald
REDDEN**
606-564-0243
Cell: 606-407-5045

Redden Realty, Inc.

Ron Redden, Acting Broker
Vanceburg, KY 41179

Office: reddenjr@maysvilleky.net

Ron: ron.redden@gmail.com

606.796.2315
VA Friendly

APPRAISAL SERVICES



**747 Fairlane Dr.,
Vanceburg, KY**

Large Commercial Building - Good Condition - Good Traffic Area - Lots #1 - #2 - City Utilities -

Adequate Parking - (Current Usage, Pawn Shop) 1 Bath - Small Kitchenette - Roughly 7200 Square Feet (Building 120' X 60') (Under Lease)

ASKING \$200,000



**749 Fairlane Dr.,
Vanceburg, KY**

(Area KY #59) Lots #3 - #4 Commercial Buildings -

Building 1 - Secured - Area - 1 Bath - Central Heat/Air - Paved Parking Area - Roughly 4700 Square Feet - Good Condition - 4 Large Garage Door Openings - 2 Personal Entrances - Newer Metal Roofing. Building 2 - Under Rent for Church - 1 Bath - Central Heat Wall Air - Adequate Parking - Newer Metal Roof - Roughly 1136 Square Feet.

ASKING \$150,000



4460 East KY 8., Vanceburg, KY

3BR - 1B - U/F Basement - Porch - Carport (Black Oak Area), Rental Property, Small Yard, Close to town. New HVAC & Breaker Box. Also Available: Barn - Crib - 3 Lots! \$36,500 for House, \$116,000 for all.

ASKING \$116,000



75 Ribolt-Epworth Rd., Vanceburg, KY

Brick Ranch - 3BR - 1B - Family Living Rooms - Sitting Room - Storm Cellar - Front & Rear Porches - 2 Out Buildings (Wired for Shop, ETC) 86 Acre Lot - Fenced 3 Sides. READY TO SHOW!

ONLY \$124,000



38 W. KY 8, Vanceburg, KY

Nice office building in Vanceburg, about 6,000 sq.ft., 4 office spaces (each has separate entrance, utilities, units

A-B-C-D. Blacktop Parking Area, City utilities, (1 office occupied)

ASKING \$199,500

287 Madison Street Concord

Riverside Lots, (four) 2 bdr., 1 bath, 2 porches, concrete walk, Highly Care For, nice get away retreat. Unfinished garage.

ONLY \$45,500

2993 Straight Fork Rd., Vanceburg, KY

Wooded - Some Timber - About 2 Acres Cleared by Creek (Both Sides of Road) - Hunting Acreage.

ONLY \$22,500

LOTS/ACREAGE

- **KY 984 (Cabin Creek) Just off #57, 3+ Acres, Water, Electric Available, Near Level, New Price Asking \$12,000 (Some Restrictions)**
- **Holly Branch Rd. 25 +/- Acres. Some Timber, Plus Hunting Land. (Right Next to Cedar Grove Church) Asking \$25,000 SALE PENDING**

COMMERCIAL

WALTON ABSOLUTE ONLINE AUCTION

Auction begins October 5th and ends October 17th @6pm

Mr. Walton is offering 6 parcels of rental property. Located at 613 Buckner St, 505 Buckner St, 424 Central Ave, 609 Florence St, 501 Wood St, and 439 Wood St.

These properties are being sold ABSOLUTE ONLINE ONLY.

501 Wood St, 609 Florence St, and 505 Buckner St have been condemned and are selling under those guidelines.

Terms: Buyers premium of 10% will be added to final bid to determine purchase price. 10% of total purchase price to be paid within 48 hrs, balance due on or before November 16th, 2018 with delivery of deed. Complete terms and conditions on website. See www.chuckmarshall.com.

Seller: Noel Walton

For additional information call Chad 606-782-6360 or Michele 606-782-0488.

Auctioneers: Chuck Marshall 606-782-0374 & Chad Bowling 606-782-6360.

Pictures on www.chuckmarshall.com or www.auctionzip.com #1198.

REDUCED



C243 • OFF AA HIGHWAY

5+/- acres right off the AA Highway and close to Clyde T. Barbour Parkway. Water and Sewer are available.

\$289,900



C240 • 399 E. WATER STREET FLEMINGSBURG KY 41041

Commercial building with lots of new updates, multiple sections available for rent/lease. Large parking lot, beautiful showroom with led lighting and french doors throughout. Window shopping/display area in front. Lots of possibilities.

\$119,000



C242 • JB SHANNON DRIVE, FLEMINGSBURG, KY 41041

Commercial building (brick and metal) approx 2800 square feet of business space located in prime area. Formerly Dollar Town.

\$395,000

JUSTICE ONLINE ABSOLUTE AUCTION

Beginning October 5th @5pm and ends October 16th, 2018 @6pm

Located: Property located at 2111 Turkey Run Rd., Flemingsburg, KY



MR. JUSTICE IS MOVING AND DECIDED TO SELL PERSONAL PROPERTY FROM HIS HOME AND SHOP. HONDA 450 FOURWHEELER WITH ELECTRIC WENCH AND SNOW PLOW, RETRO BARSTOOLS, OAK BUFFET, QUEEN BEDROOM SUITE, OLD VICTROLA (WORKS GREAT), CAR RAMPS, DAYBED, SOUND EQUIPMENT, AND LOTS MORE. PICKUP FOR THESE ITEMS WILL BE AT SALE END ON OCTOBER 16TH 7-9 PM AND AGAIN ON OCTOBER 18TH FROM 9AM-12PM. 10% BUYERS PREMIUM WILL BE ADDED TO EACH BID TO DETERMINE THE FINAL COST. SEE WEBSITE FOR ADDITIONAL DETAILS AT WWW.CHUCKMARSHALL.COM. **SELLER: GENE JUSTICE.** AUCTIONEERS: CHUCK MARSHALL 606-782-0374 & CHAD BOWLING 606-782-6360. PICTURES ON WWW.CHUCKMARSHALL.COM OR WWW.AUCTIONZIP.COM #1198.

C236 • FLEMING BYPASS

4.095 acres in a great location, between Well's Concrete and gas station. Great Place for a potential new business! Agent: Michele Cochran. **\$200,000**

C239 • MAPLE LEAF RD, MAYSVILLE KY 41056

Duplex Unit and 29.42 +/- acres, Great location with lots of potential. Located on a busy highway. County water available. Immediate possession. Finish to your own specifications. **\$250,000**

C241 • FLEMING AUTO PARTS, 640 W. WATER ST., FLEMINGSBURG, KY 41041

Thriving parts store, inventory and 1+/- acre lot behind building for sale. Large amount of inventory, paint mixer and colorant included. This is a chance to purchase a business and work for yourself. **\$125,000**

Ross Trust- 119 acres in 10 TRACTS

Mason County Farmland!!

Auction Friday October 26, 2018 @ 6:00 P.M. @ Mayslick Fire Dept

Mayslick Farmland!!

We are proud to offer the Billy F. Ross Trust & Wanda F. Ross Trust at auction. Farm to be offered in 10 tracts and combinations utilizing the multi-parcel method of auction.

Farm location: 5463 US 68

Real Estate

Tract #1: Consists of 24.9 acres of farm land with frontage on Hwy US 68. Level to rolling with good fence. Shady Lane frontage. Water, electric, and gas. 1 story Brick house w/full basement beautiful yard w/mature oak & walnut trees. Has a 30x50 metal bldg. Pasture & hay; spring fed stream and automatic cattle waterers.

Tract #2: Consists of 22 acres of farm land with frontage on Hwy US 68. Well fenced; pasture and hay. Has marketable trees, woodland, small stream and a small rock lined pond.

Tract #3: Consists of 29.2 acres with frontage on Hwy US 68, with authorized entrance off US 68 per KY DOT. Few marketable walnut trees, well fenced and level.

Tract #4: Consists of 2 acres fronting on Ross Drive (Old US 68) lays level to rolling with lots of potential.

Tract #5: Consists of 4.9 acres with frontage on Hwy 68, access off US 68, level lot with water available. Tract adjoins Hinton Mills, unlimited potential.

Tract #6: Consists of 2 acres with frontage on Ross Drive.

Tract #7: Consists of 5.7 beautiful acres, with frontage on US 68 & Ross Drive. Has 6 Bent Tobacco Barn & Machinery shed.

Tract #8: Consists of 7.7 acres with frontage on US 68 & Ross Drive

Tract #9: Consists of 14.3 acres with US 68 frontage and access. Has small pond and a small building.

Tract #10: Consists of 6.4 acres with frontage on Ross Drive and has a stone barn.

Auctioneers: Chuck Marshall 606-782-0374 & Chad Bowling 606-782-6360. Pictures on www.chuckmarshall.com or www.auctionzip.com #1198. AUCTION CONDUCTED BY CHUCK MARSHALL AUCTION & REAL ESTATE COMPANY 4565 Maysville Rd,

Flemingsburg, KY 41041 www.chuckmarshall.com Like us on FACEBOOK



750 FAIRLANE DRIVE VANCEBURG, KY

Great commercial building in high traffic area. Previously a grocery store for 24 years and will be grandfathered in for operation. All equipment to stay.

\$149,500



C237 • 110 E WATER ST FLEMINGSBURG KY 41041

4 unit building, separate utilities, baseboard heat/window air, many recent updates, appliances included, great income producing property

\$89,900



C238 • 108 E WATER ST FLEMINGSBURG KY 41041

5/6 unit building. 1 commercial space/ others residential, baseboard heat/window air/furnace on ground floor units, appliances included, great income producing property

\$146,500

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Chuck Marshall,
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Charlene M.
Duncan
Principal
Broker

cell: 564-1106

www.usamls.net/buffalotrace



\$42,500



422 FOREST AVENUE - MAYSVILLE

Spacious home w/lots of character featuring 3+ bedrooms/1 bath. Hardwood floors & beautiful staircase. Living room, dining room & eat in kitchen w/built in pantry & corner cabinet. Completely updated full bath. Laundry room off of kitchen. Large family room or 4th bedroom. Computer room or office. Gas heat/central air. Newer water heater, replacement windows & metal roof. Fenced yard & storage building. Contact Glenda Weddle @ 606.584.3229 for a personal tour. Sold "AS IS".

