Showcase of Homes

Serving Northern Kentucky & Southern Ohio

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4093 Ky 596 Mays Lick, KY
Presented by Kachler Real Estate

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Presented by Perry Poe Real Estate

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FREE
Many homeowners wish for expansive kitchens. Modernized kitchens that include sought after features and showcase the latest trends go a long way to improving the overall value of a home.

As desirable as such kitchens may be, some homes simply don’t have enough space for a centerfold-worthy kitchen featuring an island, wine refrigerator and walk-in pantry. However, homeowners with small kitchens can still improve the form and function of their existing spaces.

**Reconfigure and revamp cabinetry**

Homeowners whose kitchens are small often lament their lack of storage. Redesigning the layout of cabinets, and possibly adding some more cabinetry, may take care of certain storage issues. The experts at Merit Kitchens suggest utilizing corner space with LeMans units, lazy susans and other gadgets to make access to these areas easier. Going vertical with wall cabinets that extend to the ceiling also can add more storage, as can roll-in work carts.
Work with the walls

Small kitchens require clever usage of vertical space. Vertical storage units, hooks, shelving, and more can move items out of drawers and off of counters. Consider an under-the-cabinet toaster oven and microwave to create more counter space.

Use scaled-down appliances

Shop with size in mind when looking at new appliances if you have a small kitchen. Compact versions won’t take up as much space as larger alternatives. Homeowners should consider the ultimate function of the kitchen and then think about which appliances will serve them well. Homeowners with small kitchens may not need a large stand mixer or an oversized commercial stove.

Add some glass

The DIY Network recommends incorporating glass to improve the perception of space in small kitchens. Glass lets you see through the objects, thereby enhancing the feeling of spaciousness or what designers call “negative space.” Glass also can be reflective, visually expanding the space.

Embrace high-end materials

It costs less to renovate small spaces than bigger areas, so homeowners may be able to afford high-end materials that really add personality to a kitchen. Flooring, counter materials and quality fixtures can really set small kitchens apart.

Small kitchens can be culinary havens with the right improvements to maximize the space.
239 STOCKWELL AVE, FLEMINGSBURG, KY $329,000
This lovely colonial home is located 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 glamorous master bath room, 24 foot cedar closet, master bedroom, kitchen, family room, dining room, and living room on main floor. Three more bedrooms and a full bath are upstairs. There is a sunroom, lots of patio space, and an in ground pool with pool house and bath for relaxing and 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 sold two barns and dairy equipment still in place. Outside wood furnace. This could be a win in deal for someone wanting to get in dairy business or could be converted to Beef Farm. Property has older two story house on it that need little tlc but is functional. Call Billy W. Story 606-776-0259.

51 RINGSOS MILLS HILLSBORO, KY $74,000
Nice four bedroom home located in Hillsboro. Front and back porches with level yard and mature shade trees. Blacktop driveway. Large two car garage/workshop with concrete floor and electric. The storage building also has a concrete floor. Please call Meredith Story 606 748 7201 to schedule your viewing.

133 WEST WATER ST., FLEMINGSBURG, KY $39,999
Historical 18 room house on a half acre (+-) lot. The left side of the house, which is constructed of logs, was built in 1798 by Thomas Talmadge. The brick side of the home was built by Thomas Eckles and was used as an inn around the time of the civil war. The home is named for long time resident Judge Power. Great location in downtown Flemingsburg!! The home has fallen into disrepair and needs extensive work.

7090 MT. CARMEL ROAD, MAYSVILLE, KY $389,900
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 54+ acre farm provides the perfect setting for this gorgeous home with fantastic views all around. The farm has good fence, cross fence, two ponds, with one spring fed. The livestock barn with attached tack room, was built in 2015 and designed to safety and efficiently handle cattle. The large workshop, built in 2013, with open shed on the side is insulated, has concrete floor and two post automotive lift. You will see whitetail deer and wild turkey at the wooded acres on the back of the farm.

13869 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 nice house move in condition close to everything call Billy W. Story 606-776-0259 make a nice starter home or someone wanting to downsize.

100 MELODY LN WALLINGFORD, KY $128,900
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 is private directions are 32 east to routt road across from goddard bridge property approx. 1 mile on left melody lane

1113 HARN ROAD FLEMINGSBURG, KY $84,500
Nice brick home on a large lot, close to Flemingsburg, with picturesque views. There is a small barn with fenced in area and a new wood frame with metal storage shed. All appliances and washer/dryer stay with the home. Call Meredith at 606 748 7201 to schedule your viewing.

