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AUGUST 2019

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239 Stockwell Avenue, Flemingsburg, KY
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705 Baldwin Avenue, Maysville, KY
Presented by Craig A. Stanfield Real Estate & Auction Services

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86x108
73x95
107x82
84x224
239
480
134
90
54x314
Reasons to hire an interior designer

How many times have you sat on the sofa pouring over a home magazine wishing your rooms could be ripped from its pages? Some people are gifted with a natural talent to impart a space with perfectly balanced colors and schemes that fit with one’s lifestyle and design preferences. Others are not as equipped. But that doesn’t mean design has to suffer. An interior designer with knowledge and resources who’s in your corner can make all the difference.

Many people are hesitant to bring in professional designers because of cost. But contrary to popular belief, working with an interior decorator is not something reserved for the rich and famous. Designers actually can save homeowners money in the long run. A good designer will choose the right amount of high-quality elements that will be durable and timeless. This means less money will ultimately be spent on replacing cheap materials or redesigning rooms that have gone out of style.

According to the design experts at Homepolish, utilizing a designer to transform a space can create rooms that are more in tune and balanced with homeowners’ needs — helping to improve mood and functionality. That can extend to other areas of a person’s life and well-being. Putting the task of designing a home’s interior in someone else’s hands frees up time to focus on other projects as well.

Designers can look at a space with a careful eye and not be influenced by items that have sentimental attachment. He or she can help decide if anything should be repurposed or removed. Plus, an interior designer can help homeowners stay on budget.

Designers also can serve as liaisons for clients who have difficulty communicating with builders and architects. Designers are trained to think about things that homeowners tend to overlook, such as placement of lighting, outlets and room flow. He or she also likely has contacts within the industry that can be utilized, saving even more time and money.

A good designer can be worth the investment. The end results will be an interior that homeowners will be proud to call home.
Come See us For All your Home Improvement Needs
See us for your general hardware & Dutch Standard paint.
• Color Computer • Rescreening & Screens • Mini Storage Building

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Locally Owned & Operated By Scotty Hilterbrand & Danny Patton
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4453 PLEASANT RIDGE ROAD
36.89 Acres, Mason County, Ky A Very Unique Property! Log Home Bt in 2016, Open LR with Pine Vaulted Ceiling, 10’ Ceilings in Rest of Home, Master Retreat is Spacious w/ Walk out to Rear Deck, Master BA has Double Vanity and Walk in Tiled Shower, Nicely Equipped Kitchen w/ Granite Counters, Rear Deck to Enjoy the Wildlife, Shop Bldg. 2 Car Det. Garage, Road Frontage on 2 Roads, Creek, Pond, Cattle Handling Facilities. WILDLIFE IN ABUNDANCE.

$475,000

6216 PARKER LANE, MAYSLICK, KY
Spring has Sprung! 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!
MLS 36486
Kathy J. Phillips,
606-584-1309

$389,000
A DREAM COME TRUE!

2628 KY 59, VANCEBURG, KY
Live In The Polished Ranch Home With Spacious Interior And Rent Out The 2 Unit Home!! Main Home features -- Large Living Rm-Den with Beautiful WB Fireplace- Equipped Kitchen--Spacious Master---Luxurious Bath w/ Jacuzzi and Separate Shower. -- Sunrm Across Back and More !!! 2 Unit Home Offers 2 BRS -Living Rm-- Built In Kitchen --. Property Has 5 Bent Tobacco Barn w/ Workshop. Plenty Level Land For Crops!!

For More Info Call Donna Hatton,
606-584-1743

$349,900

2321 GLENDALE DR. MAYSVILLE, KY
Beautiful 5br 2.5 ba Home features large Living room, Kitchen/Dining room combo with Breakfast bar, Formal Dining room w/access to spacious back Deck, Finished Walkout Basement with 2 Bedrooms, Home Office, & storage room. Covered front porch, well-manicured lawn. Smoke Free Home.

Call Vicki Smith today for your private showing
(606)584-8602

$249,900

1592 W. ALGONQUIN, MAYSVILLE, KY
MOVE IN READY - IMMACULATE CONDITION! You'll Fall in Love with this 3 Bedroom - 2-1/2 Bath Home! Spacious Equipped Kitchen w/ Breakfast Bar & Granite Counters, Large Living Room w/ Gas Log FP, Master BA Features Double Vanity with Granite Counters, Full Basement Features 2 Car Garage and Wonderful Family Room, 1/2 BA and Laundry Room, FABULOUS DETACHED SCREENED SUN ROOM W/ ELECTRIC, Fenced in Yard - MANY RECENT UPDATED!

MLS 37009 -
Kathy J. Phillips,
606-584-1309

$175,900

2325 COTTONWOOD COURT, MAYSVILLE, KY
Ranch Home Located in Cedarwood Estates! 3 Bedrooms, 2 Full Baths, Open Living Room w/ Vaulted Ceiling, Equipped Eat In Kitchen, 2 Car Att. Garage, Rear Deck and Above Ground Pool.
Kathy Phillips,
606-584-1309

$159,900

JUST LISTED

JUST LISTED
Phillips Realty & Associates, LLC
Kathy J. Phillips, Principal Broker
www.phillipsrealtyky.com  www.usamls.net/buffalotrace

4074 Barrett Pike, Maysville, KY

Beautiful 2 Bedroom, 2-1/2 Bath Home, Recently Updated with Open LR w/ Pine Ceilings, Equipped Kitchen w/ Breakfast Bar, Formal DR Could be Den, Master has 2 Walk In Closets, Toasted Chestnut Laminate Flooring, One BA Features Tiled Walk In Shower, Spacious Util, Room, Screened in Covered Back Porch w/ Walk out to Above Ground Salt Water Pool, Approx. 16 x 24 Insulated Building w/ Elec., MANY RECENT IMPROVEMENTS - MLS 36980 - Brittany Gillespie, 606-584-6771.

$154,900

1301 Forest Ave., Maysville, KY

Beautiful 4 Bedroom, 2 Bath, Tudor style home, on corner lot. Central Heat, Central Air. Gleaming Hardwood Floors, 2 car detached garage, and Storage building, freshly painted and ready for your Family.

$149,900
Call Earlyne Moreland
606-584-2517

8244 Orangeburg Rd., Maysville, KY

Great Location

$125,000
Vicki L. Smith
606-584-8602

9727 Mason Lewis Rd., Maysville, KY

Vinyl Sided Ranch Home with Many Recent Improvements - 3 Bedrooms, 1 Full Bath, Spacious Living Room w/ Gas Log FP, Equipped Kitchen, Family Room, Dining Room, 1 BR has Walk In Shower, Covered Rear Deck, 1 Car Att. Garage w/ Storage, Gazebo.

$125,000
Kathy J. Phillips,
606-584-1309
MLS #36808

7018 Lake Ridge Drive, Maysville, KY

2004 Keenland TRIPLEWIDE! ON 1.29 ACRES, 3 Bedrooms, 2 Full Baths, Spacious LR w/ Fireplace, Master Retreat Room & Master Bath w/ Garden Tub and Walk In Shower, Double Vanity, Updated Kitchen w/ Appliances, Updated Floor Coverings, Metal Roof just installed, Covered Front Porch, Rear Deck, Landscaped, 2 Car Det. Garage! THIS IS A LOT OF HOME FOR THE $$$$$

$119,900
Sara Fryman,
606-782-7007
MLS 37080

6011 KY 3170, Maysville, KY

Ranch Home w/ Full Finished Walk Out Basement, 2 Bedrooms, 2 Full Baths, Equipped Eat In Kitchen, Living Room and Family Room with See Thru Fireplace, Screened in Back Deck w/ Nice Country Views, Nice Large Lot, Blacktopped Driveway. Only

$112,500
Call Kathy Phillips,
606-584-1309
ML#36808
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! Easily converted to Duplex. Only

$119,900
Call Kathy Phillips, 606-584-1309
MLS 36168

5190 WEAVER RD., MAYS LiCK, KY

1997, 3 Bedroom Doublewide, CH, CA, wood burning Fireplace and fully equipped kitchen, 28x40 detached, Amish built garage/ work shop with concrete floor, situated on 5 acres of wooded land and a creek. This place is secluded and full of wildlife.

$99,900
Call Earlyne Moreland, 606-584-2517

8387 ORANGEBURG ROAD, MAYSVILLE, KY

Just off AA Highway - Vinyl Sided Ranch Home w/ 4 Bedrooms, 2 Full Baths, Great Room Sizes, Large Equipped Eat In Kitchen, Split Bedroom Floor Plan w/ Large Master Suite.

$92,000
Call -Donna Hatton
606-584-1743
 MLS 36168

4 BRYANT CIRCLE, MAYS LiCK, KY

Nicely Maintained 4 Bedroom, 2 Full Bath Home, Equipped Kitchen, Large Master Suite w/ Walk In Closet, Full Basement, Mostly Finished w/ Laundry Facilities and Outside Entrance, Rear Deck and Off Street Parking, Nice Curb Appeal, Newer Metal Roof, Shaded Front Yard, Nicely Landscaped.

$89,900
Call Kathy Phillips, 606-584-1309

1240 FOREST AVENUE, MAYSVILLE, KY


$47,000
Kathy J Phillips
606-584-1309
MLS 36795

7146 KY 1234, MAYSViLLE, KY

Adorable 3 Bedroom, 1 Bath Home, RECENTLY REMODELED AND READY TO MOVE IN! Kitchen w/ Breakfast Bar, 1 Bedroom on 1st Floor, Spacious Utility Room, Covered Front and Side Porch - Nice Serene Country Location - Lush Lawn - AND a “She” (Or He) Shed Completes this Property!!! - Asking Only

$56,600
Kathy J. Phillips, 606-584-1309
MLS 36997
836 Forest Ave, Maysville, KY

PREVIOUSLY USED AS A BEAUTY SALON - BUY AND RENT OUT BOOTH SPACES TO LICENSED BEAUTICIANS!!!! EARN NICE INCOME! TOTALLY EQUIPPED TURN KEY OPERATION! 2 Rooms Presently has Salon Stations, Waiting Room, Kitchenette, Bath and Pedicure Room. Off Street Parking, Concrete Ramp, Storage Building. OR Convert to a Home - Call for Details

$50,000
Kathy Phillips
606-584-1309

Little Holly, Camp Dix Area, Vanceburg, KY

25 +/- Acres, Level Road Frontage to Build On or Enjoy Campsite, Wooded Hills for Hunting! Electric and Water Available, Gravel County Maintained Road.

$42,000
Kathy Phillips,
606-584-1309

305 Commerce Street, Maysville, KY

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!

$36,000
Kathy Phillips
606-584-1309

PARRY PLACE-TOBACCO ROAD

(2) Residential Building Lots.
1.054 Acres & 1.053 Acres
Country Living - Close to Maysville
KU Electric- City Water
Limestone Cable
Plat & Recorded Restrictions
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$28,000 Each
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606-584-1309

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LOT #7 – SOLD
Great Location!
(7) Remaining Lots
Start your new home here!
KU Electric-City Water-Limestone Cable
Country Living-Close to Town

$17,900
(EACH)
Call Kathy Phillips
606-584-1309
8 | THURSDAY, AUGUST 8, 2019

Meredith Story
Principal Broker
606.748.7201
storyrealty@windstream.net

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

New Sales Agent
Barry Purvis
606 748 0048
purvisbarry8@gmail.com

RESIDENTIAL | AGRICULTURAL | COMMERCIAL | HUNTING

239 STOCKWELL AVE
FLEMINGSBURG, KY $329,000

This lovely colonial home is situated within walking distance of schools, downtown shops, restaurants, parks, and walking trails, yet surprisingly very private to be located in the heart of town. This beautiful home features a very large gazebo with a stone fireplace, 24 foot cedar deck, master bedroom, kitchen, family room, dining room, and living room on the main floor. There are four bedrooms and two full baths upstairs. With its own sunroom, lots of patio space, and an in-ground pool with a large workshop, this is the perfect setting for this stately home.

649 HILLTOP RD, EWING, KY $30,000

One acre lot with 2 mobile homes, (one used as storage) and outbuildings. Enjoy country living, while still being close to town. With a little TLC, owner could live in one home and rent the other, or have a nice rental property with two homes.

100 MELODY LN WALLINGFORD, KY $134,900

3br 2ba, this is a very nice home in rural area that sits back off of Routt Road. Call Billy W. Story 606-776-0259 for a showing. Nice property lots of trees and private directions are 32 east to route road across from goddard building and exit onto state road.