MLS #36042



\$189,900



3350 SLACK PIKE - MAYSVILLE

Country living at its best! 3 bedroom/2 bath home on 2.5 acres. Living room has cozy fireplace w/custom built cabinetry. Spacious kitchen w/updated counter tops & back splash. All appliances including washer & dryer & freezer chest. Many features: finished basement w/family room fireplace, hardwood floors, central vac system, 2 year old metal roof, newer windows & doors.

Outdoor features: 3 storage buildings, family size patio area, garden & fruit trees. Gas heat/central air. Must see to appreciate! Contact Glenda Weddle @ 606.584.3229 for a personal tour.

MLS# 36413



\$132,900



428 EAST SECOND STREET - MAYSVILLE

Beautiful well maintained property in desirable downtown neighborhood offering 4 bd/2 ba. Features: hardwood floors, original woodwork, living room, dining room, eat-in kitchen w/pantry & appliances, full bath on 1st & 2nd, gas heat/central air, partially finished full basement, front porch, deck area, 2 car detached garage or work space, off street parking & ADT system. 2352 sq ft. Contact Glenda Weddle @ 584.3229 for a personal tour.

MLS #36322



467 SOUTH SHAWNEE ROAD - MAYSVILLE **\$134,900**

Conveniently located ranch house offers 3 bedrooms/2 baths. Family room w/woodburning fireplace, dining area & breakfast area, all appliances included. Double attached garage. Gas heat/central air. Carpet & vinyl throughout. Spacious yard w/landscaping & privacy fence. Contact Lishawna @ 606.584.1072 or our office @ 606.564.9453 to schedule a showing.

MLS# 36433



CELEBRATING 50
YEARS OF SERVING
OUR AREA

37 West Second Street,
Maysville, Ky 41056

Located in the
Merle Norman Building

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cell: 564-1106

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Lishawna
Kinney
Sales
Associate
cell: 584-1072



Glenda
Weddle
Sales
Associate
cell: 584-3229



Sheila
Sanders
Sales
Associate
cell: 584-0038



Willy
Allen
Sales
Associate
cell: 375.6884



Penny
Lewis
Sales
Associate
cell: 584.7505

www.usamls.net/buffalotrace



\$30,000

**40 EAST 5TH STREET
- MAYSVILLE**

Contact Willy Allen @
606.375.6884 for more
info for this property or the
following properties:
339 East 4th Street
\$30,000
60 East 4th Street
\$9,900
366 East 4th Street
\$30,000
40 East 5th Street
\$30,000



\$129,900

805 HINTON DRIVE - MAYSVILLE

All newly updated brick house offering 3 bedrooms & 2 baths.
Convenient location. New stainless steel appliances. Full finished
basement. Contact Charlene @ 564.9453 for more info.

MLS#36376



\$100,000

EXCELLENT LOT

LOT #1 WADSWORTH BLUFF MAYSVILLE

Located in Hillcrest. lot overlooks Maysville & Ohio River with a view of both
bridges. Call 606-564-1106 for more info



\$1200 per month

**346 WADSWORTH DRIVE MAYSVILLE
FOR LEASE**

Townhouse featuring 3 bedrooms/2 baths & river view. Deposit
required. No pets. Call 606-564-1106 for more info

RECENTLY SOLD PROPERTIES - GLENDA WEDDLE - AGENT



6009 BURLEY COURT MAYSVILLE



2348 CEDARWOOD DRIVE MAYSVILLE



204 - 206 SUTTON STREET MAYSVILLE



Independent Realty, Inc. 606-883-3148

Buffalo Trace
Multiple Listing Service
MLS



VISIT OUR WEBSITE: www.independentrealtyinc.com

Christopher Lowe
Sales Associate



606-407-5105

Jerry Arthur
Sales Associate



606-883-3241

Darlene Messer
Sales Associate



606-842-0047

Michael E. Earls
Sales Associate



606-407-2417

David Hutchinson
Sales Associate



606-584-8730

Roger Hendrickson
Sales Associate



606-584-5285

Jo Ann Stapleton
Principal Broker



Office: 606-883-3148
Cell: 606-584-1647

MAYSVILLE/MASON CO. RESIDENTIALS

AGENT OF THE MONTH



CHRISTOPHER LOWE
606-407-5105

christopher.lowe82@yahoo.com

4305 Dover Road Maysville, KY



Nice three bedroom brick home situated on a large lot with mature trees, great country view, and lush landscaping. The seller is in process of installing new roof. Two sheds, privacy fence. To Schedule your showing call Chris at 606-407-5105 or Mike at 606-407-2417.

\$92,000 MLSR36570A

417 W. Second Street



Nice older home located downtown. Home has amazing river view and views of both bridges from the breakfast nook. Very spacious home with tons of storage. Nice front porch and has off street parking in the rear. Would be a perfect starter home or investment property. Call Chris for more info or to schedule your showing. 606-407-5105.

\$69,500 MLS36571A

MAYSVILLE/MASON CO. RESIDENTIALS

1237 East Second Street Maysville, KY



Lovely home located downtown on a corner lot. The home features three bedrooms, 1 1/2 baths, living room, dining room, eat in kitchen with a bar. The home has a full unfinished basement with outside entrance, two car attached garage with a large bonus room. The home features hardwood floors, a gas fireplace in the living room, and all kitchen appliances stay. Call Chris at 606-407-5105 or Mike at 606-407-2417 to schedule your showing.

\$79,900 MLS 36370

8131 Stonelick Road, Maysville, KY



Nice 3 bedroom home, one bath, located on Stonelick Road. The home has Large eat in kitchen, dining room one full bath, and large utility room. The home is situated on almost an acre lot with 24 x 30 detached garage, nice front porch and rear deck to sit and relax. Call Chris for more information or to schedule and showing 606-407-5105 Chris Lowe.

\$69,500 MLSR36182A

6011 KY 3170, Maysville, KY



Lovely home located in the heart of Lewisburg. Home features 2 large bedrooms upstairs, family room, den, large kitchen, full bath, covered back deck, full finished basement with full bath, living room, and a possible third bedroom. Home is situated on a large lot with mature trees, lovely country views but still only minutes to town. Call Chris for more information or to schedule your showing 606-407-5105

\$129,500 MLSR36469A



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MAYSVILLE/MASON CO. RESIDENTIAL

220/222 Lee Street, Maysville, KY



Looking for a unique opportunity then look no further. This duplex building was used for a B & B on one side and a rental on the other. The B & B side has 3 bedrooms with full baths. Living room, dining room, half bath, kitchen, and a 2 room basement. This property is still state certified to be opened back up as a B & B. The building has newer roof, newer windows, all electric heat and air. The other side has 3 bedroom, 1 full bath, living room,

dining room, and 2 rooms in the basement. The property could be easily converted back into a large family home. ENDLESS POSSIBILITIES with this property. Close walking distance to everything downtown, located next to the police station, post office, health department, library. Call Chris for more info 606-407-5105.

\$149,900

MLS M36246A

2305 Hill N Dale, Maysville, KY



Lovely home in the heart of Washington. Nice brick ranch with 3 bedrooms upstairs, and possibly 3 bedrooms downstairs. Large level lot with mature trees, outbuilding and large deck. The home features eat in kitchen, dining room, family room with fireplace upstairs, full finished walk out basement with possible 3 bedrooms, small kitchen, family room, and possibly a 1/2 bath if finished. Must sell to settle estate. Call Chris for more information or to schedule a showing.

\$119,500

MLS R36468A

216/218 Lee Street Maysville, KY



This duplex is located beside the police department, post office, health department. GREAT LOCATION!!!! Walking distance to everything downtown. Each unit has 2 bedrooms, one bath, living room, dining room. The building has a newer roof, and newer windows. Call Chris for more info or to schedule your showing 606-407-5105

\$79,900

MLS M36245A

MAYSVILLE/MASON CO. RESIDENTIAL

9671 Mason-Lewis Road, Maysville, KY



Nice 3 bedroom 2 full bath doublewide home located on a nice country lot close to Maysville or Tollesboro. The property features a newer above ground swimming pool, newer metal roof, newer deck, a 24X24 detached garage. This is a must see if your looking for a first home or looking to down size. Call Chris for more info or to schedule a showing 606-407-5105.

\$75,500

MLS36164

1722 Oak Street, Maysville, KY



Lovely 3 bedroom home located in the Valley View Subdivision. The home has newer siding, newer metal roof, full unfinished basement, large fenced yard with mature trees and a relaxing back porch. Call Chris at 606-407-2105 or Mike at 606-407-2417 for more info or schedule your showing.

\$79,500

MLSR36527A

7030 Mt. Gilead Road, Maysville, KY



Lovely home located between Maysville and Flemingsburg. Home features 3 bedrooms, full bath, eat in kitchen, lovely hardwood floors, newer metal roof, newer siding, carport and a full walkout partial finished basement. This home has lovely views that you can see from the back patio. Call Chris for more information on this lovely home. 606-407-5105

\$82,000

MLS36391

MAYSVILLE/MASON CO. RESIDENTIAL

912 Williams St., Maysville, KY



Very nice brick home, located downtown. The home features 2 bedrooms, one full bath, living room, nice kitchen, full unfinished basement, large attic area that could be converted into living space. This is nice starter home. Call Chris for more information or to schedule your showing 606-407-5105.