3090 POPLAR PLAINS ROAD FLEMINGSBURG, KY $149,000
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.

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.

4488 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.

218 MOUNT STERLING AVENUE FLEMINGSBURG, KY $194,000
3 bedroom, one bath, Beautiful home with many upgrades, including new appliances. Great landscaping, excellent location.
Small vacant lot located near downtown Maysville close to detention center and other rental areas.
6 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 hunting enthusiast. Great road frontage on Orchard Road.

GREENFORD ROAD HILLSBORO, KY
$180,000
Beautiful pond and creek runs through property. Lot 7 of the subdivision. Road frontage on Highway 111. Good home site with room for a barn and a pond. Close to Maysville.

4793 MAYSVILLE ROAD FLEMINGSBURG, KY
$550,000
This farm one of the better laying farms in the area just about all tillable has a 32X4000 barn currently used as a Tobacco stripping barn part of building heated and air-conditioned. Property fronts on highway 11 3 miles from Flemingsburg, good location highly desirable piece of property. 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 7 bent tobacco barn acreage in 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.

2429 SMITH PIKE FLEMINGSBURG, KY 41041
$289,900
This is a good cattle farm. Perimeter and cross fenced. Three barns and a 30 by 50 shop, built in 2008.

5205 MUSES MILLS RD, WALLINGFORD, KY
$265,000
101 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 this would make a excellent hunting property with timber investment standing trees lots of deer, deer and other wildlife has road front on highway 1013 several beautiful building sites new survey just completed. Call Billy Story 606-776-0259

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

0 ELIZAVILLE RD., EWING, KY
$394,900
This property located on corner of Flemingsburg bypass and elizaville road adjacent to shell station currently used for farming purposes but could be developed in a variety of ways has access off of bypass and a state highway. Could be sold in tracts or as a whole excellent location at one of the busiest intersections in Flemingsburg potential is there endless possibilities. 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.

00 INDIAN CREEK ROAD 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.

5207 MUSES MILL RD., WALLINGFORD, KY 41093
$25,000
Nice little spot for a few calves or horses. Call Billy Story 606-776-0259

00-0 HESTER RIDGE WALLINGFORD, KY
$17,900
Great location for a new home or cabin. The land is located at the end of Hester Ridge Road on the right. Very quiet and peaceful. Lots of deer and other wildlife.

00 MAPLE LEAF RD. MAYSVILLE, KY
$575,000
Nice small farm located in Maysville, farm has old historic brick home, situated on eleven acres, would be a great place to live and enjoy life. The home has five bedrooms, three full baths, and a two car attached garage. There is a beautiful recreational pond and a large building suitable for shop work, rec/workout room, or other uses, and lots of storage. Call Meredith at 606-748-7201 for your personal viewing!

00 INDIAN CREEK ROAD WALLINGFORD, KY 41093
$41,000
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.
181 WINDSOR DRIVE
FLEMINGSBURG, KY 41041
$75,000

42 PAPER MOON
HILLSBORO, KY 41049
$49,000
This property is a 2007 construction. Double wide is never been lived in. Originally put on property in 2008 but was never lived in or rented. It has some new furniture in it. Everything goes on a 13+ acre lot. Call Bill Story 606 776 0259.

500 BRADFORD LANE
VANCEBURG, KY
$29,900
The perfect location to build your new home in this upcoming subdivision area of Black Oak. Approximately 4.5 acres located right as you enter Bradford Lane, this property is just what you are looking for. The lot, just waiting to have it’s own beautiful home. Underground utilities. Restrictions and covenants apply to help maintain this particular area and protect your investment!

7017 LAKE RIDGE DRIVE
MAYSVILLE, KY
$92,500
Check this one out, if you are looking for a small farm! Has a five bent barn, county water, creek, and a pond. Good cattle farm with some tillable land. Some woods for the hunter and great location for that new home! Call Meredith at 606 748 7201 for viewing. This size farm is not available very often.

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.

903 FLEMING ROAD
MAYSVILLE, KY
$129,900
This property is a rare opportunity to own a really nice 6000 sq. ft commercial building on an acre lot, conveniently located just outside of Flemingsburg. 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 and offices. Call Meredith at 606 748 7201 for viewing. This size shop is not available very often.