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 and water heater. Big ticket items no worries.

1369 FALLS OF ROUGH RD,
FLEMINGSBURG, KY $289,000

21 unit motel with apartment, ongoing business. Motel is close to Rough River State Park. Great opportunity for the right person good location close to state park. Call Billy W. Story 606-776-0259

215 EAST MAIN ST FLEMINGSBURG, KY $64,900

Two bedroom, one bath, Beautiful home 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.

3090 POPULAR 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.

7090 MT. CARMEL ROAD, MAYSVILLE, KY $399,900

This beautiful home has an open floor plan with the master bedroom suite on the main floor. Two large bedrooms and a full bath are on the second level. The spacious kitchen has all stainless steel appliances, lots of cabinets, and tile floor. The 59+- acre farm provides the perfect setting for this gorgeous home and bath for relaxing or entertaining family and friends. There is a sunroom, lots of patio space, and an in-ground pool with pool house and bath for relaxing or entertaining family and friends. There is a two car garage and the acre plus grounds, with mature trees and great landscaping is the perfect setting for this stately home.

41123 US 62, MAYS LICK, KY $385,000

This is working dairy farm present owner milked about 30 cows until just recently has silo two barns and dairy equipment still in place. Outside wood furnace. This could be a Beef Farm. Property has a older two story house on it that need little TLC but is functional. Call Billy W. Story 606-776-0259

3br 2ba, this is a very nice home in rural area that sits back off of Routt Road. Call Billy W. Story 606-776-0259 for a showing. Nice property lots of trees and private directions are 32 east to route road across from goddard building and exit onto state road.

133 WEST WATER ST.,
FLEMINGSBURG, KY $39,999

Historical 18 room home on a half acre (+-) lot. The left side of the home, which is constructed of logs, was built in 1798 by Thomas Talmage. The brick side of the home was built by Eddle 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.

71115 HARN ROAD
FLEMINGSBURG, KY $89,500

Nice brick home on a large lot, close to Flemingsburg, with picturesque views. There is a 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 $86,900

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.

6488 HELENA ROAD
MAYS LICK, KY 42105 $17,500

Older home on a large one and one third level lot. Home is in poor condition and needs repairs.

00 WATER TOWER ROAD
MAYSVILLE, KY 41056 $280,000

Forty acres, located on the corner of Water Tower Road and the AA Highway. Present use is farming. Lots of white tail deer and turkey. Currently zoned agricultural, but has great potential for commercial use. Highly visible from the AA highway.

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Showcase of Homes
Small vacant lot located near downtown Maysville close to detention center and other rental areas.
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.

00 STARLIGHT BLVD MAYSVILLE, KY 41056
$18,500
Lot #7 Horizon Estates. 4 miles north of us 68 on clarks run rd. Call Billy W. Story 606-776-0259

4793 MAYSVILLE ROAD FLEMINGSBURG, KY
$550,000
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 113 miles from Flemingsburg, good location highly desirable piece of property. Call Billy Story 606-776-0259

7838 HIGHWAY 11 MAYS LICK, KY 41055
$299,000
This is a good productive farm located halfway between Maysville and Flemingsburg on highway 11 has older mobile home on it. It has tobacco barn acreage is all usable lays really good hay on about 30 acres but could turn some of pasture into more hay ground if needed need to look at this one no sigh by the road but contact Billy W. Story 6067760259 to view.

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.

00 KY. 111 FLEMINGSBURG, KY
$650,000
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 into two tracts.

5205 MUSES MILLS RD, WALLINGFORD, KY
$249,000
136 acres. Property mostly wooded with some timber recent timber cruise show tens of thousands marketable timber, small creek runs thru property with some open land for food plots. Would make a excellent hunting property with timber investment standing there lots of turkey, deer and other wildlife has road front on highway 1013 several beautiful building sites new survey just completed. Call Billy Story 606-776-0259

000 INDIAN CREEK RD WALLINGFORD, KY 41093
$21,500
Great building lot with beautiful views of Indian Creek valley. Enjoy the peace and quiet and watch the deer and turkey from the porch of your new home. This is lot number 1 and is approximately four and three tenths acre.

000 INDIAN CREEK WALLINGFORD, KY 41093
$12,000
This three acre lot has stunning views from all directions. Come to Indian Creek Valley and enjoy a slower paced lifestyle. This is lot number 2 and is an approximate three acre lot.

0000 INDIAN CREEK, WALLINGFORD, KY 41093
$12,000
This three acre lot has stunning views from all directions. Come to Indian Creek Valley and enjoy a slower paced lifestyle. This is lot number 2 and is an approximate three acre lot.

000 MAPLE LEAF RD. MAYSVILLE, KY
$179,000
This would be a great place for that new home or cabin. Fantastic views, lots of wildlife, small stream, very peaceful and quiet. This is lot number 3 and is approximately ten and a half acres.

00 MUSE S MILL RD., WALLINGFORD, KY 41093
$25,000
Nice little spot for a few calves or horses. Call Billy Story 606-776-0259

6843 HIGHWAY 11, MAYS LICK
$456,000
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.

5204 MUSES MILLS RD, WALLINGFORD, KY
$179,000
90 acres. This property has older homestead that could be fixed up as a residence or hunting cabin idea hunting retreat with timber, barn and crop land for food plots hunters need to take notice on this one call Billy W. Story 606-776-0259.
**Showcase of Homes**

**181 Windsor Drive**
Flemingsburg, KY 41041
**$75,000**

**00 Ledan Street**
Flemingsburg, KY
**$5,000**
Beautiful building lot in a desired subdivision. 100’ by 200’ lot. Close to town, but in the country.

**911 Fleming Road**
Maysville, KY 41056
**$49,000**
Central Electric Air Conditioning, Electric heating, concrete flooring, fluorescent lighting. Call Billy W. Story 606-776-0259

**00 Crawford Bend Rd**
Hillsboro, KY 41049
**$46,900**
Approx. 9 acres. Owner financing available

**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. Call Billy Story 606-776-0259

**42 Paper Moon**
Hillsboro, KY 41049
**$149,900**
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 everything goes sits on 13 + acres call Bill Story 606-776-0259

**00 Pretty Ridge**
Morehead, KY 40351
**$44,900**
Enjoy this very private 5+ acres at Cave Run Lake. Nice home shelf tucked in behind the bank off of highway 1274. County water on the property.

**2011 Bald Hill Rd., Hillsboro, KY**
**$154,900**
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

**0000 Bypass,**
Flemingsburg, KY
**$44,500**
One acre plus, commercial lot, located on the Flemingsburg Bypass, next to Bypass Bait and Tackle.

**903 Fleming Road**
Maysville, KY 41056
**$129,900**
Commercial building could be used for several things Call Billy W. Story 606-776-0259

**350 East Maple Leaf Road**
Maysville, KY 41056
**$575,000**
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, access from legoe, highly visible from either Double A from maple leaf road, high traffic area, very good location Billy Wayne Story (606) 776-0259

**0 Lake Ridge Drive**
Maysville, KY
**$150,000**
Great investment opportunity!! 3 homes, each on one and a quarter acre or larger lot, for sale. All homes are approximately 15 years old, presently rented, offered as a package, and located on Lake Ridge Drive, Maysville, Ky. 2 homes are 3 bedroom, 2 baths, electric furnace, central air, underground electric, with concrete slab and block foundation. One home is a two bedroom.

**504 Johnson Creek Rd, Ewing, KY 41039**
**$28,000**
8 and half acres used to be mobile home but was destroyed. Septic, water, and electric there ready to build on or put new mobile home on lot after cleanup. Call Billy Story 606-776-0259

**7017 Lake Ridge Drive**
Maysville, KY
**$92,500**
Check this one out, if you are looking for a small farm! Has a five 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.

**0142 Morehead Road**
Flemingsburg, KY
**$240,000**
Rare opportunity to own a really nice 6000 sq. foot commercial building on an acre lot, conveniently located just outside of Flemingsburg, Ky. on route 32, Morehead Road. The building and grounds are currently home to Legacy Horsepower Auto Sales LLC, a specialty auto dealer. The potential and uses of this building are endless. The building was built with red steel beams and has room for living

**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.

**LBAR.COM | 125 Court Square, Flemingsburg, KY | STORYREALTYKY.COM**
0 KEYHOLE MADDEN FORK
GARRISON, KY 41179
$67,500
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 actually in greenup co.

00 HIGHWAY 801 NORTH, MOREHEAD, KY
$2,685,000
Great potential. Development property. 135+- acres located just off of I-64 next to the MMRC Regional business/industrial park. Three miles to Morehead and four miles to Cave Run Lake.

00 CRAYCRAFT ROAD
TOLLESBORO, KY
$149,900
Good hunting farm Has a Barn,creek greenhouse co water good site for a house or homestead. 50 Acres. Call Billy Story 606-776-0259.

3378 WEST KY. 10 TOLLESBORO, KY
$60,000
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.

903 FLEMING ROAD
MAYSVILLE, KY 41056
$189,000
Commercial building could be used for several things property also includes 4 other commercial buildings. 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.

1103 FLEMING ROAD
MAYSVILLE, KY 41056
$49,000
Concrete floor type, Parking Partially Paved Call Billy W. Story 606-776-0259

00 FRAZIER ST, FLEMINGSBURG, KY
$1,080,000
Large tract commercial property, prime location, priced to sell. Will Divide.

7012 TAYLOR MILL ROAD
MAYSVILLE, KY
$119,900
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.

114 JUNCTION RD. EWING, KY
$69,900
This is an older home with nice acreage in downtown Elizaville. Could be a beautiful home and grounds. Small barn on the property. Call Billy Story at 606-776-0259 for a showing.

00 POPULAR PLAINS ROAD
FLEMINGSBURG, KY
$37,500
This property fronts on blacktop road (highway 96) nice building site with a view available owner financing tract #11 $3750.00 down $261.67 per month. Call Billy Story 606-776-0259

00 STARLIGHT BLVD
MAYSVILLE, KY 41056
$105,000
Lot #18 Horizon Estates. 4 miles out clarks run. Call Billy W. Story 606-776-0259

00 STARLIGHT BLVD
MAYSVILLE, KY 41056
$18,500
Lot #18 Horizon Estates. From Washington take Clarks Run out approx. 4 miles. Property on left. Call Billy Story 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. 50 Acres. Call Billy Story 606-776-0259.

903 FLEMING ROAD
MAYSVILLE, KY 41056
$189,000
Commercial building could be used for several things property also includes 4 other commercial buildings. Call Billy W. Story @ 606-776-0259

0 KEYHOLE MADDEN FORK
GARRISON, KY 41179
$67,500
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 actually in greenup co.
NEW PRICE
$305,000
5030 CHINQUAPIN LANE
MAY’S LICK KY
Magnificent Southern Plantation home on wooded 2.04 acres. 4+ bedrooms/3.5 baths. 3 floors & full finished basement featuring theater, office & storm shelter. Open floor plan w/ living & updated modern kitchen. Spacious dining room. Master ensuite w/ custom closet & double sinks. Jack & Jill bath. Bonus room. 2nd floor balcony w/breathtaking views. Geo-thermal heat/air. 3rd floor for entertaining. Move in ready! Contact Glenda Weddle @ 606.584.3229 for a personal tour. MLS 37015

SALE PENDING
$144,900
404 MT STERLING AVENUE
FLEMINGSBURG KY
City living in country style! Amazing spacious kitchen w/ newer stainless appliances, custom built 10 ft island & baker rack. Living room w/fireplace, dining room w/natural light, convenient office/computer room, 4 bedrooms, 2 full baths, 2 half baths, covered back porch w/privacy, lots of storage & oversized building for garage, boat or RV. Hardwood floors. Gas heat/central air. Private driveway. Contact Glenda Weddle @ 606.584.3229 for a personal tour. MLS# 36674

NEW LISTING
$124,900
2314 GLENDALE DRIVE
MAYSVILLE
Business opportunity! Commercial building and extra lot located on US 68. Possession at closing. For more info, contact Lishawna @ 584.1072. MLS# 36903

NEW PRICE
$87,500
585 CIRCLE DRIVE MAYSVILLE
Great Location - located in Country Club Heights across from Bluegrass Shopping Center. Brick home featuring 3 bedrooms, bath, utility room, forced air & gas heat, large eat in kitchen with appliances, single attached garage, nice deck. Call Charlene @ 606.564.1106 for more info. MLS# 36856