\$59,000

MLS36274

3016 Highland Drive, Maysville, KY



This is a nice 3 bedroom home located right off the AA Highway. Easy to access the connector road or hit the AA to northern KY. The home is situated on a large corner lot with mature trees, great country views but still is close to town. Call Chris to schedule your showing or for more info at 606-407-5105

\$79,500

MLS36528

ROBERTSON CO. RESIDENTIAL

665 Sardis Road, Mt Olivet, KY



3 Bedroom, 1 Bath ranch home. Owner has installed a new furnace and a new metal roof in 2014. Entire house has just been updated with new paint. Original hardwood flooring in bedrooms, living/family room. New tile in laundry room. Kitchen and bath have vinyl. Kitchen has wood wall cabinets. Available for immediate possession. Call Darlene 606-724-5477.

\$62,900

MLS34646



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MAYSVILLE / MASON CO. RESIDENTIAL-ACREAGE-LOTS

6476 Helena Road, Mayslick, KY



This property is located in the heart of the small community of Wedonia. This home is fixer upper. The home features 2 or 3 bedrooms, large level double lot, large two car detached garage, mature trees. Home has new electric. Call Chris for a showing or more information, 606-407-5105.

\$39,500

MLS R36466A

708 Bank St. Maysville, KY



This is a nice home that is situated on a very large city lot. The home has one bedroom, one full bath, living room, dining room, and kitchen, central air and heat. The home also has a nice front porch, rear deck for entertaining, and a metal storage building. This would be an excellent rental property. Call Chris for more info 606-407-5105.

\$29,900

MLS35837

NEW LISTING

6099 Ky 3170, Maysville, KY



Nice 2 bedroom home located in Lewisburg, conveniently located between Flemingsburg and Maysville. Home is situated on a nice level lot with mature trees. Features two bedrooms, bath, laundry, living room, attic could be converted into living space. Call Chris to schedule your showing or for more information.

\$37,000

MLSR36543A

MAYSVILLE / MASON CO. RESIDENTIAL-ACREAGE-LOTS

Two Spacious, level lots in PINEWOOD SUBDIVISION



Lot #169
\$18,000



Lot #175
\$15,000

Call Roger 606-584-5285

Lot 65 Shawnee Hills S. Maysville, KY



Looking for that wonderful lot to build your dream home, then look no further. This lot is located in a very desirable neighborhood, close to everything. Only an hour drive to Lexington and Cincinnati.

\$16,900

MLS36163

MAYSVILLE / MASON CO. RESIDENTIAL-ACREAGE-LOTS

SALE PENDING

4242 Pleasant Ridge Rd, Maysville, Ky



Nice building lot 1.5 acres. Located on Pleasant Ridge Road. Lot already has utilities in place. Call Chris 606-407-5105 for more information.

\$14,500

MLS F35670P

210 Murray Lane, Flemingsburg, Ky



Looking for nice property with a lovely country setting, this is the place. Wonderful level acreage with a nice Amish outbuilding, carport, matures and lovely country views. Property has a 3 bedroom, 2 bath mobile home on it. Call Chris to schedule your showing or to get more information 606-407-5105.

\$49,500

MLS 36465



GERMANTOWN, KY FARM

3641 PEA RIDGE ROAD

Looking for a nice farm in Robertson County with a farm house, then look no further. This has been a family farm for many years. Currently is being leased for crops, hay and hunting. The farm has 2 tobacco barns, a dairy barn, and 4 ponds. The Property also has a nice farmhouse on it, part of the home is original and part has been updated. Call Chris today for your showing 606-407-5105.

\$299,900

MLS W36529A



JACKIE'S GATEWAY PROPERTIES

www.MaysvilleHomes4u.com



JACKIE THOMAS
PRINCIPAL BROKER
RELOCATION SPECIALIST
(606) 584-1107



OFFICE:
(606) 564-7771



LLOYD SCHILTZ, AGENT
(606) 584-7787

Woodland Ridge Mason County



Off KY 3056 and Pickett Lane. 2 lots available. Underground utilities. City water. \$22,500; \$30,000.

Moore Hollow Road Lewis County



Lot #6, near Charters, Ky. Lot size 3.734 acres. Electric available. Just off the AA Highway. \$18,000.

240 Bon Haven Drive, Maysville



\$229,900

6 bedrooms; 3.5 baths. Glass-enclosed porch. Equipped kitchen. Formal living & dining rooms. Great neighborhood. Full finished basement w/2 bedrooms, 1 bath, and a den.

323 West Third Street, Maysville



\$114,900

5-bedroom, 2-story house. Totally updated. Original pine floors; chandeliers with medallion trim; breakfast room & deck have Ohio River view. Heat pump/central air.

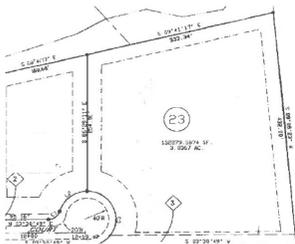
1106 Forest Avenue, Maysville



\$139,000

Commercial 1st floor. Large meeting room; 2 extra rooms. Presently leased. Residential 2nd floor. 1938 square feet. 3 bedrooms; 2 baths. Rear deck. Presently rented.

Horizon Estates Lot 23 Clarks Run Rd., Mason Co.



Great corner location, at end of cul-de-sac. 3.03 acres. Subdivision restrictions apply. \$42,000.

Pickett & Kitter Lane Lots, Mason County



Adjoining building lots offered individually, or together. Lot 14, on Pickett Lane, is 1.114 acres. Lot 15, on Kitter Lane, is 1.525 acres. \$18,500 each, or both for \$36,000. Call for restrictions and plats.

831 East Second St. Maysville



Great neighborhood. Lot size 80 x 110 ft. All utilities available. Possible river view. \$11,000.

Check our website for additional listings and updates.



Bill Kachler
Principal Broker, Auctioneer
606-407-4523
kachler@maysvilleky.net

BILL KACHLER

PRINCIPAL BROKER - AUCTIONEER

MAY'S LICK, KENTUCKY

606-763-6140 1-800-264-6040 FAX: 606-763-6100 mkachler@maysvilleky.net



Mark Kachler
Broker
606-301-3386
mkachler@maysvilleky.net

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62 PURCELL STREET, FLEMINGSBURG, KY

Nice 3 BR, 2 BA home located in Flemingsburg, KY. New carpet, city sewer, & city water. Full unfinished basement. 2 car garage. Within walking distance of Restaurants, Banks, Stores, etc. Give Jerry a call at 606-748-0128.



540 RIDGE ROAD, FLEMINGSBURG, KY. If you like woods, private, riverfront all with a beautiful open floor plan home, give me a call today!!! Home has lots of light & Windows to enjoy deer & wildlife in your yard!!! Full unfinished basement, Laminate floors & tile bathrooms. Screen house outside & 2 car garage + work shop. Amazing! If you want to get away from the hustle of life in the city, this is the place for you! Just 2 miles off RT 11 but in middle of woods and relaxation!!! Land fronts on Licking River! Every detail has been taken care of in this home! Accented with things like butler's pantry, beautiful hickory cabinets, & lots of storage! Call Georgianna @ 606-782-2086.

finished basement, Laminate floors & tile bathrooms. Screen house outside & 2 car garage + work shop. Amazing! If you want to get away from the hustle of life in the city, this is the place for you! Just 2 miles off RT 11 but in middle of woods and relaxation!!! Land fronts on Licking River! Every detail has been taken care of in this home! Accented with things like butler's pantry, beautiful hickory cabinets, & lots of storage! Call Georgianna @ 606-782-2086.



263 CASSIDY PIKE EWING, KY

You won't find another 6000 square ft. home w/ 15 acres in Flemingsburg for \$425,000. 4 BR & 4.5 BA w/ full finished

basement. New in 2016 Geo thermal heat & air. In ground pool w/ new liner this year & pool house! 2 laundry rooms, 1 upstairs & 1 on main floor. Basement has Theater room w/ projector TV, weight room, kitchen & garage! Owners willing to divide & sell house separate from land if wanted. 60x100 barn, beside pool, used for storage. Very nicely landscaped around home & pool. Kitchen has mouser oak cabinets w/ granite countertops. Stainless steel appliances & large island w/ bar stools. House was very well built & has all updates. Call Georgianna @ 606-782-2086.



312 STOCKWELL AVENUE,

FLEMINGSBURG, KY Outstanding home was bought in 2013. Since that time basement has been remodeled w/ projector TV. Half bath has tile floor. Full finished

basement w/ 2 car garage! New Heat & air has been added to the home in last year. All Kitchen appliances included in sale & are less than 5 yrs old! Master BR is large w/ tile walk-in Shower/ heated floors!! Home is on dead end street. Several accents, sky lights, lots of closet space, open concept, large master suite & tile BA w/ heated floors!! Very private! Nice desk built into master BR. Basement has enough room for whole family, to enjoy movies on projector screen!! Landscaping is accented w/ lights & lots of trees!! Call Georgianna @ 606-782-2086.



159 NEPTON ROAD, ELIZAVILLE, KY

3 Bedroom, 1 bath home on approximately 2 acre +/- lot.

There is a smaller 2 bedroom, 1 bath house, 3 bent barn, & separate fenced field to keep a couple farm animals. In the country, yet close to town. Give Bill a call at 606-407-4523.



864 MT. CARMEL ROAD,

FLEMINGSBURG, KY Come watch the world go by while sitting on this wraparound porch!!! 3 or 4 BR w/ 1 BA. Very well priced & ready for its new owner!!! Kitchen living room, bedroom

& bathroom all on the main floor. Beautiful Oak handmade cabinets! 2 outside bldgs., 1 w/ concrete floor!! Could be used for workshop!! Could make a nice rental property too!! Call Georgianna today @ 606-782-2086: it won't last long at this price!!



396 FOREST AVENUE, MAYSVILLE, KY

If you are looking for a home reasonably priced and ready to move into, this is it. Also would make a good rental piece of property for the price. Give Bill a call at 606-407-4523.