564 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
Manufactured home on a acre+ lot. Home is in good condition and located just a few miles from Maysville. Will have all new stainless steel appliances.

0 ELIZAVILLE ROAD
EWING, KY
$240,000
Close opportunity to own a really nice 6000 sq. ft commercial building on an acre lot, conveniently located just outside of Flemingsburg. 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 and offices. Call Meredith at 606 748 7201 for viewing. This size shop is not available very often.

9142 MOREHEAD ROAD
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.
The sentiment “don’t judge a book by its cover” can be applied to many situations. When it comes to selling their homes, homeowners should remember this adage as they prepare their homes for prospective buyers.

Statista indicates that there were 560,000 houses sold in the United States in 2016. The Canadian Real Estate Association said a record 536,118 residential properties changed hands in 2016, marking a 6.3 percent increase from 2015.

Homeowners who want to make their properties stand out can take the following steps.

De-personalize the home
Homeowners fill their spaces with family photos, heirlooms, personal interests, and other conversation pieces. Prospective buyers may not be able to see past personal belongings and may even be distracted by them. For example, buyers who have strong beliefs about animal welfare may not buy a home displaying hunting trophies. Remove personalized items where possible, replacing them with generic items.

Improve the exterior
HGTV says that curb appeal is crucial to making a strong first impression. A messy or lackluster landscape can turn buyers away even before they reach the front door. Mow the lawn and make sure shrubbery has been trimmed. Seasonal potted flowers and plants can help make the house look polished. Repair cracks or damaged walkways, and consider a fresh coat of paint on trim around windows and doors. Pressure-wash siding if necessary.

Put things in storage
Rent a storage unit to house items that can make a home appear cluttered. Clean out closets and cabinets, so that when buyers “snoop” during appointments or open houses they see orderly storage areas. If closets are brimming with stuff, buyers may assume the house doesn’t have enough storage space and move on.

Use common ‘scents’
Skip the fish, bacon or other aromatic meals for a few days, as such foods can leave lingering aromas. Baked goods, vanilla and cinnamon might make for more appealing scents.

Create a hotel experience
Forbes suggests making bathrooms look like a spa. Stack a few pretty washcloths tied with ribbon, add some scented candles and faux plants and buy bathmats and towels in coordinating tones. Remove extraneous items from kitchen counters and replace them with vases of flowers. In addition, set up dining spaces as if one were sitting down to a meal, and ensure appliances are sparkling clean.

Create a sale-worthy showplace

Make it light and bright
Open up all of the drapes and blinds, and turn on overhead lights so the house is well-lit. Add table lamps or other fixtures to especially dim rooms.

Putting it all together
Making a home sell fast involves preparation and the knowledge that buyers are often greatly influenced by their first impressions.
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

6145 HELENA ROAD MAY’S LICK
Bradford pear trees line the driveway to the spacious 5 bdr,3.5 bth brick ranch in May’sLick. Well maintained 2.5 acres with established fruit trees, storage shed and garden. Updates throughout this home include beautiful kitchen w/custom cabinetry, leather finished granite and newer appliances, bamboo hardwood flooring throughout, full finished basement, custom book cases, geothermal & much more!! $369,000. Call Sarah Boone-Jayasuriya at 606-375-9884. MLS 37186

801 LAFAYETTE DRIVE
Beautiful 6 or 7 bdr, 3.5 bth home located on a wonderfully landscaped lot. Main floor boasts a large kitchen w/cabinets galore, a formal dining area, sun room, great room with cathedral ceiling and a gs fp. Huge master with a master bath that offers a corner tub and separate shower. 2 additional bedrooms on the main floor w/a Jack and Jill bath. Walk out basement has a family room.$220,000. Call Sarah Boone-Jayasuriya at 606-375-9884

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

9187 MASON LEWIS ROAD
2 bedroom, 1 bath ranch home w/propane furnace & electric baseboard heat. outside propane tank has been removed. Fully floored attic w/permanent ladder. Spacious master bedroom. Bath access from living room & master bedroom, large tiled kitchen. Newer cabinets. Above ground pool w/nice deck, needs liner/pump. 30X40 metal building w/200 amp service, 10 ft walls & doors, concrete floor, insulated. $33,000. Call Angie Boone-Ishmael at 606-301-3666. MLS 37242

843 CLARKS RUN ROAD
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/ inflate 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

4178 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!!
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.

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.