NEW PRICE
$164,900
214 MAIN STREET
Cute house in quaint neighborhood. 3 bedrooms & updated large bath. Living & dining rooms w/ lots of natural light. Kitchen w/ appliances, updated counter tops, backsplash & cabinetry. Spacious laundry room w/ storage. Tilt-in windows, off street parking, floored attic, fenced yard, new storage building & landscaped corner lot. Cozy front porch & deck area for entertainment. Move-in ready. Call Glenda Weddle @ 606.584.3229 for a showing. MLS# 36906

SALE PENDING
$100,000
LOT #1 WADSWORTH BLUFF BUILDING LOT
Wonderful view of the Ohio River! Contact Charlene @ 584.1106. MLS#

NEW PRICE
$38,000
2314 GLENDALE DRIVE
Building lot, corner of Pickett & Kitter Lane. 2.63 acres. Located near Cummins Nature Preserve. Contact Lishawna @ 584.1072. MLS# 37052

SALE PENDING
$90,000
2326 US 68 MAYSVILLE
Business opportunity! Commercial building and extra lot located on US 68. Possession at closing. For more info, contact Lishawna @ 584.1072. MLS# 36885

SALE PENDING
$144,900
1580 EAST ALGONQUIN DRIVE
MAYSVILLE

NEW PRICE
$40,000
536 WEST SECOND STREET
Nice 2 bedroom home w/ full bath. River view. Indoor laundry. Hardwood floors, kitchen appliances included, many updates. Call Willy @ 606.375.6884 for more info. MLS# 35906

NEW PRICE
$81,000
124 WEST THIRD STREET
Charming historic row house - can be duplex. 3 bedrooms, 2 baths, kitchen w/ stainless steel appliances, small back yard w/ some view. Must see Please call Willy @ 606 375.6884. MLS# 36895

NEW PRICE
$74,900
243 WEST THIRD STREET
Nice home with river view, 2 br’s, bath, dining room, French doors, forced air heat & air kitchen w/ appliances, hardwood floors, side porch. Call Willy 606-375-6884. MLS# 36895

NEW PRICE
$59,900
40 EAST FIFTH STREET
18 file brick home featuring 3 bedrooms & full bath. Owner financing to qualified buyer. Call Willy about this property & other investment properties. 606-375-6884. MLS# 35227
4025 BEAUMONT DRIVE
This lovely 2 story brick home is in Beaumont Estate and sits at the end of the Cul-de-sac. It offers 4 bedrooms, 2.5 baths, full basement, Living room, dining room, family room with fireplace, eat-in kitchen with bar, geothermal heat and air. Deck off kitchen with views and access to the lake. This Home will not last long!! $260,000. Call Sarah Boone-Jayasuriya at 606-375-9884

MLS 36811

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/ Jack and Jill bath. Walk out basement has a family room.$220,000. Call Sarah Boone-Jayasuriya at 606-375-9884

MLS 36154

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

MLS 36611

843 CLARKS RUN ROAD, MAYSVILLE
Stately older home situated on 2+ acres w/newly remodeled kitchen. Home offers impressive front porch, grand foyer w/piano, formal living & dining rooms w/inlay hardwood flooring, office w/built-ins & outside entrance, new white kitchen cabinets & countertop, stainless frig & freezer, new oven, new hardwood flooring, den w/fireplace, all seasons room, huge master suite w/balcony, finished attic. $289,000. MLS 37115. Call Angie Boone-Ishmael at 606-301-3666

MLS 36933

858 FAIRLANE DRIVE, VANCEBURG
Very small lot, S side of Fairlane dr, neighbors close by. Off street parking. Close to schools, churches, and places to purchase. Inside has not been viewed, have been unable to contact occupant. Will reserve comments on inside at later date. storage building to the rear, connected. F porch, and small rear corner porch. Metal underpinning around most of house. May be on block or piers foundation. $18,000. MLS 37092. Call Ron Redden at 606-407-5045

 MLS 36033

6178 KY 11 MAYSVILLE, KY 41056
Beautiful property located on KY 11 close to AA highway. This lovely 1.5 story home was built in 2012 and has plenty of style throughout. Authentic barn wood and tin detail, engineered bamboo flooring, spacious kitchen with bar and stainless appliances. Separate Master bedroom suite with large bath, walk in closet and lovely farm views. 13 + Acres of majestic country living close to town!! Call Sarah today!!

MLS 37114
7056 KY 344
2 bedroom, 1 bath ranch home with Wood burner backup; Garage is a work for mechanic farm and auto equipment. Has attached shed, open on 3 sides. Insulated & heated. Attached CP, gravel drive. Block garage converted to outbuilding. Gas heater (wall mount) stays with property. $68,425. Call Ron Redden at 606-407-5045

1227 FOREST AVE.
2 bedroom, 1 bath shotgun home, kitchen, living room and dining room (could be used for 3rd bedroom, if needed). Replacement vinyl windows, newer roof, newer carpet and vinyl. Gas furnace and central air. Unfinished partial basement with washer/dryer hookup. $29,900. Call Angie Boone-Ishmael at 606-301-3666

38 WEST KY 8
Vanceburg-4 unit Office building, 2 presently leased, blacktopped parking lot on 3 sides of the building. Privacy fence in rear. Each unit has its own HVAC system & separate utilities. Front & rear entrances to each unit. Baths in each. Covered sidewalks. Tenants responsible for utilities. Above average condition as building has been well maintained. Call listing agent for private showing. $199,900. Call Ron Redden at 606-407-5045

4460 EAST KY 8, VANCEBURG
3 bedroom, 1 bath home on .362 acre w/LP gas. Floor furnace in between LR/Kit, flue for WB not in use. The house & lot is priced at $30,000. The remainder barn, crib and lots is $80,000. Total $110,000 for all. Call Ron Redden at 606-407-5045

3029 CLASSIC DRIVE, MAYSVILLE
3 bedroom, 1 bath ranch home offers generous size kitchen with appliances, family room, ample sized laundry room, plenty of closet space, extra wide door openings for handicapped accessibility and unfinished basement. One owner. Home needs a little TLC. Priced to sell at $55,000. Call Angie 606-301-3666

701 FOREST HILLS DR., MAYSVILLE
High atop Maysville and off Jersey Ridge, this 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 plus acres 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! $255,000. Call Barbara Boone at 606-407-3600

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 & baptistery. $220,000. Call Angie Boone-Ishmael at 606-301-3666
SOLD

651 BUFFALO TRACE, MAYSVILLE, KY
Very nice brick ranch in Hilcrest Subdivision. This 3 bed/2 bath home has been recently updated. New carpet/vinyl, new paint throughout, updated master bathroom with tiled shower. Large formal living/dining room, large laundry room off eat-in kitchen. Family room with brick FP leads to sun porch with relaxing views. Beautifully landscaped. Call Sarah today! 606-375-9884

MLS 36933

SOLD

248 HESTER RD., GERMANTOWN-
3 bedroom, 2 bath doublewide on 2.17 acres offers 1800 sq ft of living space w/large family room open to large eat-in kitchen. Kitchen offers lots of oak cabinets, range & refrigerator, island w/sink & dishwasher, bar seating & office area. Master bedroom offers split double sinks, garden tub & separate shower w/double doors leading to bedroom. All bdrms have walk-in closets. 2.5 car detached garage. $125,000. Call Angie Boone-Ishmael at 606-301-3666

MLS 36990

SALE PENDING

50 COOPER ST
Vanceburg-Very nice 2 bedroom, 1 bath ranch home. Elderly/handicap occupied, has special needs features; walk in bath, security bars (bath), Wider doors, Carpet/tile floors, front/ rear porch, concrete drive, w/portable storage OB. Fenced, Kitchen has hickey cabinets. $65,000. Call Ron Redden at 606-407-5045

MLS 36922

SALE PENDING

7136 KY 344
Vanceburg – 34 acres, 2 bedroom, 1 bath ranch home. Old farm, empty for a few years. (unknown) public water, old cistern, block & stone cellar (fair condition) 2 rooms, water no bath. Sound) 2 barns, (fair condition) barn needs extensive siding. Posts ok, dry. Front/rear porches (replace) gravel drive (grassed over) both barns need repaired. Front on Elk link/KY 344 (Elk is a county gravel road) $68,294. MLS 36909. Call Ron Redden at 606-407-5045

MLS 36909

SALE PENDING

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 storage building. $40,000. Call Angie Boone-Ishmael at 606-301-3666

MLS 36271

SALE PENDING

64 W. 2ND ST., VANCEBURG KY
4 unit rental, each 1 bedroom & 1 bath. 2 units currently rented. River view from rear. $37,500. Call Ron Redden at 606-407-5045.

MLS 36832

SALE PENDING

1410 GOLF MANOR DRIVE
Fibro 2 story brick home backs up to Kenton Station Golf Course. Offers 5 bedrooms & 2 baths on 2nd floor. Main floor offers formal living & dining rooms, family room opens to kitchen w/solid surface countertops, bar, island & appliances, sunroom w/great views of golf course & in-ground pool, half-bath & utility room just off garage. Basement offers den, office & workshop. Pool house offers extra storage for pool supplies & mowing equipment. $250,000. Call Angie Boone-Ishmael 606-301-3666

MLS 37023

SALE PENDING

214 BROADWAY STREET, MAYSVILLE KY
Cute, Cute, Cute 4 bedroom, 2 bath home. Newly updated flooring in family room, master bedroom/bath on main floor fenced in backyard and off street parking. Very nice!! Priced at $79,900. Call Sarah today 606-375-9884

MLS 36974

PRICE REDUCED

99 COUNTRY LANE
Vanceburg-Seller is selling as lot only. Any buyer can keep or destroy structures. Structures are in low quality condition. Heat also has flues, Woodwork might be salvageable. Limited access to salt lick creek. Level to road, but below grade in rear. Garage is wood-frame structure, wood heat, metal roof, no bath, or water. 2 car passivity, with small office, and boxed. Used for storage. $20,000. Call Ron Redden at 606-407-5045.

MLS 36920

PRICE REDUCED

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. $18,000. Call Angie Boone-Ishmael at 606-301-3666.

MLS 35037

SALE PENDING

15 DAYS HILL LANE, VANCEBURG KY
3 bedroom, 1 bath ranch home. $49,900. Call Ron Redden at 606-407-5045.

MLS 36859

SALE PENDING

2030 DUKE STREET
DOVER, KY
Adorable house in Dover!!! 3 bedrooms, huge eat-in kitchen with stainless steel appliances sun room with rock floor, nice level yard, back deck, gas fireplace listed at $89,900 this will not last long!! Call Sarah today 606-375-9884
BOONE REAL ESTATE
606-564-3696

2609 ROCK RUN RD., VANCEBURG
75 acres, water & electric available. Timber was selectively cut about 10 years ago. $95,000. Call Ron Redden at 606-407-5045.

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.

9052 OWL HOLLOW PIKE
5.367 acres, Deed restrictions: Ag, but can build homes. $17,500. Call Ron Redden at 606-407-5045.

JANE STREET, DOVER
Stunning & unique Get-Away Property at the mouth of Lees Creek & Ohio River offers 1800’ of river frontage on 11.672 acres. Improvements include gravel road thru property, gravel camper pads large enough for a total of 4 campers, septic tank with 3 hookups (more can be added), 2 electric & water hookup spots, security flood light & firepit. Ideal boat dock area along Lees Creek. $89,000. Call Angie Boone-Ishmael at 606-301-3666.

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 (RT 9 and Tollesboro). $175,000. Call Barbara Boone at 606-407-3600.

91 DEARING LANE
Tollesboro- Almost 1 acre with some fencing; scattered and laying on ground. sewage, and electric (public) end of a dead-end street. Mostly to fairly level, pond, on NW side. Heavy wooded, young trees, seller priced AS IS, but negotiate for clearing. $11,000. Call Ron Redden at 606-407-5045.

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.
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

R196 • 204 STOCKWELL AVE.
FLEMINGSBURG KY 41041
CHARMING 3BR/1 BA home with
beautiful cherry hardwood floors,
rock patio, nice back yard
$69,000.00

R198 • 326 BROWN RD
FLEMINGSBURG KY
28 X 60 Doublewide, 2 single wides,
cabin, 3 garages, 2 ponds on 20+/- acres
$174,900.00

R203 • 9371 KY. HWY 57
TOLLESBORO, KY 41819
Check out this adorable, move in
ready home! This 3br/1.5ba brick
home sits on a 0.72 acre lot along
Ky Hwy. 57 and features beautiful
laminate wood flooring, unique chair
rails, wood heating stove, and a large
walk in laundry room. There is a deck
on the back with plenty of room for
to relax and entertain. Property also includes
wood building with tons of potential.
$169,000.00

R204 • 380 HALL ROAD
FLEMINGSBURG, KY 41041
Take a look at this gorgeous, move-in
ready 3 br/3ba home! Situated on 8+ acres, along a quiet country road w/
mature landscaping and a blacktop
drive. Also includes a storage building.