SOLD!

392 EAST WATER STREET, FLEMINGSBURG, KY

Country charm! Beautiful brick home just painted thruout!! Metal roof on 2 yrs. ago! Kitchen appliances go w/ home. Original hardwood floors & wood trim thruout. 3-5

BR depending on your use!! 2 full BA, 1 w/ stand up shower. Good outside bldg. for storage!!! Gas heat & central air. Great lot goes to creek, but water has never been in home or outside bldg!! Great home ready to raise your family in!! Sit in front porch swing, or watch sun set on back deck!! Call Georgianna @ 606-782-2086.



6089 KY RT 3071, LEWISBURG, KY 3 BR completely remodeled home, part of which is log. 2.5 full BA, 1 w/ hot tub. Move-in ready. Carport w/ storage. Horse barn has

6 stalls, tack room, feed room, electric, & water. All it needs is a little TLC. Excellent site for working ring. Additional barn that can be used for all kinds of storage. If you are looking for in-town acreage, come to Lewisburg, KY for small town living. Call Bill @ 606-407-4523.

Serving you since 1952!!!! Over 60 Years of service!!



Bill Kachler
Principal Broker, Auctioneer
606-407-4523
kachler@maysvilleky.net

BILL KACHLER

PRINCIPAL BROKER - AUCTIONEER

MAY'S LICK, KENTUCKY

606-763-6140 1-800-264-6040 FAX: 606-763-6100



Georgianna Sparks
Sales Associate
606-782-2086
georgiannasparks@yahoo.com

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224 STOCKWELL AVENUE, FLEMINGSBURG, KY

Colonial home built around 1903. Some beautiful woodwork around awesome fireplaces that are accented w/ marble! Staircase has some really beautiful woodwork! A great family was raised in this home since 1962. It just needs someone that loves Victorian homes to bring it alive again!!! Priced very reasonable because we know work has to be done, it's a diamond in the rough!!! Priced to sell! Very scenic backyard! Very peaceful!! Call Georgianna today @ 606-782-2086 today to make this house your new home!!!



217 WEST WATER STREET, FLEMINGSBURG, KY.

This is a Prime piece of Real Estate located in the middle of Flemingsburg! It is surrounded by Fleming County Board of Education, Flemingsburg Elementary School and Simons Middle School! One of only a few lots available in the City of Flemingsburg. It would be perfect for a new Business!! Lots of Traffic Flow!! Call Georgianna @ 606-782-2086 today to learn more about this property!



693 CHERRY GROVE ROAD, FLEMINGSBURG, KY

If you are looking for a small farm near town, look no more! 12.7 acres w/ 3600 sq ft home is located just off Flemingsburg Bypass. Perfect small farm w/ good pasture land close to town!! Garden spot & shed for horses. Very large home w/ 4 BR & 3 BA. Eat-in kitchen w/ really nice cabinets, New dishwasher in 2011. Separate dining room, very large living room, large family room & large utility room w/ sink and cabinets! Has a septic tank but could be added to city sewer, if wanted. Replaced or updated items include metal roof, gas furnace, water heater & new windows! Great yard w/ mature trees to provide shade. Multiple outbuildings, concrete patio, & large garage complete w/ overhead I-beam to work on cars. This is a must see! Call Georgianna @ 606-782-2086.



7139 DIXON PIKE, MAYSVILLE, KY

If you are looking for country living at its best on a well maintained acre, with trees and a country view, this is for you. There is also a 10x13 storage building. This price will be hard to beat, come and look. Give Bill a Call at 606-407-4523.



860 AA HWY, MAYSVILLE, KY

Extraordinary opportunity to have an estate caliber home on 38 acres with historical characteristics within 1 mile of the intersection of the AA Highway and US 68. 4,400 square foot home, 14 rooms, 2.5 baths, 13 ft ceilings on the first floor. Tall baseboards, crown molding, ornate plaster work above the light fixtures, impressive curved staircase. 8 fireplaces. Solid, livable, and functional.



108 HAWKINS LANE, EWING, KY

Nice farm house completely remodeled. 4 or 5 bedroom, 1 and half bath, kitchen, dining room. House located on 4 acres with an additional 4 acres for \$22,000 more. Give Jerry a call at 606-748-0128.



225 COMMERCE ST, MAYSVILLE, KY

This is a structurally solid 3 BR, 2BA home with historical characteristics. The home has a full bath with a walk in tiled shower that was completely remodeled recently as well as a remodeled laundry room. The home has some roof leak issues. This would be an excellent rental property. Home is being sold to settle an estate. The home is being sold "As Is."



Mark Kachler
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BILL KACHLER

PRINCIPAL BROKER - AUCTIONEER

MAY'S LICK, KENTUCKY

606-763-6140 1-800-264-6040 FAX: 606-763-6100



Jerry Neal
Sales Associate
606-748-0128
neal_jerry@ymail.com

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FARMS AND ACREAGE FOR SALE



1177 AUGUSTA-MINERVA ROAD, AUGUSTA, KY.

If you are looking for a Cattle & Grain Farm that is self supporting, this is it! 857 acre farm consist of a 3 BR, 1.5 BA, 2 Story home, heat & air. 6 Barns & 1 Horse Barn. Located in Mason & Bracken Counties, on 1177 Augusta-Minerva Road. Lots of Road Frontage. Priced at \$2,500 an Acre. Give Bill a call at 606-407-4523.



9669 MOREHEAD ROAD, FLEMINGSBURG

If you are looking for a small farm with all kinds of hunting, and a home to retire to, you look no further. Farm enjoys a 1997 mobile home rebuilt, 30 x 80 barn with 8 ft. shed, and workshop in part of this barn. 2 beautiful building spots on top of the hill. Give Bill a call at 606-407-4523.



3000 MT. PLEASANT ROAD, OWINGSVILLE

If you are looking for a small farm (47 acres), this is it. 4 BR and 2 full BA Modular home. Farm is located just off RT 11, and has a scenic view. 3/4 of farm is tillable & rest in woods. Farm has 5 bent barn w/ 10 stalls in place, paddock that enjoys 3 run in sheds. Fantastic view & all the seclusion that you would want, still only minutes away from Mt Sterling, KY, Flemingsburg, & Owingsville. City water, creek frontage. Give Bill a call at 606-407-4523.



0 ENERGY/HILLTOP ROAD, EWING

3 lots available on the corner of Energy and Hilltop Road. Approx. 3.5 acres. Good building site for your new home. City water and Electric is available. Can buy 1 lot or all 3. Give Jerry a call at 606-748-0128.



3150 DOVER MINERVA ROAD, DOVER KY

Excellent 72 acre cattle farm, lots of new fence. 7 bent tobacco barn, 48' x 56' stable. Restored 2 story historical style home. 4 BR, 1.5 BA, CH/CA, Cherry Staircase. Rich property history available upon request.



0 KY RT 11, BETHEL, KY

52 acres located out of Bethel KY that has 6.5 acres that lays along RT 11. Farm is suited for pasture & crops. 2 inch water line in place, new fence, water source, pond, & creek in the back.

Give Bill a call at 606-407-4523.

3150 DOVER MINERVA ROAD, DOVER KY

68 acres located on Dover Road. 6 bent tobacco barn and 100' x 100' shed. **SOLD**

2353 WILLIAMS ROAD, OWINGSVILLE, KY

If you are looking for a Licking River farm that have upland bottoms that don't flood, presently has 72 acres of beans, the rest in hay or pasture, this is it! Seclusion at it's best as the farm is 2 miles off 1602, county gravel road. Farm has over a mile of river frontage with a boat dock started. This farm can be divided into 2 tracks. All kinds of Wildlife. give Bill a call at 606-407-4523.

0 SCOTT LANE, CARLISLE, KY

If you are looking for a secluded getaway, look no further. This 24 acre property is located with woods all around. Subject property has marketable timber on it and excellent hunting grounds. Give Bill a call at 606-407-4523, won't last long.

0 MCROBERTS ROAD, WALLINGFORD, KY

15 acres located on McRoberts Road in Fleming County. 2 acres is cleared with the rest in woods. Beautiful building site. Give Jerry a call at 606-748-0128.

5911 PRESTON ROAD, OWINGSVILLE, KY

427 acres just minutes off I-64 in Owingsville, Ky. If you are looking for a cattle farm that will produce all the feed you will ever need, this is it. Farm has one field of 100 acres with 200 acres in all that is cropland. Farm has a 7 bent tobacco barn, and enjoys 3 ponds and 1 of the best springs I have ever seen. Farm has good timber. Reasonably priced. Give Bill a call at 606-407-4523

0 WILLIAMS ROAD, OWINGSVILLE

95 acres located in **SALE PENDING** with Licking River frontage. 1500 sq ft. and excellent building site. Being used for grazing. For seclusion at its best, give Bill a call at 606-407-4523



0 HWY 1198 RICH LANE ROAD, SHARPSBURG, KY

Here are 60 acres that front on Rt. 11 with entrance off KY 1198, 7 bent tobacco barn, presently being used for tobacco storage. Farm could be used for many other things, and has the potential of being a great piece of property as it fronts on Rt. 11. All Utilities available. Give us a call on this one because of all of its potential. **SOLD** 606-407-4523.