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.

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. $65,000. 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 lotes is $80,000. Total $110,000 for all. Call Ron Redden at 606-407-5045.

858 FAIRLANE DR, VANCEBURG

Very small lot, South side of Fairlne 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. Front porch and small rear corner porch. Metal underpinning around most of house. May be on block or piers foundation. $18,000. Call Rom Radden at 606-407-5045.

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, secretory office, 2 restrooms & baptismery. $220,000. Call Angie Boone-Ishmael at 606-301-3666.

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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.
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

302 EAST FIFTH ST
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 porch. $18,000. Call Angie Boone-Ishmael at 606-301-3666.

MLS 35037

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

1410 GOLF MANOR DRIVE
Roomy 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. $239,000. Call Angie Boone-Ishmael 606-301-3666

MLS 37023

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

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

15 DAYS HILL LANE, VANCEBURG KY
3 bedroom, 1 bath ranch home. $47,500. Call Ron Redden at 606-407-5045

MLS 36859

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

2030 DUKE ST
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

MLS 36974

Showcase of Homes
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 (RT9 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

1232 LEWIS STREET
Half acre corner lot in Limestone Village. Gas, electric, sewer & city water available. $9,000. Call Angie Boone-Ishmael at 606-301-3666.

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

RESIDENTIAL

R183 • 68 SOUDER LANE
FLEMINGSBURG KY
Country living with uptown amenities. Home built in 2005 with 3BR/3 1/2 BA, full basement, geothermal heat/air, generator for backup utilities, vaulted ceilings, hardwood, tile and carpet.

$325,000.00

NEW

R213 • 82 ANNADD DRIVE
FLEMINGSBURG, KY 41041
Fabulous 2-story, 4bd/2ba brick home located in a quiet subdivision in Flemingsburg, Ky! Home contains beautiful wood floors, open kitchen with great cabinetry and tile work, and a large deck. Kitchen appliances are to stay with the home. Property sits on 1.87 acres.

$230,000.00

NEW

R211 • 310 FOXSPRING AVENUE
FLEMINGSBURG, KY 41041
Immaculate 3bd/2ba home located in Flemingsburg, KY! Home is situated on a .24 acre nicely landscaped lot. There’s a great deck on the back of the house, off-street paved parking and a 1 car basement.!

$130,000.00

SALE PENDING

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

SALE PENDING

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.

NEW

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

NEW

R208 • 223 MEADOW LANE
FLEMINGSBURG, KY 41041
This conveniently located 3 bd/2 ba brick home features a formal living room, den, large eat in kitchen, and large pantry/laundry right off the kitchen. This home is energy efficient with added insulation, has newly installed flooring throughout main living areas of home, large back deck, and a storage shed. Lot size is 0.41 acres.

$110,000.00

NEW

R212 • 864 MT. CARMEL ROAD
FLEMINGSBURG, KY 41041
Looking for a great starter home? Here it is! 3bd/1ba home located on a corner lot in Flemingsburg, Ky. All appliances to stay with the home. Very nice landscaping. Seller is extremely motivated and will even consider allowing some contents to stay with the home! Own your own home for less than rent!

$52,500.00

SALE PENDING

R207 • 4796 ELIZAVILLE ROAD
EWING, KY 41039
3bd/2ba brick home located in a quiet subdivision in Eastern Fleming Co., Ky. Property includes double attached garage.

$129,900.00

NEW

R208 • 223 MEADOW LANE
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.

$124,000.00

NEW

R209 • 2998 MT. CARMEL ROAD
FLEMINGSBURG, KY 41041
Historic 5bd/1.5ba home sitting on 4 ½ acres, located just minutes from Flemingsburg. Property includes a newer metal garage, mature shade trees and an adorable white picket fence.