R205 • 3396 MARY INGLES HWY
DOVER, KY
15.975 acres with a 1999 Palm Harbor
doublewide. 3BR/2Ba with open floor
plan in great shape. 10 X 16 outbuilding,
cistern and stone cellar. This property
fronts on Rt. 8.
$99,000.00

R206 • 8027 SEDDON LANE
MAYSVILLE, KY 41056
2br/1ba house and 23 acres
located in Maysville, KY. Great
investment opportunity!
$67,500.00

R207 • 3896 MARIEINGLES HWY
DOVER, KY
15.975 acres with a 1999 Palm Harbor
doublewide. 3BR/2Ba with open floor
plan in great shape. 10 X 16 outbuilding,
cistern and stone cellar. This property
fronts on Rt. 8.
$99,000.00

R195 • 142 ANNADD DR.
FLEMINGSBURG KY 41041
3BR/3 1/2 BA home with walkout
basement, geothermal heat/air. Approx
3963 square foot living space and 1056
square foot of garage area. Additional
acreage available.
$249,900.00

R198 • 326 BROWN RD
FLEMINGSBURG KY
28 X 60 Doublewide, 2 single wides,
cabin, 3 garages, 2 ponds on 20+/- acres
$174,900.00

R200 • 116 LAKE TERRACE DR
FLEMINGSBURG, KY 41041
3 bedroom, 1 1/2 bath house in the heart of
Flemingsburg, KY. Perfect starter home!
House comes with an unattached one car
garage and a blacktop driveway!
$169,000.00

Michele Cochran ..................606-782-0488
Chad Bowling ......................606-782-6360
Lori Kielman ........................606-782-1554
Jeff Donovan ........................606-782-0745
Shannon McDaniel .............. 606-209-1100
Amanda Fryman .................606-842-1080
Ron Lawson .........................859-494-9305
Jerry Neal ............................606-748-0128
Ethan Blair ..........................606-359-2675

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

Chuck Marshall
Auction & Real Estate Company
4565 Maysville Road, Flemingsburg, Ky 41041
Chuck Marshall, Broker/Auctioneer 606-782-0374
(606) 845-5010 • 1 (800) 475-1903

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Auction & Real Estate Company
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drive. Also includes a storage building.

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Website: www.chuckmarshall.com
Email: agent@chuckmarshall.com
**PRICE REDUCED**

**F822 • 10160 VETERANS MEMORIAL HWY KY 11 SHARPSBURG, KY 40374**

95.16 acres Gentlemens Farm, 2300 sq ft home, extensive fencing, 2 1/2 acre fishing lake, orchard, livestock barn with tub/sweep/scale working facility, feed barn, hoop building, Ritchie Fountains

$590,000.00

**F828 • 685 ROSEDALE RD, MOREHEAD, KY 40351**

79 acre cattle farm located in Rowan Co., KY complete with a 3 BR/2BA Bedford stone home, 2 car garage, 2-30x60 hay barns, and a 50x80 hoop barn with concrete floor.

$325,000.00

**F829 • ROSEDALE ROAD MOREHEAD, KY 40351**

45 acres of beautiful, vacant land located in Rowan Co., KY. Lots of road frontage. Includes cattle waters.

$105,000.00

**F832 • SHIELDS ROAD, SHARPSBURG, KY**

36 +/- acres with a large tobacco barn. Nice small cattle/crop farm with a beautiful building site. Peaceful country living with utilities available

$124,900.00

**F821 • 693 SULLIVAN RIDGE RD VANCEBURG, KY 41179**

166.7 +/- acres with 26 +/- tillable acres and a pond. Farm also has wood lands and would be great for deer hunting!

$339,000.00

**F823 • 1921 MADDOX PIKE FLEMINGSBURG KY 41041**

904+/- acres Fleming county farmland with shop/garage. grain bin, feed building and loafing barn.

$575,000.00

**PRICE REDUCED**

**F820 • 821 BURTONVILLE RD WALLINGFORD, KY 41093**

238 acres located off Wilson Run Road in Fleming Co. This beautiful land lays level to rolling and includes 2 houses, 4 barns, 3 machinery sheds, and corn crib. (Seller reserves the logs in the house)

$595,000.00

**F835 • 12162 MOREHEAD RD WALLINGFORD, KY 41093**

Consisting of approximately 205 acres of farmland and woodland, mostly in pasture and hay presently, with frontage along Sandlick Creek. There is approx. 50 acres of woodland. Good selection of marketable timber (white oak, walnut, red oak, etc.) Coke 1 1/2 story frame house that has 3 BR, 4 room, kitchen and washer/dryer hook-up along with several out buildings, feed and dairy barn, 2 tobacco barns, concrete silo (approx. 200 tons), metal sided garage that is 32x32 with concrete floor & electric. This farm is very well located between Flemingburg and Morehead and has lots of potential!

$439,000.00

**F825 • MILL CREEK RD. FLEMINGSBURG, KY 41041**

164.5 +/- acres approximately 1/4 of a mile from Pleasureville, KY with road frontage on Burtonville Road. Land is 70% tillable with one shed on the property. City water available.

$675,000.00

**F830 • 1620 BOONE RIDGE RD GARRISON, KY 41141**

58+ acres of cleared and wooded land with a beautiful 3 bedroom/2 bath home, located on the Carter County and Greenup Co. line. Property is partially fenced and includes two ponds.  

**Purchase Options:**

- Home and entire 58+ acres = $139,900.00
- Home and 9.6+ acres = $99,900.00 (only after home has sold)
- 48+ vacant acres = $47,900.00 (only after home has sold)

$339,000.00

**F816 • SULLIVAN RIDGE RD VANCEBURG**

90 +/- acres Beautiful River Views, Barn, hunting shacks, Great hunting

$290,000.00

**Helpful Hint:**

- All properties on this page are listed with Auction and Real Estate Company. Please contact us for more information.

**Contact Information:**

- 606-782-0374 • (606) 845-5010 • 1 (800) 475-1903
- Website: www.chuckmarshall.com | Email: agent@chuckmarshall.com

**Showcase of Homes**

- Thursday, August 8, 2019
- Price reduced

**F827 • 457 BARRETT DRIVE WALLINGFORD, KY 41093**

288 acres located off Wilson Run Road in Fleming Co. This beautiful land lays level to rolling and includes 2 houses, 4 barns, 3 machinery sheds, and corn crib. (Seller reserves the logs in the house)

$595,000.00

**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 rolly topography.

$750,500.00

**F817 • 218 SULLIVAN RIDGE ROAD VANCEBURG, KY**

61 +/- acres with 1 1/2 story house and two barns. A concrete pad is located behind the barn and the barn has electric. Good barbwire fence with rolling land.

$155,000.00

**F826 • 61 RIBOLT-EPWORTH RD TOLLESBORO, KY 41189**

102 +/- acres with a good split of pasture and woods. 3BR/2BA home with recent updates, 2 barns and lots of road frontage. Small creek flows through the property giving you access to water most of the time.

$275,000.00

**F824 • 1610 VETERANS MEMORIAL HWY KY 11 SHARPSBURG, KY 40374**

127.47 +/- acre GREAT farm in a GREAT location. 127.47+/ acres located on Mill Creek Rd, just inside of the Mason county line. This is a super productive farm that is approx 80% cropland and it has a tobacco barn.

$431,800.00

**F828 • 685 ROSEDALE RD, MOREHEAD, KY 40351**

90+/- acres nestled in the lovely town of Germantown, Ky. 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 rolly topography.

$489,500.00

**F818 • SULLIVAN RIDGE RD GARRISON, KY 41141**

27+/- acres Barn, cattle waterers, building new fence on front

$75,000.00

**F831 • 1605 GARRETT ROAD WALLINGFORD, KY 41093**

40 acres of beautiful, vacant land located in Rowan Co., KY. Lots of road frontage. Includes cattle waters.

$105,000.00

**F834 • 1298 MOREHEAD RD WALLINGFORD, KY 41093**

Consisting of approximately 205 acres of farmland and woodland, mostly in pasture and hay presently, with frontage along Sandlick Creek. There is approx. 50 acres of woodland. Good selection of marketable timber (white oak, walnut, red oak, etc.) Coke 1 1/2 story frame house that has 3 BR, 4 room, kitchen and washer/dryer hook-up along with several out buildings, feed and dairy barn, 2 tobacco barns, concrete silo (approx. 200 tons), metal sided garage that is 32x32 with concrete floor & electric. This farm is very well located between Flemingburg and Morehead and has lots of potential!

$439,000.00

**F821 • 693 SULLIVAN RIDGE RD VANCEBURG, KY 41179**

166.7 +/- acres with 26 +/- tillable acres and a pond. Farm also has wood lands and would be great for deer hunting!

$339,000.00

**F824 • 1610 VETERANS MEMORIAL HWY KY 11 SHARPSBURG, KY 40374**

127.47 +/- acre GREAT farm in a GREAT location. 127.47+/ acres located on Mill Creek Rd, just inside of the Mason county line. This is a super productive farm that is approx 80% cropland and it has a tobacco barn.

$431,800.00
Here is an opportunity to purchase 7 +/- acres of land that lays level and has road frontage. This property is located within the subdivision of Mefford Heights, close to schools, business, and are great building lots. $84,900.00

Mefford Hills subdivision Maysville, KY

Acreage located right on KY 11. Rolling ground with access high visibility from road. Very nice investment property!!! $48,500.00

Veterans Memorial Highway Sharpsburg, KY 40374

14 acre of level to gently rolling land located in Fleming County, Ky. Includes a 4 bent barn and pond. Water available.

$68,500.00

Land
28-39 East Second St.
Beautiful building in downtown Maysville. Many recent improvements including new roof and new electric on the ground floor. One storefront is currently rented on a two year lease and the other is being built out to accommodate a new tenant. The building will likely be generating $2000/mth in income by closing. The 2nd and 3rd floors are wide open and ready to be finished. **Priced at $250,000 please contact Debi Beiland 606-584-1485 dbeiland@hotmail.com.**

5133 Main St
**Mayslick**
Gracious brick home situated in the heart of Mayslick. Private rear lawn. Home is manicured to perfection! 4 BR 4 full baths, granite counter tops as equipped kitchen, 2 family rooms on main floor, fireplace, finished basement includes family room with wet bar, exercise room/playroom room. This home has an abundance of storage. **PRICE SLASHED TO $319,000. Call Gayle Mullikin for a tour 606-563-6314**

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**

6009 Woodland Acres
This home is polished to perfection. Amenities to include, granite counter tops, stainless steel appliances, 3 brs, 3 full baths, hardwoods tile. **$205,000. Call Gayle Mullikin @ 606-563-6314**

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 $209,000. Please contact Debi Beiland 606-584-1485 dbeiland@hotmail.com**

2531 Magnolia Court
This 3 bedroom 3 bath home has lots of upgrades! Enter into a spacious living area w/vaulted ceiling and hardwood floors that flow right to the huge kitchen with a stunning backsplash and granite counter tops. Around the corner is the master suite. Upstairs are 2 large bedrooms, a full bath and bonus attic space. The finished basement offers a den, huge laundry room and gorgeous bar! **$208,900. Please contact Debi Beiland for a tour 606-584-1485 dbeiland@hotmail.com**
6045 Eastern Hills
Outstanding beautifully updated 4 BR, 2.5 BA home that could easily be converted to 5 BR. Open kitchen features white cabinetry, double oven set in contrasting cabinet, stainless appliances, granite counters and back splash. You will love the WOW statement wall of wood in the kitchen/dining area. Mud room with shelving, coat rack will make it easy to stay organized. Beautiful great room with gas fireplace that connects to second dining area. Den with second gas fireplace on second floor is adjacent to master BR. All baths updated. 2 Car attached garage. Private rear yard with above ground pool, fish pond, 2 storage sheds and a “castle” playhouse complete the picture. All situated on a lovely landscaped lot that is over an acre. Just minutes from town. Call Sharon @ 606-584-5181. $198,000.