Bill Kachler
Principal Broker, Auctioneer
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kachler@maysvilleky.net

BILL KACHLER

PRINCIPAL BROKER - AUCTIONEER

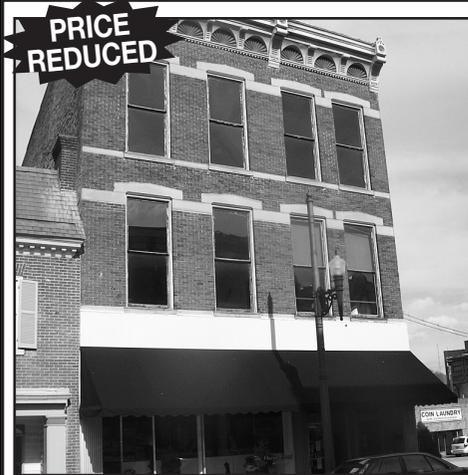
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Jerry Neal
Sales Associate
606-748-0128
neal_jerry@gmail.com

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PRICE
REDUCED

17 EAST SECOND STREET, MAYSVILLE, KY

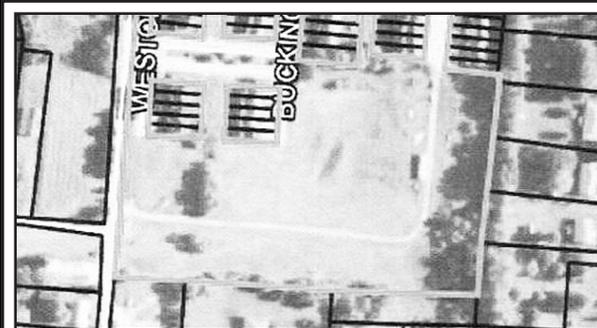
Retail rental building with well established tenant in Downtown business district. Centrally located. High visibility.



PRICE
REDUCED

13-15 EAST SECOND STREET, MAYSVILLE, KY

Centrally located office building with two currently rented tenant spaces. CH/CA, recently replaced roof. Great investment opportunity.



0 WINDSOR PLACE-BUCKINGHAM SQUARE, MAYSVILLE, KY

Partial developed Subdivision with all Utilities available. 6 acres of ground with a lot of Documents on file. Priced at \$160,000 for a quick sale! Give Bill a call at 606-407-4523.



8500 MASON LEWIS RD, PLUMVILLE

If you are looking for a business opportunity, this is it! A restaurant business, garage, and living quarters all in one unit. Living quarters includes 2 BR; 1 bath; kitchen, dining, & living room combined; & sun room. Heat and air. This is a new completely remodeled apt. Give Bill a call at 606-407-4523.



1st \$120,000
Owns Property

US 68 & OLD KY 165, BLUE LICKS, KY

32 acres w/ 5 rm home & 5-bent tobacco barn. Road frontage on both roads. Located behind C-Store. Scenic view! Call Bill at 606-407-4523.

000 LOTS 1-4 & 6 KENTON POINTE ESTATES

5 beautiful lots that adjoin the 7th fairway of Kenton Station Golf Course. Lots range in size from 2 acres to .515 acres. Sewer and water are available. All lots priced to sell at \$39,900. Give us a call to look at the lot of your choice!

0000 LOT 1 KENTON POINTE ESTATES

5+ acres residential development acreage. Zoned for Townhouse Development. Adjacent to Kenton Station Golf Course. \$250,000.

0000 AA HWY KENTON POINTE

This is vacant acreage on the south side of the AA Highway at the off ramp from the By Pass. The entrance is across from the access street to Vonderhars. There is water and sewer available. Owner would consider division of the property.

TUCKER DR COMMERCIAL LOTS AVAILABLE

Property is vacant land located on east side of Tucker Drive Extension. Can be divided. Call listing agent for specific details. Listing price is \$125,000 per acre.

PRIME COMMERCIAL POTENTIAL, 1000 US 68 MAYSVILLE.

Property currently contains a 2 story colonial style residence and has a large vacant yard. The present zoning is residential. The subject is being sold contingent upon any future purchaser being able to obtain a zoning change to commercial uses. The seller will co-operate with any potential purchaser to obtain this change if necessary.

0000 KENTON POINTE WAY, MAYSVILLE, KY

COMMERCIAL DEVELOPMENT LAND AT THE CORNER OF HIGHWAY AND KENTON POINTE WAY. ZONED B-2. UTILITIES ARE AVAILABLE. \$200,000.

SOLD

0 FLEMINGSBURG BYPASS, FLEMINGSBURG, KY

COMMERCIAL LOTS FOR SALE !!! STARTING AT \$150,000.00 PER ACRE!! High traffic volume !! Located at the intersection of Ky. Hwy. 11 and Flemingsburg Bypass. Utilities are being installed and street paving will follow. Contact Georgianna 606-782-2086 or Jerry 606-748-0128 for details.

Limestone Properties



Debi Beiland
Principal Broker
Property Staging Consultant
584-1485
dbeiland@hotmail.com

PRICE REDUCED



903 Ridgewood Drive

Beautiful 5 BR, 4.5 BA brick traditional home in Ridgewood. Updated open kitchen with new stainless appliances including French door fridge, double wall oven/ microwave/ convection oven, induction range top and dishwasher. New hardwood flooring on first floor. Sun room with new carpet and views of the woods in the rear. Formal dining room and living room round out the first floor, along with powder room. On the second floor you will find 4 large bedrooms with tons of storage space. The master boasts a new bath with tiled shower, jetted tub and double bowl vanity. Additional bath and laundry and 3 more large bedrooms on second floor. Unbelievable gym that you will need to see to believe. It features regulation back boards, electronic score board, tennis/ volley ball nets and a ball return. Adjacent to the gym is a handy locker room/ mud room that features a full bath/ shower and locker area. Outside on the basement floor, you will enjoy the screened in porch with view of the woods. The basement also has a wonderful media room with remote drop down screen and projector, "Sonos" surround sound. Basement also has finished bedroom and office area. Basement has been waterproofed. Home has new A/C in 2015 and is serviced with 3 HVAC units. 2 car attached garage. This home lives large and has plenty of storage. Priced below value at \$409,000. Call Sharon @ 606-584-5181 for a personal tour.

PRICE REDUCED



4023 Starlight Blvd.

This custom home has the best of everything! Over 12,000 square feet with 6 bedrooms, 5 full and 4 1/2 baths, a beautiful in ground pool and charming pool house with two levels of patio's and decks. A gourmet kitchen with custom cherry cabinets, 6 burner gas range, 2 dishwashers and 2 refrigerator drawers, 200 gal salt water fish tank, Viking hood and pot filler makes it easy to entertain a few or a crowd. There is a full finished lower level with theater room, gym, sauna, wine tasting room, bar, and full kitchen with walk outs to the pool. 2 geo-thermal zoned HVAC unit, outside irrigation, Nuvo sound system and Pella windows

make this home easy to live in! Please contact Debi Beiland for a private tour of this beautiful home.
606-584-1485 dbeiland@hotmail.com



316 Market Street

This lovely 5 bedroom home, on Maysville's historic Cox Row, was completely updated a few years ago. Original hardwood floors, tall ceilings, exposed brick and many more original features. In the remodel the 3rd floor was finished with 2 bedrooms and a bath, new HVAC and many other upgrades including the basement finish. The basement could be a completely separate 1 bedroom apartment. Come on down to downtown Maysville! Asking \$245,000 Please contact Debi Beiland for a tour 606-584-1485 dbeiland@hotmail.com



Kelly Ashley
Associate Broker
606-584-2855
limestoneproperties@hotmail.com



6163 Helena Rd, Mayslick

This beautiful home is know as The Robb House. All systems have been updated while many original features including beautiful wood flooring and trim throughout, stained glass, working pocket doors, slate roof and a carriage house turned garage remain. Formal English gardens surround the house. Home has been meticulously maintained. This circa

1906 home is like stepping back in time inside and out. The beautiful 3+/- acres are manicured to perfection! \$449,000. Please contact Debi Beiland for a showing.
606-584-1485 dbeiland@hotmail.com

SALE PENDING



4002 Lakeview Drive

4 BR brick stunner in the Horizons. Beautiful open kitchen features tons of cabinets, stainless appliances, tiled floor and granite counters. Great room with tray ceiling, wood burning fireplace and wet bar. Laundry room with front load washer/dryer, laundry tub and adjoining mud room. First floor owner's suite with his/hers baths and large closets. Full basement with bath, kitchenette area, 5th bedroom and family room area. 2 car attached garage. Beautiful rear tiled patio with brick wall overlooks a lake. This listing

includes an extra lot at the rear. Energy efficient Geo- thermal heat, security system and central vacuum system. Home is ready for your family today! \$344,000 Call Sharon at 606-584-5181 for a tour- you won't be disappointed!



Sharon Lightner
606-759-7191



Gayle Mullikin
606-563-6314
gaylemullikin@gmail.com



6114 Parker Lane, Mayslick

Newer home on about 2 acres is in one of Mason County's most desirable locations. This gem features 5 bedrooms, 3 baths and 3 half baths. The huge gourmet kitchen and breakfast nook look out over the sprawling countryside. Extra large den with gas log fireplace. Big master BR with bath with a whirlpool tub. Lots of hardwood and tile flooring. Fully finished basement is the envy of anyone who dreams of the ultimate man cave/entertainment area. Built in wet bar and all the room you need for entertaining for the big game! About one hour drive to Cincinnati or Lexington airports and approx.. 10 minutes to Fleming Mason Airport. Way too many more features to list here! Priced at \$429,500. Call Kelly Ashley at 606-584-2855.