$120,000.00

SALE PENDING
**F822 • 10160 VETERANS MEMORIAL HWY KY 11 SHARPSBURG, KY 40374**
9.16 acres Gentlemens Farm, 2300 sq ft home, extensive fencing, 2 1/2 acres fishinig lake, orchard, livestock barn with tubs/sweep/scale working facility, feed barn, hoop building, Ritchie Fountain.
$590,000.00

**F831 • 1199 ISHMAEL CHAPEL ROAD, CARLISLE, KY**
Massive 500 +/- acre cattle farm located in Nicholas Co., KY! Property includes a 2-story home, 2 BR cabin, 2 Quonset hut buildings, 1 metal building, 1 hoop barn, and 6 barns. Two miles of road frontage and frontage on the Licking River. $875,000.00

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**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

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**F827 • 457 BARRETT DRIVE WALLINGFORD, KY 41093**
235 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

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**F826 • 65 RIBOLT-EPWORTH RD TOLLESBORO, KY 41889**
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

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**F825 • MILL CREEK RD. FLEMSBURG, 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

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**F824 • 1921 MADDOX PIKE FLEMSBURG KY 41041**
90+/- acres Fleming county farmland with shop/garage, grain bin, feed building and loafing barn. $575,000.00

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**F823 • 1921 MADDOX PIKE FLEMSBURG KY 41041**
90+/- acres Fleming county farmland with shop/garage, grain bin, feed building and loafing barn. $575,000.00

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**F824 • 1921 MADDOX PIKE FLEMSBURG KY 41041**
90+/- acres Fleming county farmland with shop/garage, grain bin, feed building and loafing barn. $575,000.00
Here is an opportunity to purchase 7 +/- acres property is located within the subdivision of Mefford Heights, close to schools, business, for development or your personal use. This 10+/- acres on Nepton Rd includes an older mobile home. City water is available. $84,900.00

It is a great location for a weekend getaway. Utilities available. Property consists of 2.3 acres and building is approximately 826 sq. ft. $19,900.00

The former location of the Dairy Queen, this building is located along Ky. Hwy. 11 (Business) and has access on either side of the building for parking. With a little work and some imagination, this spot could be a great investment opportunity! Lot size is approximately 0.4 acres and building is approximately $245,000.00

ACREAGE

A038 10 +/- ACRES ON NEPTON RD MAYSVILLE, KY ACREAGE LOCATED ON NEPTON RD, 4 BENT TOBACCO BARN IN GOOD SHAPE, GREAT FENCING, GRASS AND ALFALFA HAY, WILL SURVEY BEFORE POSSESSION $79,900.00

A05 MEFFORD HILLS SUBDIVISION MAYSVILLE, KY Here is an opportunity to purchase 7 +/- acres for development or your personal use. This property is located within the subdivision of Mefford Heights, close to schools, business, and are great building lots. $84,900.00

A041 181 MT. HOPE ROAD FLEMINGSBURG, KY 41041 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

A042 STRODES RUN ROAD MAYSVILLE, KY 41056 2.75 level acres located along KY HWY 11 in Mason Co., Ky. Property has good fencing and 1/2 mile of road frontage. Perfect building site. County water is available. $97,000.00

A043 1011 OLD MAIN FLEMINGSBURG, KY 41041 1 +/- ACRE LOT WITH ROAD FRONTAGE ON BETHEL RIDGE RD. $12,500.00

A025 50,003 +/- ACRES WONDERFUL HUNTING PROPERTY. THIS PROPERTY IS INCLUDED AND HAS BEEN PREPPED FOR WHITETAIL HUNTING. $69,900.00

A032 POPULAR GROVE Barn and 4 acres with frontage on Poplar Grove Rd $50,000.00

A029 Acreage located within the subdivision of Mefford Heights, close to schools, business, for development or your personal use. This property is located within the subdivision of Mefford Heights, close to schools, business, for development or your personal use. $84,900.00

A041 181 MT. HOPE ROAD FLEMINGSBURG, KY 41041 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

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A043 1011 OLD MAIN FLEMINGSBURG, KY 41041 1 +/- ACRE LOT WITH ROAD FRONTAGE ON BETHEL RIDGE RD. $12,500.00

ACREAGE/LAND

L469 + 4563 HILLTOP RD EWING, KY 41039 2 tracts of land containing 3.21 +/- acres located on Hilltop Road in Fleming Co., Ky. Septic and water is available. $24,900.00

L467 Nice building lots located on Souder Lane in Poplar Grove Rd Some restrictions $7,000.00 per Acre

L470 HALL ROAD FLEMINGSBURG, KY 41041 3.52 acre lot located on Hall Road in Fleming County. Property also includes a building. With a little TLC, this would be a great location for a weekend getaway. Utilities available. $19,900.00

L471 STONEGATE PLACE SUBDIVISION FLEMINGSBURG, KY 41041 LOT #15, CONTAINING 1.1571 ACRE, LOCATED ON BROOKHILL DRIVE IN STONEGATE PLACE SUBDIVISION. $15,000.00