2301 Glen Drive
Nice 4 BR, 3 BA home in Washington Glen. Home sits on over 1.6 acre lot and affords privacy, but you can walk to the park, ice cream shop, etc. Lovely kitchen with white cabinetry and appliances. Full partially finished basement that has been waterproofed. 2 car detached garage. Home warranty available. Priced at $152,900. Call Sharon at 606-584-5181.

809 Woodland Drive
OWNER WANTS OFFER! Nice ranch style home in one of Maysville’s most sought after locations. 3 bedrooms, 2 baths. Beautiful hardwood floors. Full basement. Sun room. At 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 $155,000. Call Kelly Ashley at 606-584-2855.

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 $140,000. Call Sharon @ 606-584-5181 for a private tour of this historic home.

460 West Second Street
Spectacular view of the river from this remodeled beauty! All new windows and doors. New metal roof, tankless HWH, all new kitchen and bath. Wooden deck in the back and 2 decks in the front. Lots of electrical and plumbing work was done during the remodel. The house sells furnished except for a few personal items. 3rd bedroom currently used as a den. Custom window treatments throughout. Priced at $185,000. Please call Debi Beiland for a tour 606-584-1485 dbeiland@hotmail.com

81 Austin Street Flemingsburg
Beautiful 3 bed 2 bath ranch home in the highly desirable Greenbrock area. Master suite features 2 closets, separate walk in shower. Open concept living and dining. Large kitchen with walk in pantry. There is a large 24x24 attached garage. Contact Debi Beiland 606-584-1485.

2510 Magnolia Court
Beautiful 3 bed, 2 bath ranch home in Cedarwood subdivision. Large great room features wood burning fireplace and vaulted ceilings with lots of natural light. Back yard has a privacy fence, covered porch and stone patio. To schedule your showing, call Jena at 606-584-1061.

6002 Eastern Hills
Nice 3BR, 1.5 BA ranch featuring newer metal roof, newer windows. Open updated kitchen with stainless appliances, snack bar. Newer sun room featuring vaulted bead board ceiling, skylights, large windows, gas fireplace. Additional family room and formal living rooms. New side deck and another rear deck. Storage shed in the rear as well as a fire pit/picnic area. Extra lot included. Priced at $140,000. Call Sharon at 606-584-5181 for a tour of this lovely home.

1024 W. Second St. Maysville, KY 606-564-6846

Visit us on the web: www.limestoneproperties.com

Limestone Properties
Member Buffalo Trace Multiple Listing Service
www.usamls.net/buffalotrace

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606-584-1061

Leo McKay
606-301-9191
606-584-7696

Jena Pate
606-584-1061

1027 East Second St.  
Gorgeous woodwork highlights this huge brick home! 12 rooms with 4 bedrooms and 4 full baths. The spacious master upstairs and the family room downstairs are an addition. Formal LR and DR, huge family kitchen, a gorgeous family room with a brick fireplace that has been sealed off and 4 extremely spacious bedrooms. There is 1 off street parking place and a garage at the back of the property. Property goes to the river. Asking $125,000 Please contact Debi Beiland dbeiland@hotmail.com 606-584-1485.

2309 Old Main Street  
The adorable log cabin might just be exactly what you are looking for! Two bedrooms, 2 baths and a large loft area. This cabin built in 1994, boasts, large covered front porch, back deck, new heating system, a roof and guttering that are approximately 6 years old and beautiful views! Asking $104,900 Please contact Debi Beiland for a tour 606-584-1485 dbeiland@hotmail.com

6008 Hwy 3170  
2 Br, 2 bath home, storage room, 2 car garage, sellers are motivated to sell!! $95,000. For your tour please call Gayle Mullikin at 606-563-6314 Motivated Seller!

102 East Second St.  
2109 Main St  
This building was home to The Strawberry Patch for many years. The building sells with all of the inventory that is currently in the building. Two stories plus a basement of rustic American charm. Rustic wood floors amazing front porch and central heat and air. Off Street parking in front of the building. Two 1/2 baths. Asking $89,900 Please contact Debi Beiland dbeiland@hotmail.com 606-584-1485

434 East Second St. Maysville  
Stately 3 BR, 2 BA brick home on corner lot. Features include large rooms, beautiful hardwoods, kitchen with appliances. Large living room features fireplace with gas logs. Full unfinished basement. Fenced in back yard and 2 car brick detached garage. Nice side and back porches and additional finished back porch. Priced at $95,000. Call Sharon at 606-584-5181 for a tour.

8063 Stonelick Rd  
Three bedrooms, 1 bath, 2 car detached garage-above ground pool. Asking $95,000 Please call listing agent GAYLE MULLIKIN@606-563-6314.

2146 Buckingham Square  
2 brs, 1.5 ba., unfinished basement. $89,900. Please call Gayle Mullikin at 606-563-6314

836 Meadow Crest Circle  
Beautiful 3 BR, 1.5 BA home in The Meadows. You will love the large great room with hardwood flooring, fireplace with gas logs. Recently upgraded kitchen features all stainless appliances, including a gourmet Wolf range, white cabinetry and hardwood flooring. First floor owners suite including master bath with large tiled walk in shower and tiled floors. Laundry area including front loading LG washer/dryer. Upstairs you will find 2 additional bedrooms and bath. Full finished walkout basement features game room with pool table, bar area. 4th bedroom, bath, craft room. You will enjoy the summer on the expanded rear deck overlooking the fenced in landscaped yard. Front porch expands the width of front of home. A oversized 2 car garage completes the picture. Home is immaculate and ready for occupancy. Call Sharon @ 606-584-5181 for your personal tour. Priced at $279,000.
Limestone Properties

16 Arrington Avenue
This spacious 3 bedroom brick ranch is located on level lot. The onetime garage has been turned into a family room. Partially finished basement. Carport offers off street parking. Asking $74,500. Please call Debi Beiland for a tour 606-584-1485. dbeiland@hotmail.com

22 Arrington Avenue
Charming two bedroom cottage on Arrington Ave. Newer roof, windows and AC unit along with many other updates. Original hardwoods throughout most of the house. Driveway with off street parking. Asking price $64,500. Debi Beiland for a tour 606-584-1485. dbeiland@hotmail.com

SALE PENDING

871 Fleming Road
Maysville, KY
8.5 acres, rollled, partially wooded. Listed for $32,000 and is #35461

Contact
Debi Beiland at
dbeiland@hotmail.com
606-564-6846x11

SALE PENDING

7064 Mt Gilead Rd.
Nice ranch style home on over 4 acres. This home features 4 bedrooms and 2 full baths as well as a full finished basement. Central heat and air. Large storage building and a large tobacco barn. Only minutes from downtown Maysville, this one won’t last long. Priced to sell FAST at only $74,900. Call Kelly Ashley at 606-584-2855.

WE HAVE LOTS OF BUYERS, BUT
WE NEED MORE SELLERS!

CALL ONE OF OUR AGENTS TO LIST TODAY!

JULY
Agent of the MONTH
Jena Pate

Limestone Properties
102 W. Second St. Maysville, KY   606-564-6846
Visit us on the web:
www.limestoneproperties.com

Member Buffalo Trace Multiple Listing Service
www.usamls.net/buffalotrace
WASHINGTON, MASON COUNTY, KY - PRICE REDUCED!!!

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 PRICE REDUCED NOW JUST $40,000!!! AND INVENTORY CAN BE PURCHASED SEPARATELY PUTTING YOU IN BUSINESS TOMORROW! C2703

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

GARRISON - LEWIS CO.

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!!! C2671

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.

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!!! C2670
NEW LISTING!!! MAYSVILLE/JERSEY HEIGHTS

705 BALDWIN DRIVE - IMPRESSIVE HOME - offers 3 BEDROOMS AND 3 BATHS, WITH A LIVING ROOM, FAMILY ROOM AND DEN, as well as a dining room and kitchen with granite countertops, fireplace, rear deck and patio, CH/CA, and TWO CAR GARAGE! All situated on a nice .413 acre lot and PRICED RIGHT TO SELL JUST $174,900!!! C2740

NEW LISTING!!! TOLLESBORO HOME ON 32 ACRES

TOLLESBORO 636 EAST EVANS ROAD, HOME ON 32 ACRES Wonderful 3 bdrm., 2 bath one story ranch home, 13.5 years of age, den with wood-burning fireplace, kitchen, dining room, breakfast nook, geothermal heat and air conditioning, attached two car garage, detached storage building with basement/cellar/storm-shelter, small stocked pond, acreage suited to crop/garden/hay, and priced to sell $324,400!!! NEW LISTING!!! C2733

SALE PENDING!!!

TOLLESBORO 252 SIMMONS LANE - 2 bdrm., 1 bath brick ranch, living room, dining room, kitchen, den, CH/CA, one car attached garage and two car (oversized) detached garage, blacktop drive, nice lot and great location and PRICED TO SELL $112,900!!! NEW LISTING!!! C2741

NEW LISTING!!! 4030 PUMPELLY LANE, MAYS LICK

MASON CO. 4030 PUMPELLY LANE, MAYS LICK - LIKE NEW LARGE & NICE!!! 3 bdrm., 2 bath modular home (not a doublewide), large gourmet-style kitchen with island and dining room, large master bedroom with en-suite bath with separate tub and shower, double-basin sink, HUGE walk-in closet, new steel roof installed in 2019, situated on a one acre lot on a promontory offering great views, rear deck, and PRICED TO SELL JUST $159,900!!! NEW LISTING!!! C2753

SALE PENDING!!!

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!!!

ROBERTSON CO. HOME ON 31.814 ACRES - 1011 CEDAR CREEK RD

ROBERTSON CO. HOME ON 31.814 ACRES - 1011 CEDAR CREEK RD - 31.814 ACRES improved with 2005 30’ x 80’ (title size) 4 bdrm., 3 bath, large kitchen, family room/living room with fireplace, den, CH/CA (9 yrs. old), large deck great for outdoor entertaining, OFFERING EXCELLENT DEER & TURKEY HUNTING, frontage on Cedar Creek PRICED TO SELL $189,900!!! Shown by appointment only! CALL JAMES MYRON THOMAS 606-782-1227. NEW LISTING!!! C2742
**OHIO RIVERFRONT HOME, 400+ FEET FRONTAGE ON RIVER, JUST $65,000!!!! A MUST SEE!!!**

**57 Riverview Rd., Vanceburg**

4 rm. (2: bdrm., kitchen, living rm., 1 bath, utility), 1 st. frame home, gas stove, window a/c, steel roof, situated on 8 lots 400 ft. frontage on street and river, PRICED RIGHT $65,000!!! NEW LISTING!!! C2727

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**MASON CO./MAYSVILLE, 309 WALNUT ST.**

**MASON CO./MAYSVILLE, 309 WALNUT ST.** - 3 bdrm., 1 bath, 1 st. frame home, living room, small den, kitchen, laundry, gas furnace (CH/CA), breaker electric box, renovated in 1999-2000, in very good condition! Suited to Owner Occupancy, Cheap Enough For Rental and PRICED FOR QUICK SALE, $39,900!!! NEW LISTING! C2750
ABSOLUTE AUCTION

SAT., AUG. 31, 2019, 10:30 AM
PLAINVIEW BAPTIST CHURCH
9633 MASON-LEWIS ROAD, MAYSVILLE (PLUMVILLE), MASON CO., KY

Photo of PLAINVIEW BAPTIST CHURCH (left), FELLOWSHIP HALL (right).

NET PROCEEDS WILL BE DONATED TO TWO DESERVING CHARITIES (ST. JUDE CHILDREN’S RESEARCH CENTER AND SHRINERS HOSPITAL)

Reason For Sale: The church has closed due to declining membership. Thus the Trustees of the Plainview Baptist Church, Incorporated (Wm. Bellamy - President, Pat Bellamy Vice President and Frances Ridout Secretary) have decided to sell the property and have authorized the sale of the property at Absolute Auction. They have committed to donating net proceeds of the sale to benefit the St. Jude’s Children’s Research Center and Shriner’s Hospital.

TRACT 1: PLAINVIEW BAPTIST CHURCH – One story over basement, brick, church, vestibule, classrooms, basement, CH/CA. Situated on a 100’ x 200’ lot.

TRACT 2 – PLAINVIEW BAPTIST CHURCH FELLOWSHIP HALL – One story frame structure, central hallway, two restrooms, kitchen, CH. Situated on an 80’ x 100’ lot.

LOCATION: Property located on the north side of KY 10 between the rural communities of Plumville and Rectorville on KY 10 (Mason-Lewis Road) in eastern Mason County, Kentucky. Adjoins the Hillcrest Cemetery.