Limestone Properties



Linda Woehr
606-584-5492
linda.woehr@gmail.com



Leo McKay
606-301-9191
lmckay181@yahoo.com



Cindy Abel
606-584-7696



Jena Pate
606-584-1061

NEW LISTING



651 Buffalo Trace

Charming brick ranch with loads of room! Located in beautiful Hillcrest this home has formal living and dining rooms and a lovely den with brick fireplace that opens on to a sunroom. There are three spacious bedrooms including the master that has it's own full bath and a large laundry room. All of this is on a full unfinished basement that has been professionally water proofed by B-Dry. Listed for sale at \$179,500 Please contact Debi Beiland for a tour 606-584-1485 dbeiland@hotmail.com

PRICE REDUCED



1410 Golf Manor Drive

5 BR, 2.5 BA custom built brick beauty. Home is located near Kenton Station Golf Course and is very private. Updated kitchen with white cabinetry, solid surface counters, island, and appliances. Kitchen is open to large great room with gas fireplace and sun room overlooking the beautiful in ground pool and pool house. pool has new liner/pump. 5 oversized bedrooms with large closets and 2 updated baths. Formal living and dining rooms. newer roof and "Window World" windows with warranty. Full basement partially finished and workshop/storage area. Basement has 2 walkout areas. Oversized 2 car attached garage. Central vac system and motorized attic vent, laundry chute. Beautiful mature landscaping with many unique trees, shrubs. A perfect home waiting for your family. Call Sharon at 606-584-5181. Reduced to \$250,000

SALE PENDING



800 Jersey Ridge Road

Lovely, sprawling ranch home on 1.6 acres in the city limits! This 3 bedroom 2.5 bath home has been lovingly cared for and upgraded over the years. Beautiful wood work including crown molding throughout. Large rooms and beautiful finishes make this house a home. Formal living and dining rooms, a huge kitchen, family room with fireplace, cozy sun room, and mud room make this a special place! \$224,900 please contact Debi Beiland for a tour 606-584-1485 dbeiland@hotmail.com



227-229 Market Street

This building is a rare gem in downtown! Completely renovated storefront and a three bedroom two bath apartment upstairs for additional income. Asking \$197,500 please contact Debi Beiland 606-584-1485 dbeiland@hotmail.com



5004 Doyle Lane, Mayslick.

Property is actually in Fleming county but the address is in Mayslick. Located at the end of Forman-Chapel Rd where Mason, Fleming and Robertson counties come together. Lovely home with approximately 2000 square feet with a full basement located on 5 acres of mostly wooded land. House features 4 bedrooms and 2 full baths. Newer roof, septic and HVAC. Very private yet just minutes from US 68 in Mayslick. Another 41 acres of beautifully wooded property are not included in the price but are available for a very reasonable price. Home is priced at just \$180,000. Call Kelly Ashley at 606-584-2855.



690 Hillcrest

This 4/5 bedroom home has recently been spruced up with some lovely updates. New windows, floors refinished, new bathroom fixtures and a fantastic kitchen update. There are formal living and dining rooms, 2 dens, a large master suite, several extra bedrooms and a full finished basement. You must see this home to appreciate it! Reduced to \$229,000. Please contact Debi Beiland 606-584-1485 dbeiland@hotmail.com

NEW LISTING



904 Jersey Ridge Rd.

Lovely 4 bedroom, 3 bath ranch home in Maysville city limits. This home features over 3000 square feet, central heat and air, oversized 2 car garage, large patio with a fountain, 3 fireplaces, full basement and much more. All this on a 1.4 acre lot and priced to sell fast at only \$164,300. Call Kelly Ashley at 606-584-2855.

NEW LISTING



831 Oak Fairway Court

Home features 3 br, 3.5 baths, totally updated kitchen with Corian counter tops, 2 pantry cabinets with pull out drawers, dining/ wood fireplace and bamboo flooring, finished basement had bath room, family room, office. Abundance of storage. To round out this light and airy Home, it's situated on the # 2 green of Laurel Oaks Golf course massive decking and pergola and hot tub. \$214,500. Please call Gayle Mullikin at 606-563-6314.



1024 E. Second St.

Outstanding 5 BR, 3.5 BA historic brick beauty built in 1922 with Maysville bricks from the Maysville brick yard. The quality of workmanship is extraordinary. Solid cherry walls, beams and solid walnut floors, doors. Fireplaces with built in leaded glass doors. Eleven foot ceilings and large rooms create a spacious and inviting home. Large dining room, french doors. Nice updated kitchen with ceramic tile and stainless appliances. Full basement with pool table. Sun room adjacent to the kitchen that affords a ton of natural light. Large patio in the rear with iron railing. Mature landscaping that is beautiful in every season. Home is ready for you and your family to move into. Priced to sell at \$169,000. Call Sharon @ 606-584-5181 for a private tour of this historic home.

Limestone Properties



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Sharon Lightner
606-759-7191



Gayle Mullikin
606-563-6314
gaylemullikin@gmail.com

PRICE REDUCED



2301 Glen Drive

Charming 4 BR, 3 BA home in Washington's Glen. Nice kitchen with white cabinetry, appliances and built in breakfast nook. Living room with fireplace. 2 bedrooms on first floor and 2 upstairs. Newly refinished hardwood flooring. Full finished basement with waterproofing. Wonderful screened in front porch and glassed in back porch. 2 car detached garage and storage building. All this on 1.67 acre level lot. **Call Sharon @ 606-584-5181** for a tour of this lovely home. \$154,900

PRICE REDUCED



217 Wall Street

This house was built in 1910 by the Methodist Church and was used as a church parsonage for years. It was completely renovated and is currently being used as a Law office downstairs with a one bedroom apartment upstairs. It has a concrete drive with private parking in the rear of the building. It can be used in its current state or it can easily be converted into a 3 bedroom, 2 bath home. This property is priced to sell at \$149,500. Please call **Leo McKay at 606-301-9191** for a private showing.



809 Woodland Drive

Nice ranch style home in one of Maysville's most sought after locations. 3 bedrooms, 2 baths. Beautiful hardwood floors. Full basement. Sun room. All this and more on a beautiful wooded, 1 acre+ lot. Enjoy all the privacy of a home in the country with the convenience of being in the city. Priced to move at only \$180,000. **Call Kelly Ashley at 606-584-2855.**



US 62 Land

Prime location! Property located off of US 62 adjacent to The Meadows Subdivision. 75 +/- acres of land with loads of trees! The perfect spot for a new subdivision. The price on this property has recently been reduced \$375,000. **For more information, call Debi Beiland, 606-584-1485, dbeiland@hotmail.com.**

PRICE REDUCED



473 North Shawnee

This handicapped accessible home has a beautiful remodeled kitchen that was done 4 years ago with new appliances. This home has 4 bedrooms and 3 full baths and newer flooring throughout. The bathrooms have been remodeled and 1 bath has a walk in tub. The master suite includes a bathroom that is fully handicapped accessible. Reduced \$135,000 Please contact **Debi Beiland 606-584-1485 dbeiland@hotmail.com**



707 Kathy Lee Circle

Beautifully renovated home! A must tour!, 5 brs, 2 ba, light and airy living, dining and kitchen; Basement :family room,2 brs. 2 car garage. Asking \$162,000 **CALL GAYLE MULLIKIN FOR TOUR 606-563-6314**

OWNER SAYS SELL



930 Forest Ave., Maysville Ky

5 one bedroom apartments we get \$400 each out of 4 of them and \$200 for the one our super lives in. We furnish all utilities for that but they all have separate gas and electric meters with 1 water meter for the building. The main floor has its own gas and electric meter. All apartments are rented and have been for a while. The main floor has 2 bathrooms and Kitchen. Previously used as a church. **\$109,000. PLZ CALL GAYLE MULLIKIN TO TOUR 606-563-6314**

SOLD



54 Bryant Circle

This house was built in 1950 and has been in the family ever since. This home is located in Deerfield village also known as Bryant circle. It features 3 bedrooms and one bath on the first floor with a large living room and a large TV room which is right off the full Kitchen. It also has a full basement where you find the washer and dryer hookup and a walkout basement door. It has wall to wall carpet with some hardwood floors underneath. This house has been well kept and is really good shape and is priced to sell at \$84,500. **Call Leo McKay at 606-301-9191 for a private showing.**

SOLD



1091 Winton Woods

This is a fabulous home in a spectacular setting! Year round river view that takes in both bridges. Many updates including dimensional shingle roof, 2 extra capacity high efficiency York heat and air units as well as a high capacity high efficiency water heater. The kitchen has also been updated. This is a must see property! Reduced to \$279,900 Please contact Debi Beiland 606-584-1485 dbeiland@hotmail.com

Limestone Properties

102 W. Second St. Maysville, KY 606-564-6846

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www.usamls.net/buffalotrace

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www.limestoneproperties.com



Limestone Properties



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606-584-5492
linda.woehr@gmail.com



Leo McKay
606-301-9191
lmckay181@yahoo.com



Cindy Abel
606-584-7696



Jena Pate
606-584-1061

PRICE REDUCED



28 Bryant Circle

Charming 3 bedroom all electric home in Deerfield Village. Very well cared for home with many updates including replacement windows, newer heating and air, new paint and carpet, new dishwasher and new flooring in kitchen, dining and bath. Updated full bath with walk in shower. The window blinds stay with the house. Fenced back yard and handicapped ramp to the front door. **Asking \$70,900 Please contact Debi Beiland 606-584-1485 dbeiland@hotmail.com**



220-224 W. Second St.

Mr/Ms Investor-take notice- all of the work has been done for you in this 3 unit apartment complex. Each unit features 1 BR, 1 BA, living room, kitchen. All rooms are large and have ample closet space. All units have been updated with tiled and laminate flooring, neutral wall paint. Some newer windows, and newer metal roof. Appliances included in the kitchens. Each unit as off street parking in the rear on street parking in the front. Bridge views from the front. **Great income potential from this triplex. Priced to sell at \$74,900. Call Sharon at 606-584-5181**

SALE PENDING



906 Birch Court

Gleaming Hardwoods, fireplace, 2.5 ba; 3brs, equipped kitchen; basement -half bath and family room. Asking \$179,000 For a view of this home please call **GAYLE MULLIKIN 606-563-6314**.