L435 HWY 11 (UTOPIA ESTATES) MAYSVILLE, KY 41056 OFFERING 8 DIFFERENT BUILDING LOTS IN AN ESTABLISHED NEIGHBORHOOD THAT IS LOCATED WITHIN 5 MINUTES OF AA HWY THESE LOTS ARE ON A PAVED STREET WITH STREET LIGHTS AND COUNTY WATER AND SEWAGE IS AVAILABLE. PICK YOUR LOT AND START BUILDING YOUR DREAM HOME! $19,000.00 PER LOT

L468 BETHEL RIDGE RD SHARPSBURG KY 40374 1+/- ACRE LOT WITH ROAD FRONTAGE ON BETHEL RIDGE RD. $12,500.00

COMMERCIAL

C250 6140 MARSHALL STATION ROAD, MAYSVILLE, KY 40106 Location of the former Springhouse Restaurant. Purchase includes all inventory, furniture, licenses and fixtures. Property has a blacktop parking lot, drive-thru and is located alongside KY 11. Great investment property or business location!!! $245,000.00

C249 VETERANS MEMORIAL HIGHWAY SHARPSBURG KY 40374 Acreage located right on Ky 11. Rolling ground with access high visibility from road. Very nice investment property!!! $48,500.00

C243 OFF AA HIGHWAY 5x- acres right off the AA Highway and close to Clyde T. Barbour Parkway. Water and Sewer are available. $289,000.00

C248 102 BRYANT ST MAYSVILLE, KY 41056 A word of caution: property consists of 3.52 acre lot located on Hall Road in Fleming County. Property also includes a building. With a little TLC, this would be a great location for a weekend getaway. Utilities available. $19,900.00

Property consists of 5.25 acres located along KY HWY 11 in Mason Co., KY. Property has good fencing and 1/2 mile of road frontage. Perfect building site on Owens Pike. County water is available. This property would be a great building location! $97,000.00

A043 1011 OLD MAIN FLEMINGSBURG, KY 41041 1 +/- ACRE LOT WITH ROAD FRONTAGE ON BETHEL RIDGE RD. $12,500.00

C255 780 WEST WATER ST FLEMINGSBURG, KY 41041 Check out this great location in Flemingsburg, KY! The former location of the Dairy Queen, this building is located along Ky. Hwy. 11 (Business) and has access on either side of the building for parking. With a little work and some imagination, this spot could be a great investment opportunity! Lot size is approximately 0.4 acres and building is approximately 826 sq. ft. $34,900.00

C254 470B TUCKER DRIVE MAYSVILLE, KY Location! Location! Location! Former night club located in Maysville, Ky. This property sits on approximately 1/2 acre and consists of a fully stocked kitchen (includes walk-in freezer and refrigerator), bar area, public restrooms, DJ area, and a private sitting area with full bathroom. Property is selling “as-is”. $699,000.00

C253 LAKE ROAD (KY 1455) CARLISLE, KY 4031 Property consists of 2.3 acres and includes a large restaurant building. Inside, you’ll find a ballroom, dining room, lounge, kitchen and restrooms. Located next to Lake Carnico. Great investment! Lots of potential! $165,500.00

C252 2207 OLD MAIN STREET MAYSVILLE, KY 41056 Quaint commercial property located in historic Old Washington. Property consists of three buildings. Electric furnace and sewer and water meters located on the property. Lots of potential! $44,900.00

C257 121 E. WATER STREET FLEMINGSBURG, KY 41041 Great business opportunity, located right in the heart of Flemingsburg, Ky! Commercial building contains a showroom, office, storage room and bathroom on first floor. Second floor contains 3 bdrm and kitchen. Heat pump and central air for both floors. Live upstairs and work downstairs! $135,000.00

Chuck Marshall Auction & Real Estate Company
4655 Maysville Road, Flemingsburg, Ky 41041
Chuck Marshall, Broker/Auctioneer
606-782-0374
(606) 845-5010 • 1 (800) 475-1903
Email: agent@chuckmarshall.com

Showcase of Homes

4565 Maysville Road, Flemingsburg, Ky 41041
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16 | THURSDAY, SEPTEMBER 12, 2019
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 $499,000. For more information, contact T.J. Burton @ 606-782-2150.

2 K Lane, Brooksville, KY

1.78 Acre nice building lot, with road frontage, no restrictions, great investment and Possible owner financing. $10,000

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 at $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

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 setup 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.