For Additional Information (Terms & Conditions, Legal Description, Additional Photos, etc.), check out our online advertising at:

www.auctionzip.com/auctioneer/castanfield

Auction Conducted By
CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES
Craig A. Stanfield Real Estate Broker & Auctioneer
Phone 606-301-3350 or 606-798-2009
E-mail: info@stanfieldproperty.com
Website: www.stanfieldproperty.com
Member KY Auctioneers Association; 2003 KY State Champion Auctioneer
Equal Opportunity Real Estate Broker & Auctioneer
I have been authorized by Kenneth L. Barbour and Regina N. Barbour, Co-Trustees of The Barbour Family Trust U/A/D September 19, 2018 to offer for sale at Public Auction on Sat., Sept. 14, 2019, beginning at 10:30 AM this home located at 938 East Second Street, Maysville, Mason County, Kentucky 41056. Auction to take place at the premises.

The home consists of a 2 story frame structure offering 3 bdrms. (two upper level bdrms., one main level bdrm.) and 2 baths (one bath each floor), with a living room and kitchen, with a small back porch room. A small sitting room (suited for use as a nursery, game, or toy room, or even as a small office) in the upper level. There is an stairway accessible attic of sufficient height to permit use as a bonus room. The gas furnace and hot water heater are situated in a small one room basement. The main level is served with CH/CA (as is the upper level bath; however the remainder of the upper level is not provided with CH/CA). The home has nice woodwork, pocket doors, impressive fireplace with mirror on the main level, a second nice fireplace in the upper level as well. The upper level bath has a clawfoot tub. There is an inviting covered porch in the front of the home, and a covered deck in the rear. The lot extends from East Second Street to Williams Street in the rear, providing for a rear yard, a storage building, a small shop building (with concrete floor, electrified), and a two car carport offering off-street parking. Deed indicates that lot is 33 feet in width, 156 feet in depth. The rear yard is fenced (stone fence along a portion of one boundary, chainlink fencing along the remainder).


NOTE: The sellers have authorized the sale of this property at PUBLIC AUCTION, with reserve or subject to owner confirmation. HOWEVER the sellers have authorized me to disclose their reserve in advertising. The minimum acceptable bid to purchase the property is $30,000. Provided bidding at auction meets or exceeds the minimum acceptable bid, the property will be sold to the highest and best bidder who’s bidder exceeds $30,000. This is a lot of home for $30,000 and has lots of nice details (woodwork, pocket doors, staircase, mantles, not to mention off-street parking, carport, shop and storage building) and while it is not perfect, can make for a fine home.

For terms and conditions, additional photos, aerials, location mapping, directions, surveys, and other information, see our online advertising: www.auctionzip.com/auctioneer/castanfield or www.stanfieldproperty.com.

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PICTURESQUE & QUALITY - LEWIS CO. 166.649 ACRE ESTATE - PRIVATE LAKE, FARMLAND & HUNTING ACREAGES!

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 overt 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. 114.27 ACRES 1732 KY 377 - Surveyed tract of land improved with what was intended as a cabin built in 2014 but which is in reality a HOME offering 3 bdrms., a LARGE BATH (plan originally called for 2 baths in the area in which this single bath is placed), living room, kitchen, EVEN WASHER/DYER CONNECTIONS, heat/air conditioning, woodstove, AND a two-car garage. Septic sytem, public water and electricity, serve the property. Acreage consists of woods with some cleared areas, and offers great whitetail deer and wild turkey hunting (bobcats and even bear have been caught on game cameras) and PRICED RIGHT JUST $165,000!!! NEW LISTING!! C2752.

PICTURESQUE LEWIS CO. 169 ACRES, LOG HOME, COVERED BRIDGE, CREEK FRONTAGE, GREAT HUNTING, ALL FOR $250,000!!!

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
LEWIS CO. 82.5 ACRES 379 HOPE RD. OFF HAPPY HOLLOW RD

SOLD

3 bdrm, 1 bath cabin overlooking two nice spring-fed ponds, mostly wooded acreage with nice trees offering excellent habitat for whitetail deer and wild turkey with adequate cleared acreages for food-plots, orchards, gardens, etc. Cabin served with electric, cistern, has central heat (electric furnace) plus wood stove and PRICED RIGHT AT $172,000!!! NEW LISTING!!! C2737

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./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 woodland, 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!!!

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

©FARM & HUNTING ACREAGE•

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. 62* ACRES - Secluded wooded tract of land located off the “AA HWY” (frontage on “AA” Hwy, accessed by blacktop road off AA HWY), with nice pond, deer and turkey hunting, priced at $65,000!!! NEW LISTING!!!

LEWIS CO. HIGHFIELD LANE - 22.97 ACRES currently mostly in pines with small clearing in rear, acreage is mostly level and could provide for excellent homesite, in an area well known for BIG BUCKS and WILD TURKEY! Public water and electricity available and PRICED AT JUST $39,900!!! NEW LISTING!!!

GARRISON - Located on the west side of Foreman Lane, a nice level nearly rectangular 241 acre lot, recently surveyed, fronting 102 linear feet along Foreman Lane, conveniently located near the bank, grocery and Family Dollar facilities, water & sewage available, no restrictions, PRICED TO SELL $160,000!!!

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

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!

PRICED REDUCED!! New Just $16,500

MASON CO. KY 96 (SALEM RIDGE ROAD) 1.436 ACRES - Corner lot located on two blacktop county-maintained roadways (KY 96 and Pumpelly Lane), public water and electricity, mobile homes conditional permitted, priced to sell $15,000 PRICE REDUCED TO $12,500!!!

MASON CO. KY 96 (SALEM RIDGE ROAD) 1.096 ACRES - Lot located on KY 96, public water and electricity, mobile homes conditionally permitted, priced to sell $12,500!!!

544 WEST SECOND STREET MAYSVILLE - Vacant lotfronting 46.5 feet on the south side of West Second Street and extending 100 feet in depth (approximately 1/10th of an acre), offering a view of the Ohio River, with access to public water/electric/gas/sewage, located in close proximity to two public parking lots, zoned Offtown Residential R-4A, AVAILABLE FOR $12,000!!! NEW LISTING!!!

LEWIS CO./TOLLESBORO 5.406 ACRES KY 57 & ANDREW MASON ROAD - 5.406 acre lot located fronting on KY 57 with additional frontage on the Andrew Mason Road, public water, no restrictions, significant frontage could allow for division into multiple home-sites, offered for sale for $52,500 PRICE REDUCED NOW JUST $49,500!!!

LEWIS CO./TOLLESBORO - 5.646 ACRES ANDREW MASON ROAD - Gently rolling, nearly level lot fronting on the Andrew Mason Road, good frontage, good home-site could be divided into multiple home-sites, good views, no restrictions, priced to sell $48,900!! PRICE REDUCED NOW JUST $45,900!!!

LEWIS CO./MOORE HOLLOW RD. 3.605 ACRES - Conveniently located just off KY 9 (“AA HWY”), this scenic 3.605 acre BUILDING LOT has public water and electricity available, offers an excellent homesite, and even has whitetail deer hunting potential!!! Priced to sell JUST $19,900!!! NEW LISTING!!!

LEWIS CO./CONCORD KY 57, 4 ACRES - 4 acres fronting on KY 57 south of Concord fronting on Sycamore Creek with public water and electric available, would make an ideal camp site and PRICED TO SELL JUST $16,000!!! NEW LISTING!!!

LEWIS CO. MOORE HOLLOW ROAD LOT 8 6.867 ACRES - Nice lot well suited to residential purposes, conveniently located just off KY 9 (“AA HWY”), this scenic lot general level to gently rolling, public water and electricity available, excellent homesite, and Priced to sell JUST $25,000!!! NEW LISTING!!!

484 WEST THIRD STREET MAYSVILLE - Vacant lotfronting 50 feet on the south side of West Third. This lot offers a view of the Ohio River, with access to public water/electric/gas/sewage, zoned Offtown Residential R-4A, AVAILABLE FOR $4,000!!! NEW LISTING!!!

226 EAST FIFTH STREET MAYSVILLE - Vacant lotfronting 33 feet on the south side of East Fifth Street and East Sixth Street, 142 feet in depth, access to public water/electric/gas/sewage, zoned Offtown Residential R-4A, AVAILABLE FOR $3,000!!! NEW LISTING!!!
TOLLESBORO - 74 ACRES CROPLAND FARM

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

TOLLESBORO 63 ACRES

A mix of cropland, pasture, and hayland, extending to woods in the rear with stream offering great deer and turkey hunting, improved with a barn, fenced for cattle, great location on KY 57 with good homesite, several ponds, small stream, and PRICED TO SELL $200,000!!! NEW LISTING!!! C2739

MASON CO. FARM 167.216 ACRES

PRODUCTIVE MASON CO. FARM 167.216 ACRES - MASON CO. 4050 JOHNSON LANE 167.216 ACRES - 167.216 ACRES improved with a one story 3 bdrm., 1 bath frame home (kitchen, living room, CH/CA, partial basement), tobacco barn, covered bunker silo, stable/barn, 1 1/2 acre lake, pond, good fencing, over 60 acres cropland, additional pasture and hayland acreages (approximately 40 acres in alfalfa), large boundary of land with good road frontage, public water, PRICED TO SELL $467,600!!! NEW LISTING!!! C2743.

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
Before starting a home improvement project, either on one's own or with the assistance of a professional contractor, homeowners must first consider the costs involved. According to the home improvement resource HomeAdvisor, more than one-third of homeowners do not understand what hiring a professional will cost, and then cannot successfully budget and secure financing once they have set their sights on a renovation project.

HomeAdvisor says that some of the more popular projects, such as remodeling a kitchen or bathroom or building a deck, can cost, on average, $19,920, $9,274 and $6,919, respectively.

Homeowners may find that the more expensive renovations require them to secure some type of financing. Those who have never before sought such financing may want to consider these options.

1. Cash-out refinancing: With cash-out refinancing, a person will begin the mortgage process anew with the intention of paying off the current mortgage balance, and then taking out additional funds for other purposes. Cash-out refinancing is a way to tap into a home’s existing equity for use on improvements or other expenses, such as college tuition.

2. Home equity line of credit: The financial experts at Bankrate indicate that a HELOC works like a credit card, with the house as collateral. There is a credit limit, and borrowers can spend up to that limit. The interest rate may or may not be fixed. However, the interest may be tax-deductible if the financing is used to improve, buy or build a home.

3. Home equity loan: Individuals also can borrow against equity in their homes with a fixed interest rate through a home equity loan. Most lenders will calculate 80 percent of the home value and subtract a homeowner’s mortgage balance to figure out how much can be borrowed, according to the financial advisory site The Simple Dollar.

4. Personal loan: Homeowners can shop around at various financial institutions for competitive personal loans to be used for home improvement purposes. Funds may be approved within one business day, which can be ideal for those who want to begin their improvements soon.

5. Personal line of credit: A personal line of credit allows borrowers to borrow only the money needed at the time, and offers a variable interest rate that is generally lower than fixed loan rates. Again, like a credit card, PLOC gives a person a maximum borrowing amount and is ideal for ongoing purchases.

6. Credit cards: In a pinch, credit cards can be used to finance improvements, but they do come with the cost of very high interest rates if the balance is not paid in full by the time the bill comes due. However, for funding smaller projects and maximizing rewards points through home improvement retailers or specific credit card company promotions, credit cards can be a way to earn various perks in addition to the benefit of improving a home.

Homeowners looking to finance their next improvements should speak to a financial advisor and shop around for the best types of funding for them.
**CHRIS LOWE IS THE KEY TO YOUR NEXT HOME OR COMMERCIAL PROPERTY, AND AT THE RIGHT PRICE.**

He’s your local agent and committed to you throughout the sales or buying process. His success is based on YOU! He has tons of experience, AND all the qualities of a GREAT AGENT!! Hard working for you

**PROFESSIONAL • KNOWLEDGEABLE \nINTEGRITY • DEDICATION \nCUSTOMER SATISFACTION \N PROVEN TRACK RECORD.**

Contact him to buy or sell your property

**CHRISTOPHER LOWE**
606-407-5105
christopher.lowe82@yahoo.com

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**1918 OLD MAIN STREET, MAYSVILLE, KY**

This commercial building is located in the heart of old Washington. Building has 7,000 sq. ft. on a lot. The property has landscaping, 100 parking spots including handicapped spots. The potential and use for this building is endless. Building has 2 restrooms, kitchen, office, storage rooms, an announcer area, and the rest is an open floor plan. This is a MUST SEE PROPERTY AND OPPORTUNITY. While it’s still on the market asking $399,900. Owner wants to sell, would be open to lease, while it’s still on the market. Call Chris for more info and to schedule your tour 606-407-5105.