6963 Ky 11 Mayslick

Previously used as The Wedonia Grocery, 3 BRs, 2 baths, asking \$79,900. Please call Gayle Millikin at 606-563-6314



215 Duke of York

3 brs ,1 bath, equipped kitchen, hardwoods, 2 storage buildings .Asking \$84,900 FOR PRIVATE TOUR Plz call **GAYLE MULLIKIN @606-563-6314**

PRICE REDUCED



1234 East 3rd

This lovely brick ranch home is located at 1234 east third in a quiet area featuring a corner lot. I has 3 bedrooms, 1 bath, utility room, 2 car garage that has been converted to storage and a wheel chair ramp. It has a 2 car carport attached to the house for additional parking. The property is fenced with a privacy fence so you can enjoy the pool in private. It featured a eat in country kitchen that opens into the living/TV room all on one floor. This house is priced to sell at \$74,500 owner wants offer. Call **Leo McKay at 606-301-9191** for a private showing.



8085 Stonelick Rd

3 bedroom home with 1 bath and basement Move in ready! . \$89,900.00 **Please call GAYLE MULLIKIN at 606-563-6314**

SOLD



5037 Main Street, Mayslick

Wonderfully updated 4 BR, 2 BA home featuring gourmet kitchen with new cabinets, stainless appliances and cork flooring. Newly updated bathrooms, new paint and carpet, new furnace, windows. Spacious great room and dining room. Charming stairway and fireplaces. Pa-tio/carport in rear and new storage building. Nicely landscaped and huge front porch with newly painted columns. Home is ready to move into. **REDUCED to \$125,000. Call Sharon @606-584-5181.**

SOLD



535 Boone Avenue

Lovely home in Limestone Village features 4 bedrooms and 2 baths and nice hardwood floors. Full finished basement along with central heat and air and a 1 car attached garage. Beautiful backyard with a split rail fence and storage building. Very convenient to all local schools and shopping. Priced to sell fast at only \$109,000. **Call Kelly Ashley at 606-584-2855.**

Limestone Properties



Debi Beiland

Principal Broker
Property Staging Consultant
584-1485
dbeiland@hotmail.com



Kelly Ashley

Associate Broker
606-584-2855
limestoneproperties@hotmail.com



Sharon Lightner

606-759-7191



Gayle Mullikin

606-563-6314
gaylemullikin@gmail.com



SOLD

287 Slagle Creek Drive

This custom built beauty has 5 bedrooms and 4.5 baths. Lovely master suite, living room and dining room, spectacular kitchen w/dbl ovens, laundry room and a walkout to the composite deck are all on the ground floor. Upstairs are three bedrooms and an open loft area. Two of the bedrooms share a jack n jill bath and the third is a suite with its own bath. The finished basement has a bedroom with full bath, tv area, office w/built ins, wet-bar and bonus area. Asking \$345,00. Call Debi Beiland 606-584-1485 dbeiland@hotmail.com



Building Lots In Tara Subdivision

Lots to build on located in Tara Subdivision right off of Jersey Ridge Rd. Single family and

multi family lots. Gas and electric available. Underground utilities. Prices start at \$15,000. Please contact Debi Beiland, 606-584-1485. dbeiland@hotmail.com



211 West Second St

Four unit row house with an unfinished basement that was an efficiency apt at one time. The third floor has a

completely finished 1 bedroom apartment with a deck overlooking the river. Some updates have been made to the first floor. Live in while you fix up the rest! \$59,500 please contact Debi Beiland 606-584-1485 dbeiland@hotmail.com



LOT 6A Kenton Station

This 3.3 acre lot is located next to Head Start on Parker Rd. Zoned Multi Family, this lot could hold 3 or 4 buildings. \$25,000 Contact Debi Beiland 606-584-1485

871 Fleming Road Maysville, KY

8.5 acres, rolled, partially wooded.

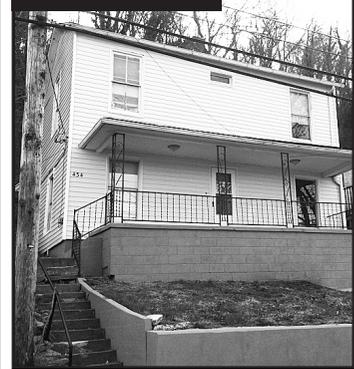
Listed for \$32,000 and is #35461

Contact

Debi Beiland at dbeiland@hotmail.com.

606-564-6846x11

PRICE REDUCED



434 West 3rd St Maysville, Ky

3 bedroom, 2 bath home located on roughly half an acre in the west end of historic downtown Maysville. Enjoy views of the river from the front porch. Small building on the property offers either off street parking or storage.

Many updates recently made. Home is currently tenant occupied potentially offering a great opportunity for an income property. \$27,800. Call Jena 606-584-1061



SALE PENDING

911 Williams St.

3 bedroom, 1 bath home in downtown Maysville. Home features nice hardwood floors, central heat and a full basement. Also has a fenced in rear yard. Great for 1st time buyers or rental property! Priced to move at only \$14,000. Call Kelly Ashley at 606-584-2855.



SALE PENDING

834 Forest Avenue

Beautiful 2 story home with a big detached two car garage with one side converted into an office with a parking pad beside the office. This house is set up for a single family home or two big apartments with separate electric meters. The home was built in 1890 and has been lived in for the last 65 years and updated with the changing times. This house is very spacious and solid and is priced to sell at \$79,500. Please call Leo McKay for a private showing. 606-301-9191 This is a must see Home.

NEW LISTING



45 Town Branch Rd. Vanceburg

3 room house also has baseboard heat and a wall unit air conditioner. Nice deck and an attached workshop/garage. Perfect for first time buyers or as rental property. Priced at only \$32,900. Call Kelly Ashley at 606-584-2855.

Limestone Properties

102 W. Second St. Maysville, KY 606-564-6846

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Mark Weiss 606.584.1648 Ky Lic #102885
 Andrew Weiss 606.782.1430 Ky Lic #102117

Limestone Properties



SEPTEMBER
 Agent of the MONTH
Sharon Lightner



Sharon Lightner
 606-759-7191

Debi Beiland
 Principal Broker
 606-584-1485



Phillips Realty & Associates, LLC

Kathy J. Phillips, Principal Broker

www.phillipsrealtyky.com

www.usamls.net/buffalotrace



6216 PARKER LANE, MAYS LICK, KY



Fantastic Property w/ 4 BR, 3.5 BA Home, Situated on 8.07 Acres, Home has Hardwoods Throughout, Remodeled Kitchen w/ Tiled Counters, Covered Wrap Around Porch, Huge Master Suite, Full Finished Walk Out Basement, 4 Car Garage, Covered Breeze Way, Fenced Paddocks w/ Waterers, Horse Barn w/ Stalls, Wash Bay, Feed/Tack Rm, Large Workshop w/ Concrete Floor - Finished to Perfection! A LOCATION LIKE NO OTHER!

\$429,000

MLS 36486-

Kathy J. Phillips,
606-584-1039

1048 SALEM RIDGE RD, BROOKSVILLE, KY



58.4647 Acres - Beautiful brick ranch home, built in 2011, featuring gleaming hardwood & ceramic tile flooring, spacious living room, fully equipped kitchen with stainless appliances, distressed black cabinetry, island, breakfast nook, walk in pantry, living room, formal dining room, 3 bedrooms, 2 full baths, laundry room, basement features family room, office, bedroom, unfinished petitioned full bathroom, 2 unfinished petitioned rooms, 40 X 80 shop bldg. w/ 2 bays, commode & sink, landscaped lawn

\$369,900

Sara Fryman,
(606) 782-7007

7023 OWENS PIKE, MAYSVILLE, KY



9.81 +/- acres



FANTASTIC PROPERTY! Bedford Stone Ranch Home on 9.81 +/- Acres, 4 Bedrooms, 2 Full Baths, HOME HAS BEEN NICELY REMODELED AND UPDATED, Equipped Kitchen w/ Breakfast Bar, Formal Living Room, Great Room, Master BR/BA, Tiled Florida Room, Pond w/ Lighted Gazebo and Deck Overlooking Pond, Approx. 48 x 52 High Center Barn w/ Living Quarters and Attached Shed, Chicken House. Tucked Away off Owens Pike - Overlooks Ky 11.

\$297,500

MLS 36374 -

Kathy J. Phillips,
606-584-1039

6010 TOBACCO RD - PARRY PLACE

Polished 3BR 3 Bath Home With Terraced Deck W/ Hot Tub--Above Ground Pool!!

Spacious Great Rm with Beamed Ceiling--Fireplace W/ Gas Logs- Equipped Kitchen--Dining --Split BR Plan, Master w/ spacious bath--Glass Double Head Shower. Basement W/ Family Rm- 4th BRM--Bath-

Plenty of Storage. 1.15 A. Lot!!

\$239,900

Donna Hatton,
606-584-1743.



901 WALNUT LANE, MAYSVILLE, KY



LOCATION! LOCATION! Conveniently Located off Jersey Ridge Road, Beautiful Golf Course View. Home Offers 3 BR/ 2-1/2 Baths, Great Fully Equipped Kitchen w/ Island, Breakfast Area Opens to the Beautiful Backyard, Master Suite w/ Luxurious Bath, Magnificent Walk In Closet, Chairlift to Upstairs, Double Garage, Plenty of Parking, Storage Building, MUCH MORE!

\$272,000

Donna Hatton,
606-584-1743.

2329 COTTONWOOD COURT

Nice Ranch Home - 3 Bedrooms, 2 Full Baths, Living Room w/ Cathedral

Ceiling and Gas Log FP, Equipped Eat In Kitchen w/ Pantry and Island - Large Breakfast Nook, Spacious Utility Room, Rear Patio, Storage Building, 2 Car Attached Garage -

\$158,000

Sara Fryman,
606-782-7007





Phillips Realty & Associates, LLC

Kathy J. Phillips, Principal Broker

www.phillipsrealtyky.com

www.usamls.net/buffalotrace



672 JERSEY RIDGE ROAD, MAYSVILLE, KY

Lots of Space in this Split Level Home, 4-5 Bedrooms, 3 Full Baths, Open Living Room w/ Refinished Hardwoods, Sunken Great Room off Kitchen w/ Replacement Double Doors Leading to Covered Deck and Deep Backyard Backing up to Country Club Golf Course, FURNACE AND AIR REPLACED IN 2018, Updated Thermo Pane Tilt In Windows, Roof Approx. 3 years old! Storage Building, CONVENIENT LOCATION! PRICED TO SELL AT

\$147,000!!!!