0 East 2nd Street, Augusta, KY

Beautiful river bottom farm! The farm is surrounded by Bracken Creek and is within Augusta City Limits with city utilities available.

This tract has so much potential. This is one of the most fertile pieces of ground in Bracken County. REDUCED to $99,900. For more information on this property, contact T.J. Burton @ 606-782-2150.

3832 Brookville-Germantown Rd, Brookville

NEW PRICE!!! Beautiful custom built home with great views in all directions. This home features a large living room area that is open to the kitchen, a full finished basement, and a 2 car attached garage. There is also a large detached garage that has its own bathroom and approved septic. This is one of the nicest properties in Bracken County. REDUCED to $329,000. For more information please contact T.J. Burton 606-782-2150.

833 Jersey Ridge Road, Maysville

NEWLY remodeled 3 bed, 2 bath home in Maysville. This home 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

314 E. Miami Street, Brooksville

This is a very nice ranch style home featuring 4 bedrooms, 2 bathrooms, a full unfinished basement with a 2 car attached garage. Home is sitting on 34 acre lot, with a nice back yard, concrete back patio and outbuilding. This home is listed at $330,000. For more information call TJ Burton @ 606-782-2150.

2248 Willow Lenoxburg Road

Check out the NEW PRICE!!! This beautiful 3 bedroom, 1 bath home has been remodeled from top to bottom. The new kitchen features plenty of cabinet space, a gorgeous island, and a bar. The wrap around porch, newer metal roof, and partial basement make this the house to buy. Come and enjoy country living and great neighbors in the Berlin community.

This home is priced at $125,000. Contact T.J. Burton for more details.

990 Martin Luther King Blvd, Maysville, KY

Excellent commercial property located across from the hospital in Maysville with an entrance and turning lane off of the AA Highway. 80.53 Acres ready for development. Listed at $3,000,000, please call our agent T.J. Burton @ 606-782-2150.

3402 Mary Ingles Hwy, Dover

Beautiful older home with 10+ acres of land located in Mason County. This would make the perfect mini farm. Property is listed at $79,900.

Please call TJ Burton for more information at 606-782-2150.

6002 Haymaker Drive, Maysville

Beautiful new home with all of the upgrades in a wonderful neighborhood. Open floor plan, 2 car garage, poured basement w/garage door, beautiful crown molding and trim throughout the house. Priced @ $187,500. Contact T.J. Burton @ 606-782-2150 for more information.
PRICE REDUCED!!! 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

**NEW LISTING!!! TOLLESBORO 252 SIMMONS LANE**

**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, SPACIOUS, INVITING, YET SECLUDED!!!** 3 bdrm., 2 bath home, large gourmet-style kitchen with island and dining room and a sheer abundance of cabinetry, large master bedroom with on-suite bath with separate tub and shower, double-basin sink, HUGE walk-in closet, new steel roof installed in 2019, with rear deck. This property is located on a dead-end road with limited traffic on a newly surveyed 1.158 acre lot with a surrounding buffer zone situated on a promontory that offers great views of the surrounding countryside, a home you MUST SEE TO APPRECIATE, IMMEDIATE OCCUPANCY AVAILABLE, and PRICED TO SELL JUST $149,900!! C2753

**PRICE REDUCED!!! NOW JUST $149,900!!**

**NEW LISTING!!! MAYS LICK/JERSEY HEIGHTS**

**BRACKEN CO./AUGUSTA - 314 E. FOURTH STREET**

**BACK ON THE MARKET!!! PRICE REDUCED!!!**

**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), $125,000! Call Craig to see this fine home! C2712

**PRICE REDUCED!!! NOW JUST $110,000!!!**

**NEW LISTING!!! SALE PENDING!!!**

**PRICE REDUCED!!! NOW JUST $169,500!!!**

**NEW LISTING!!! MAYS LICK/JERSEY HEIGHTS**

**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
TOLLESBORO
3 bdrm., 2 bath 32’ x 80’
(doublewide, large rooms throughout, living room, dining room, huge eat-in kitchen with lots of cabinets, situated on 1.9 acres with a detached two car garage with a full basement below garage! Public water, nice large lot that is generally level in topography, and priced right! HUGE HOME, GREAT GARAGE W/ BASEMENT, LARGE LOT. PRICE REDUCED!!! NOW JUST $85,000!!! C2630