**$399,900**
MLS 37018A

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**256 RIVERVIEW LANE, AUGUSTA, KY**

Beautiful home located on 48.412 acres. Home features 4 bedrooms, 3 full baths, open living concept, beautiful bamboo floors. Five star energy efficient, and wired for a back up generator. Also an above ground pool with deck. The property is partially cleared and partially wooded, scenic views and wildlife galore. This property has all the elements of country living and relaxation. Call Chris for more information or to schedule your showing 606-407-5105.

**$384,900**
MLS 37088

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**532 CROCKETT LANE, MAYS LICK KY**

Spectacular home situated on 14.5+ acres. This beautiful one story home features an open floor plan, gorgeous hardwood floors, amazing crown molding, vaulted ceilings. Home boasts three bedrooms, 2.5 baths, open concept kitchen/living room, formal dining room, large upstairs bonus room could be 4th bedroom, full unfinished basement. The property has fence, trees, views and tons of wildlife. 14.5+ acres for $305,000 or house and 22+ acres for $349,900. Call Chris for more info or to schedule your viewing 606-407-5105.

**$305,000**
MLS 36848

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**256 RIVERVIEW LANE (LAND), AUGUSTA KY**

This is an amazing tract of land. 24.151 acres. Every inch of this property has views of the Ohio River. Endless possibilities for this property. There is an older barn on the property and shed with a cellar. Water and electric already in place. Call Chris to schedule your showing or for more information 606-407-5105.

**$224,900**
MLS 37089
**218 COURT ST., MAYSVILLE, KY**
Rare Opportunity!!! This is an amazing building located in the heart of downtown. This building has been completely renovated and ready for a new owner. The building would appeal to almost any type of buyer. Upstairs there are 2 bedrooms, 2 full baths and an area that can be for a full kitchen and laundry. Downstairs there are 2 large lobby rooms, full bath, and a full kitchen area. The building is beautiful and has a lot the original character. Call Chris for more info or to schedule your showing 407-5105.

**$215,900**  
MLS 36681

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**5025 EAST BOLDEN ROAD, MAYS LICK KY**
SOLD
Beautiful ranch home situated on five acres is located off US 68, easy commute to Lexington or Maysville. This property has mature trees, newer above ground pool with large deck, two car garage with huge bonus area upstairs for storage. Features 3 bedrooms, 2 full baths. Open living concept with vaulted ceilings. Call Chris to check out this property. 606-407-5105. Owner/agent

**$189,900**  
MLS 36959

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**7270 TAYLOR MILL ROAD, MAYSVILLE, KY**

Lovely ranch home situated on 5.70 acres in Mason County!! The home features a nice open floor plan, 3 bedrooms with a possible 4th in the converted garage space, 2 full baths, large laundry, and full unfinished walk out basement. The land has a nice out building and a small barn at rear of the property near North Fork. Call Chris for more info or to schedule your showing 606-407-5105

**$179,900**  
MLS 37152

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**8049 SHELBY STREET, MAYSVILLE, KY**

Lovely brick home located in a very desirable subdivision on Shelby Street. The home features 4 bedrooms, 3 full baths, walk out basement, double detached garage. This home has lovely curb appeal and a large covered porch to sit and relax. Call Chris to see this lovely property or for info 606-407-5105.

**$159,900**  
MLS 37150

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**661 JOYCE ANN CIRCLE, MAYSVILLE, KY**

Lovely home situated on a lot and a half. Home has 2 large bedrooms, and 2 very large bathrooms. Current owner has a beauty shop with a half bath. But this lovely home could easily have 3 or 4 bedrooms. The outside has a double car carport and a nice attached shed for storage. This home has that country charm in the city limits. Call Chris for more info or to schedule your showing 606-407-5105.

**$139,900**  
MLS 37151

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**5253 WEAVER ROAD, MAYS LICK KY**

Lovely country setting located only minutes from town. Nice 3 bedroom ranch situated on a large level lot. Plenty of mature trees and a large deck to sit and enjoy the view and entertain. This home features three large bedrooms, 2 full baths, open concept LR-DR kitchen with vaulted ceilings, bonus room, and very large laundry. Two car detached garage. Call Chris to schedule appt. 606-407-5105.

**$139,900**  
MLS 36932

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**3498 GERMANTOWN ROAD, MAYSVILLE, KY**

Lovely three bedroom home located just minutes from Maysville or easy commute to Northern Kentucky. Home is situated on a lovely lot with mature trees, lush landscaping, covered front and back porch, and double detached garage. Call Chris for more info or to schedule your showing 606-407-5105

**$135,000**  
MLS 37090

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**41 BRYANT CIRCLE, MAYSVILLE, KY**

Lovely home on a large double lot in Deerfield. Home features 4 bedrooms, and 2.5 baths, hardwood floor, central a/c and gas furnace. Summer kitchen in the basement. This home has large rooms and lots of storage space. Features a nice detached garage, storage shed with carport and off street parking in the front and rear. Call Chris for more info on this lovely home 606-407-5105.

**$109,500**  
MLS 37149

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**3025 FERNLEAF DRIVE, MAYSVILLE, KY**

Nice Brick home located right off the AA, easy commute to northern Kentucky or minutes from Maysville. The hom has 2 large bedrooms, 1 and ½ baths, family room, and large eat in kitchen. The property has been well cared for with nice landscaping, newer metal roof, new windows, full unfinished basement. Call Chris to schedule a showing or to get more information 606-407-5105

**$109,500**  
MLS 37022
<table>
<thead>
<tr>
<th>Address</th>
<th>MLS</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>6009 Eastern Hills, Maysville, KY</td>
<td>36701</td>
<td>Lovely brick ranch home located between Maysville and Flemingsburg. Nice Country feel but close to town. This home has a new shingle roof and newer heat pump. Three bedrooms, one bath, living room, eat in kitchen, carport, and blacktop driveway. This beautiful home has a lot of character and curb appeal. Nice country views from the back porch. Call Chris at 606-407-5105 or Mike at 606-407-2417 for more info</td>
</tr>
<tr>
<td>6018 KY 3170, Maysville, KY</td>
<td>37017</td>
<td>Lovely ranch home located minutes from Maysville or Flemingsburg. Home features 3 large bedrooms, one full bath, living room, large eat in kitchen. Home is on large lot with mature trees, metal canopy. Nice carport to sit and relax. Blacktop driveway. Call Chris for more info 606-407-5105</td>
</tr>
<tr>
<td>427 West Second St., Maysville, KY</td>
<td>36820</td>
<td>Nice home located downtown with nice river views. Three bedrooms, 1.5 baths, living room, front room, and nice dining room. The home has a newer electric panel, sewer lines, gas furnace, central air unit. The property has privacy fence in the back yard, and off street parking. Nice starter home or investment property. Call Chris to schedule your showing at 606-407-5105.</td>
</tr>
<tr>
<td>1722 Oak Street, Maysville, KY</td>
<td>36527</td>
<td>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 606-407-5105 or Mike at 606-407-2417 for more info or schedule your showing.</td>
</tr>
<tr>
<td>4013 Pleasant Ridge Road, Mayville, KY</td>
<td>37020</td>
<td>Ranch home has 3 bedrooms, bath, living room, eat in kitchen, and a relaxing back porch. Call Chris at 606-407-5105 or Mike at 606-407-2417 for more info. Give Chris a call for more info or schedule your showing for that first time home or to down size, this is a must see.</td>
</tr>
<tr>
<td>9671 Mason Lewis Rd, Maysville, KY</td>
<td>36164</td>
<td>Nice 3 bedroom 2 full bath doublewide home located on a nice country lot close to Mayville or Tollesboro. The property features a newer above ground swimming pool, newer metal roof, newer deck, a 28X24 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.</td>
</tr>
<tr>
<td>1237 East Second St, Maysville, KY</td>
<td>36370</td>
<td>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.</td>
</tr>
<tr>
<td>716 East Second Street Maysville, KY</td>
<td>36649</td>
<td>Nice colonial home located downtown. 2 or 3 bedrooms, features a curving staircase and pocket doors. Owners have replaced most of the windows, newer metal roof. Home has a lot of charm. Call Chris 606-407-5105 or Mike 606-407-2417. Make this your new home for the holidays!</td>
</tr>
<tr>
<td>417 W. Second Street</td>
<td>36571</td>
<td>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.</td>
</tr>
<tr>
<td>675/685 Limestone Terrace, Maysville, KY</td>
<td>36654</td>
<td>675/685 Limestone Terrace, 2 properties for one price. These homes have 2 bedrooms, and 1 bath. Both homes are currently rented. Investment Opportunity. Call Chris for more info 606-407-5105</td>
</tr>
<tr>
<td>41171 US Hwy 62 Mayslick KY</td>
<td>36619</td>
<td>2 Story home with recent updates, forced air gas furnace and central air kitchen appliances sold with the property. Two properties selling as one. Adjacent (house) building is currently used as storage. The lot has approx. 2 acres with a level lot. Home is vacant, has immediate possession. Located in a small community with neighbors on a major highway. Property is only 15-20 minutes from US 68 and Maysville and only 15 minutes to Blue Licks State Resort. Property to be sold as is. For more information or to view property contact Darlene Messer 606-842-0347</td>
</tr>
<tr>
<td>6019 KY 3170 Maysville, KY</td>
<td>36794</td>
<td>Wonderful location, nice home located between Maysville and Flemingsburg. Home is situated on nice large double lot with two nice size out buildings. Call Chris for more or to schedule your showing 606-407-5105.</td>
</tr>
</tbody>
</table>
Add a pop of purple around the house

Pantone named “Ultra Violet” its color of the year in 2018, helping to create a resurgence in popularity of all things purple. As a result, homeowners who pride themselves on staying on top of the latest trends have increasingly turned to purple when designing their home interiors.

Purple influences can range from the dramatic to the subtle. Here are some ways to embrace purple in your home.

Transition bedroom color

Purple has long been a favorite shade for adolescents who are growing up and moving away from pinks and peaches into more mature room colors. Purple looks well when accented by white, magenta and yellow.

Even though it is embraced by young girls, purple also can be used by adults who want to create soothing retreats in their bedrooms.

Create an accent wall

A purple room may intimidate people who prefer mild, more neutral design schemes. But a purple accent wall can add a pop of color, suggest the home experts at Realtor.com. When it comes time to list a home, it’s easier for the next homeowner to embrace a purple accent wall than an entire room decorated in this jeweled tone.

Use accent items

It’s easy to add a splash of plum or other variations of purple without making a permanent commitment. Dress up neutral decor with throw pillows, rugs, table linens, or draperies in all shades of purple. As trends change, it’s easy to exchange accent items.

Modern kitchen

Homeowners can offset efficient, modern design in kitchens characterized by white cabinetry and stainless appliances with some well-placed grape focal points. A purple backsplash, purple-clad island or lavender bar stools can lend vibrancy to a space.

Purple powder room

A purple guest bathroom is the ideal place to help overnight guests feel regal. Violet and deeper shades of purple can feel warm and luxurious. Beige or cream bathrooms can be enhanced with a deep purple bath mat, shower curtain and hand towels.

Purple is hot right now and turning up in unexpected places in many homes.
Serving you since 1952!!!! Over 60 Years of service!! www.Kachlers.com

5122 MAIN STREET, MAYSLICK, KY.
Here is one hard to find. 3 BR home located on 4.5 acres in May’s Lick, KY. Home enjoys 2.5 BA, large kitchen w/ fireplace, built in oven, stove & grill. Sun room w/ fireplace. Also has an Office. Geo Therm heating & cooling, 2 car attached garage w lean-to car port. Home well landscaped w/ lot of trees. Entrance from US 68 & Old US 68. Come see this home, you’ll love it! Priced at $375,000. Call Bill @ 606-407-4523.

4.5 acres in May’s Lick, KY. Home enjoys 2.5 BA, large kitchen w/ fireplace, built in oven, stove & grill. Sun room w/ fireplace. Also has an Office. Geo Therm heating & cooling, 2 car attached garage w lean-to car port. Home well landscaped w/ lot of trees. Entrance from US 68 & Old US 68. Come see this home, you’ll love it! Priced at $375,000. Call Bill @ 606-407-4523.