Kathy J. Phillips,
606-584-1039



138 EAST THIRD STREET, MAYSVILLE, KY



LOADED WITH CHARACTER, 2 STORY BRICK HOME, 5 Bedrooms, 2 Full Baths, (2) 1/2 Baths, Large Living and Formal Dining Rooms, Equipped Kitchen, Central Heat/Air on Each Floor, Library, MASTER SUITE ON EACH FLOOR! Partial Basement w/ Washer/Dryer Hookup, Fenced in Back Yard w/ Privacy Fence, Detached Garage and Off Street Parking - REMARKABLE HISTORIC HOME! Only

\$129,900

Call Kathy Phillips,
606-584-1309

2284 CANEBRAKE DRIVE



4 Bedroom, 2 Full Bath Brick Ranch Home, Located on Corner Lot, Privacy Fenced in Back Yard, Equipped Kitchen, Central Heat/Air, Off Street Parking, Just Listed and Under Contract QUICK!

\$129,000

Brittany Gillespie
606-584-6771
MLS 36493

501 CIRCLE DRIVE MAYSVILLE, KY

Location! Location!! Across from shopping center—restaurants—banks and schools! 3 BR Home on Extra Large Lot! Spacious Living Rm w/ Fireplace--- Dining Rm-- Large Equipped Kitchen---Sun Room Across Back With Door to Outside! Full walkout basement--office w/fireplace---2nd kitchen-- Laundry Tub-- Commode. --- Home has Replacement Windows-- Garage Door--and More!! Attached Storage Building!

\$109,900

Call Donna G. Hatton
606-584-1743



15 W. THIRD STREET, MAYSVILLE, KY

Don't Miss This Rare Opportunity to Own one of Maysville's Historical Row Houses. Freshly Painted Exterior, many improvements inside! This Home Offers Charm and Character Seldom Found, Beautiful Mill Work, Live on 1st Floor, Gracious LR, Spacious DR w/ Built In's - Kitchen w/ Stove & Refrig., Master BR w/ 2nd Bath on Main Floor, Washer/Dryer, 2nd Floors Features 3 Large Rooms, Kitchen w/ Stove/Refrigerator, Bath. Basement has Concrete Floor and Washer/Dryer.

Parking Space in Rear!

\$99,900

Call Donna G. Hatton
606-584-1743



919 EAST SECOND STREET, MAYSVILLE, KY



VERY SPACIOUS! 2 Story Vinyl Sided Home, 3-4 Bedrooms, 2 Full Baths, (Bedroom & Bath on 1st Floor), Large Family Room, Formal DR, Equipped Eat In Kitchen, Spacious Family Room w/ Walkout to Backyard, Central Heat/Air, Full Basement w/ Laundry Facilities. Off-street Parking.

\$89,900

Kathy Phillips,
606-584-1309
MLS 36372



Phillips Realty & Associates, LLC

Kathy J. Phillips, Principal Broker

www.phillipsrealtyky.com

www.usamls.net/buffalotrace



928 E. SECOND STREET, MAYSVILLE, KY



Gracious Foyer Welcomes You Into This Lovingly Maintained Home! Spacious Living Room w/ WBFP, Dining Room (Could be Used as 1st Floor BR), Full Bath, Huge Kitchen w/ Lots of Cabinetry, Nice Counter Tops, Utility Room, Relaxing Covered Back Porch w/ Fan, Cellar, 2 Rooms and Full Bath on Second Floor, Beautiful Fenced Backyard, Double Carports, Workshop Attached to Carports.

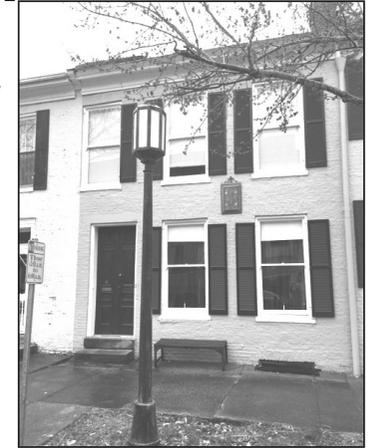
\$72,500
Donna G. Hatton,
606-584-1743.



321 LIMESTONE STREET, MAYSVILLE, KY

2 Story Historic Row House on Beautiful Limestone Street!!! 3 Bedroom, 2 Full Baths, Characteristic Entry Foyer, Living Room w/ Pocket Doors, Dining Room, Eat In Kitchen w/ Island, Nice Woodwork, Hardwoods Under Carpet, Patio and Patio Area in Backyard, 2 Car Carport! This is a nice home for a GREAT PRICE!

\$79,500
Kathy Phillips,
606-584-1309
MLS 336388



8119 STONELICK ROAD, MAYSVILLE, KY

In Last 8 Years - New Kitchen w/ stainless appliances, Granite Counter Tops, Metal Roof, Windows and Decking. Home Features 3 Bedrooms, Large Family Room w/ WB Fireplace and MORE

\$69,000
Donna Hatton,
606-584-1743
MLS 35316



66 SULLIVAN RIDGE RD, TOLLESBORO, KY

Enjoy Country Living, Cozy 2 Bedrooms, 1 Full Bath, Eat In Kitchen, Metal Roof in 2016, 2 Car Detached Garage w/ Electric, Enclosed Back Porch.

\$69,900
Vicki Smith,
606-584-8602



1020 WILLIAMS STREET, MAYSVILLE, KY



2 Bedroom Home w/ Gleaming Hardwood Floors, Equipped Kitchen, Freshly Painted Interior, Off Street Parking and 1 Car Det. Garage, Full Unfinished Basement, Covered Front Porch.

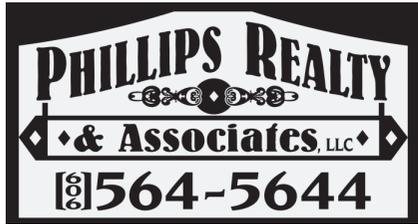
\$55,900
Earlyne Moreland,
606-584-2517
MLS 36590

429 CENTRAL AVE, MAYSVILLE, KY



Charming Home, 2 Bedrooms and 2 Full Baths, Spacious and Features Many Built In Cabinets and Shelving, LR has Gas Log Fireplace, Dining Room, Eat In Equipped Kitchen, Off Street Parking, 2 Outbuildings, MUST SEE TO APPRECIATE!

\$44,000
Vicki Smith,
606-584-8602



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Kathy J. Phillips, Principal Broker

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305 COMMERCE STREET, MAYSVILLE, KY

NEW PRICE



2 Story Home, Currently Utilized at a Duplex, Could Easily be a Single Family Home, Each Unit has 2 Bedrooms and a Full Bath, Forced Air Gas Furnaces, Central Air, 1st Fl has W/D Hookup. Call for More Details!

\$40,000
Kathy Phillips,
606-584-1309

135 W. MIAMI STREET, BROOKSVILLE, KY



Commercial Garage Building w/ Large Overhead Door, Office Area, - Large Graveled Lot. MLS#34967

\$34,900

Call Sara Fryman
606-782-7007

1239 VINE STREET, MAYSVILLE, KY

NEW LISTING



Vinyl Sided 2 Br Home-- Living Rm-- 2 Bedrms and Hall Have New Carpeting! Built in Kitchen With Stove. C/Heat C/Air, Deck off back.

\$27,000

Call Donna Hatton,
606-584-1743

1238 E. THIRD STREET, MAYSVILLE, KY



You'll Love The Big Cover Front Porch with this 3 Bedroom, 2 Full Bath Vinyl Sided Ranch Home, Living Room, Kitchen w/ White Cabinets and Stove.

\$25,000

Call Donna Hatton,
606-584-1743

500 HAMILTON ROAD, BROOKSVILLE, KY



Nice building site, 5.099 acres, country views, just minutes from Brooksville. AA Hwy. to Brooksville, turn on Hwy 10 & 19, (next to fire station-community building), go approx. 1 mile, turn left on Hamilton Road, go approximately 1/2 mile, property is on the right. If you're looking for a building site in the country, yet close to town, this is it.

Check it out! MLS 35206

\$25,900

Call Sara Fryman 606-782-7007

WOODLANE ACRES SUBDIVISION



Off East Maple Leaf Road, ONLY 8 Lots Remaining - Ranging from 1/2 Acre to .8 Acres - Underground Utilities - KU Electric, WONDERFUL CONVENIENT LOCATION!

THIS IS AN EXCELLENT OPPORTUNITY TO BUILD!! LOTS PRICED AT

\$17,900

Call Kathy Phillips
606-584-1309



KATHY PHILLIPS
PRINCIPAL BROKER
606-584-1309

kathyphillips@maysvilleky.net



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VICKI SMITH
SALES ASSOCIATE
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vicki_s@maysvilleky.net

9529 ST RTE 41-ABERDEEN

SITUATED ON 1.69A THIS 3 BR 2 BATH HOME OFFERS SHADED PRIVATE COVERED BACK PORCH --GREAT FOR SUMMER DINING! BIG FULLY EQUIPPED COUNTRY KITCHEN---NICE LIVING RM.. LARGE METAL BLDG FOR STORAGE OR LAWN MOWER ETC.-- SMALLER WOOD ONE TOO! ELECTRIC HEAT PUMP (c/heat-air)

\$78,000 Call **DONNA G. HATTON**
606-584-1743 donnahatton@maysvilleky.net



Kathy Phillips,
Sales Associate
606-584-1309



Donna Hatton,
Principal Broker
606-584-1743

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