91 ASHLEY STREET, FLEMINGSBURG, KY
This 4 BR, 2.5 BA home was bought to flip!! Our loss is your Gain!! It has all new heat & air, plumbing, tile floors, etc. The basement has been finished with a bedroom & utility room & bonus room!! The rest is left for you to finish as you want!!! What has been added to this home is a great improvement!! Now just finish it how you want!! Call Georgianna today at 606-763-2086!!

3170 MT. STERLING ROAD, FLEMINGSBURG, KY.
Beautiful Brick home has 4 BR & 3 BA all on 1 level! Plenty of closets, formal din. & liv. rm., & lg family rm. Home is all electric heat pump w/ air. Perfect for growing family! Home has 2 decks & wonderful view of the approx. 5 acres! Just outside of town, country living at its finest! Land is level w/ blacktop drive! Large brick home has Everything you are looking for! Private back yard w/ plenty of room for times or a few livestock. Concrete patio off basement garage door. Stamped concrete driveway and front porch. Home is in excellent condition. Home owners have been relocated due to job change.

149 MT. GILEAD ROAD, FLEMINGSBURG
Great starter home or nice investment property! Been used for rental property, & $8,000 spent on it this year!! 2 BR, walk-in shower, washer & dryer hookup. Kitchen has really nice stove & refrigerator. Comes w/ new $500 hot water heater. So Worth the money!! Owning this home would be better than renting!! Lots of work has been put back into this home! Just 4 miles from Hwy 11 near Mason Co line. Call Georgianna today @ 606-782-2086!

608 BETHEL RIDGE RD, BETHEL, KY
If you are looking for a 3 BR, 1 BA, 2 story home, situated on 1.35 acres, this is for you. Home enjoys a tool shed and 1 car garage. Home is located in the village of Bethel, KY off RT 11 between Flemingsburg and Mt. Sterling. All home needs is some TLC. Priced at $62,500. Give Bill a call at 606-407-4523.

117 WEST WILLIAMS ST, FLEMINGSBURG, KY
This is Beautiful 3 BR, 3 BA home near downtown Flemingsburg. Completely remodeled by current owner!!! New electric, plumbing & heat! Beautiful hardwood floors & everything has been painted! New landscaping & back deck welcome you to this property. Detached 2 car garage (400 sq. ft) w/ extra room for storage & garage door openers!! Stove, refrigerator & dishwasher included. If you want a walk-in ready colonial home, this house is for you!!! Living room, den, dining room, master BR, kitchen, laundry, & 2 full BA are all downstairs!! Outside you have a 2 car detached garage, & patio area just off the back deck!!! Come relax in this beautiful home, the work has been done for you!!! Call today Georgianna @ 606-782-2086!!!

609 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.

5613 US 68, MAY’S LICK, KY
Drastically Reduced!! 3 BR home, 2 BA, hardwood floors thruout, older heating & cooling unit, w/ modern kitchen & living room combined. Situated on a well landscaped lot, including a barn that was used for a furniture repair & storage. If you are looking for a home that needs very little maintenance w/ great location, give Bill a call at 606-407-4523.
4775 EAST FORK ROAD, OWINGSVILLE, KY

162 acre farm is located at 4775 East Fork Road just off of RT 11 in Bath Co. About 2.5 miles from Sherburne, KY. Road frontage on East Fork & Hendricks Road. With the road frontage, farm could be divided. City water in place. Improvements include 4 BR, 1 BA home. Includes 1-3 bent, 1-5 bent, and 1-6 bent barns. Priced at $3,200 an acre with new survey. Give Bill a call at 606-407-4523.

1327 PECK PIKE, SHARPSBURG, KY

This farm has over a 100 acres of tillable land. Rest is in woods. Some marketable timber, 4 good tobacco barns, Farm could be divided as it fronts on Pecks Pike & Hwy 36 in Bath County halfway between Sharpsburg and Owingsville. Small 2 bedroom modern home. A farm with potential! 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.

7931 WEST HWY 36, SHARPSBURG, KY.

59 acre farm located at 7931 Hwy 36, Bath Co., KY. 4BR, 3 full BA doublewide in excellent condition. CHAC + outside wood burning furnace. New fence on all interior fields. County water in each field. Set up for cattle operation w/ several cutting pens, 4-bent tobacco barn used for storage. If you are looking for a small farm, don’t miss this one. Call Bill @ 606-407-4523.

0 AUGUSTA-MINERVA ROAD, MAYSVILLE, KY

If you are looking for a good cattle and grain farm, this is for you. Located in Mason and Bracken Counties. Recently surveyed. Give Bill a call at 606-407-4523.

0 BURBRIDGE ROAD, OWINGSVILLE

Here is an excellent small cattle farm. Plenty of water, good fence, grass. Located just out of Owingsville, KY on Burbridge road from Hwy. 36. Has an excellent building site w/ view of the mountains. Owner selling for health reasons. Give Bill a call at 606-407-4523.
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.

17 EAST SECOND STREET, MAYSVILLE, KY
Retail rental building with well established tenant in Downtown business district. Centrally located. High visibility.

PRIME COMMERCIAL POTENTIAL, 1000 US 68 MAYSVILLE.
MAJOR PRICE REDUCTION - OWNERS VERY MOTIVATED. Property currently contains a 2 story colonial style residence & has a large vacant yard. Present zoning is residential. Subject is being sold contingent upon any future purchaser being able to obtain a zoning change to commercial uses. Seller will co-operate w/ any potential purchaser to obtain this change if necessary. Next to YMCA on US 68. VERY MOTIVATED SELLERS. SUBMIT OFFERS.

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.

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.

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.
It should come as no surprise that spring kicks off one of the busiest times of year in the housing market. Warm weather makes it more comfortable to see and display homes, leading to more listings and open houses.

According to the U.S. Census Bureau, the average person in the United States changes residences more than 11 times in his or her lifetime. With each move, the process of moving may become more familiar. But even the most practiced nomad can find moving to be an overwhelming experience. Those on the cusp of moving and nervous about packing up and leaving can employ a few tricks to make moving much easier.

Research areas carefully

Buyers are advised to do their research when seeking new towns or cities to call home. There are many factors to consider, including school district ratings, proximity to shopping, distance from work/commute times, availability of transportation, climate, and crime ratings.

Before falling in love with a particular home, potential buyers can visit the area in which the home is located during a typical weekday to get a feel for the atmosphere. Check out shopping centers, observe the residents and drive by the schools and businesses. This can help paint an accurate picture that may or may not differ from that depicted in the real estate listing.

Stack the deck

Working with qualified professionals who have gone through the moving process before can make it easier for buyers and sellers. Ask for recommendations regarding real estate companies, real estate attorneys, home inspectors, insurance agents, and all of the other people who will assist with buying, selling and moving. Carefully vet these professionals, relying on third-party reviews as well as any information provided by the Better Business Bureau.

Secure temporary storage

It can help to put some belongings into a storage center prior to moving, and then gradually take items from the storage unit to your new home. This will free up space to make repairs to your new home and give you time to figure out decorating schemes while ensuring clutter won’t get in the way of renovation projects. New homeowners also can take their time sorting through boxes and getting rid of items they may not need in their new homes.

Get estimates and verify licensing

The BBB advises consumers to verify all licensing for movers. Solicit at least three in-home estimates and get those figures in writing. Confirm insurance coverage for the company chosen, and be sure to have all agreed upon information spelled out explicitly in a written contract. Red flags to consider include movers who don’t make on-site inspections for estimates and those who demand payment in advance before the move.

Have a first-week survival kit

New homeowners can pick up takeout restaurant menus and premade grocery store meals. In addition, stock up on staples such as paper plates, toilet tissue, light bulbs, and cleaning supplies in advance of the move so you won’t have to unpack everything at mealtime or when you want to clean after arriving at your new home.
2519 Parina Rd., Brooksville, KY
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. This property is REDUCED to $469,000. For more information, contact T.J. Burton @ 606-782-2150.

503 Kabler Mill Road
15.75 Acres in Bracken County, Hunter’s paradise! The perfect small cabin for off the grid living or hunter’s camp. This property is priced @ $99,900. For more information on this property, contact T.J. Burton @ 606-782-2150.

5980 Gumlick Rd. Falmouth, KY
his property is a dream come true! Well-built 4 bed, 3.5 bath ranch home features a 2 car attached garage, beautiful inground pool, and a full finished basement. The farm has a 50x40 metal barn with stalls and storage. There is about 10 acres fenced for livestock, total acres are 222! The remaining area is set up as a wildlife paradise with a wonderful mix of mature hardwoods, food plots and bedding area. Priced at $630,000. Contact T.J. Burton @ 606-782-2150 for more information.

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.

721 Bridgeville Rd., Mt. Olivet, KY
Hunter’s Paradise, Beautiful cabin with detached garage on 108 acres of paradise. Property has trails, thick bedding cover and mature hardwoods. Public water, septic and electric. This would make a perfect getaway or full time residence. $249,000.

9000 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 home 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.

$75,000.

180 Bentley Court
Welcome to paradise! Nice newer 4 bedroom, 3 bath home with attached garage, detached garage, full basement, geothermal heat & air all sitting on 5+ beautiful acres on a quiet street in Mt. Olivet. For more information, contact T.J. Burton @ 606-782-2150.
Property is priced @ $275,000.

4417 Brandywine Rd, Maysville, KY
Awesome hunting tract on 103 Acres with small cabin. This is the perfect getaway! This property has road frontage on Brandywine and Pleasant Ridge. Listed to sell at $225,000. Call T.J. Burton at 606-782-2150.

301 Jett Rd. Brooksville, KY
This is a nice home on a quiet country road. With 4 bedrooms and 1 bath sitting on .424 acres, this property is listed at $35,000. Please call TJ Burton @606-782-2150 to see this property or with any questions.

PERRY POE
Real Estate
606-735-3176 • Brooksville, KY
www.poerealty.com
Eric Fegan 859-512-2969
Karin Poe 606-735-3176
T.J. Burton 606-782-2150

4417 Brandywine Rd, Maysville, KY

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SHOWCASE OF HOMES
Cold weather can take its toll on a property, especially in regions of the world where winters are harsh. Most parts of the landscape are vulnerable to damage from winter storms, but trees may be especially susceptible. By the end of winter, many homeowners wonder if their trees would benefit from some professional TLC.

Tree services provide a host of services. While fall is a popular time to remove trees from a property, doing so in spring is not unheard of, especially if trees were affected by winter storms and now pose a threat to a home and the people who live inside it.

Homeowners considering tree services can explore the following ways that some professional arbor attention can protect them and their homes.

- Tree services can help protect a home’s foundation. Old trees that stretch well into the sky can be captivating, but they also can pose a threat to a home’s foundation. Such trees may have especially large root zones that may extend beneath walkways and even a home. In the latter instance, foundations may crack as roots try to stake their claim to the ground beneath a home. According to the home improvement resource HomeAdvisor, homeowners pay an average of just over $4,000 to repair foundation issues, though major problems can cost considerably more than that. A professional tree service can remove aging trees that might be beautiful and awe-inspiring but still pose a threat to a home and the areas surrounding it.

- Tree services can improve visibility. Trees that have aged a bit since their last trimming might affect the view of a property from inside a home. Overgrown branches can compromise residents’ ability to see and experience the natural beauty just outside their windows. The average homeowner may be able to trim short trees on his or her own, but if views from the second floor of a home or higher have been compromised, it’s much safer to call a professional tree service. Such services have the right tools and experienced personnel necessary to safely trim high branches on tall trees.

- Tree services can help prevent future damage. Even if trees made it through a recent winter unscathed, that’s no guarantee next winter or even the coming seasons of spring, summer and fall won't ultimately prove their undoing. Travelers Insurance notes that weather-related roof damage, including damage resulting from falling limbs and branches weighed down by snow during the winter months, accounted for more than half of all Travelers property loss claims between 2009 and 2016. According to BNC Insurance and Risk Advisors, homeowners may be liable if a tree they knew posed a threat falls onto a passerby or a neighbor’s property and causes damage or injury. Having all trees properly trimmed each year, but especially those that can fall on your home and your neighbors’ homes, may prevent future damage and legal issues.

Tree services can ensure trees maintain their awe-inspiring beauty and help homeowners protect their homes and their belongings.
Interest rates are still low. It’s a great time to find your “dream home.”

Then, see Citizens Deposit Bank for just the right home loan. You’ll find a variety of fixed and variable rate loans.

If you’re building, Citizens Deposit Bank offers construction loans with permanent financing available upon completion.

Our mortgage lenders work with you to take the stress out of the home buying process.

Stop by any of our convenient locations or visit us at cdbt.com to learn more.