Ohio Riverfront Home, 400+ Feet Frontage on River

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!!! C2727

Mason County / Maysville, 309 Walnut Street

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

Auction Sat. Sept. 14, 2019, 10:30 AM, Maysville - 928 East 2nd Street

Mayville - 928 E. 2nd St. - 2 story frame 3 bdrm., 2 bath home, sitting room, stairway accessible attic, CH/CA (main level), nice staircase, mantles, and trim, with pocket doors, clawfoot tub. Covered front and rear porches, with two-car carport in rear (off-street parking) and shop/storage building, and fenced rear yard. For terms & conditions of sale, additional photos and other information, check out our online advertising at www.stanfieldproperty.com and www.auctionzip.com/auctioneer/castanfield. C2755A

Sold At Auction, $53,200!!!

Plainview Baptist Church, 9633 Mason-Lewis Rd. - One story brick church building offering auditorium, classrooms, entry foyer, two restrooms, basement, CH/CA, with a second building offering a fellowship hall with large auditorium, restrooms, and kitchen, CH, situated on a .821 acre lot on KY 10, great potential for alternative uses (would make ideal day-care facility, with potential for commercial uses, office space, wedding venue, catering, reunions, etc.), net proceeds to benefit two worthy non-profit organizations: St. Jude’s Childrens Research Center and Shriner’s Hospitals! Sold at auction $52,300!!! C2751
MAYSVILLE - 1240 FOREST AVENUE - Two story frame home over basement. Home has exterior elements of brick, limestone and sandstone (native stone), timber frame, and stucco. Home provides for 2 upper level bdrms. and 1.5 baths (half bath on main level, full bath on upper level), with living room, dining room (dining room could provide for a main level third bedroom), and kitchen. Home served with central heat and central air, with updated electric and recent roof. Additional enhancements include hardwood floors, a custom front entry door, arched interior openings, nice staircase banister, decorative brick fireplace (non-functional), covered front porch, and a screened-in rear porch. On-street parking along Forest Avenue, with access in rear by alley providing for one-car garage and off-street parking area. Roof has been recently replaced, with some updated wallboard and remodeling, and updated electrical service.

SUITED TO OWNER OCCUPANCY OR USE FOR RENTAL. YOUR CHOICE. BUT DON'T MISS THIS AUCTION!!!

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
ABOUT CRAIG A. STANFIELD and C Craig A. STANFIELD REAL ESTATE & AUCTION SERVICES

Currently I am a: Citizen member of the Board of Directors of Buffalo Trace Area Development District (BTADD), serving 21 years, Chair 2014-2016; a member of BTADD Executive Committee; current chair - since 2012 - and long-time member of BTADD Revolving Loan Fund committee. Chair Kentucky Council of Area Development Districts (KCADD). Member (1998)/Chair (2011) Tollesboro Industrial Park Site Advisory Committee; Member (2007) Lewis County Municipal Planning Commission; Member Vanceburg/Lewis County Industrial Development Authority (2014). Member Lewis County Property Valuation Administration Appeals Board (2016). Member Trinity Fish & Game Club, League of Kentucky Sportsmen, National Fish & Wildlife Assn.; Life Member National Rifle Assn.; Life Member Future Farmers of America Alumni Assn. 29 year member/6 term President Tollesboro Lions Club. Member Ringgold Lodge and Dekalb Lodge I.O.O.F., Pisgah Encampment, James J. Welch Canton. Member Mason County Men's Club. Designated KY Colonel by Gov. Paul Patton. Notary Public. Member of St. Patrick Catholic Church.

Formerly licensed KY Certified General Real Property Appraiser # 766, and as such have been accepted as an expert witness with regards to real estate and livestock/equipment valuations in Federal Bankruptcy court and district courts in cases involving bankruptcy, divorce proceedings, eminent domain, property damages, and contractor workmanship damages cases (after losing my only son and first-born child in 2004 in a vehicular accident that was not my son's fault --- my son Cullen Alan Stanfield was killed at age 20, 2 years to the day of his high school graduation, a good kid who graduated second in his class with 12 years perfect attendance, the President of the Champions Against Drugs, holding down 2 jobs, on call for a third, and a volunteer with the local rescue squad - the same squad called to the scene of the accident which took my son's life, who wanted to be state police officer - killed by a driver operating under the influence who was already a convicted felon out of prison on shock probation, a driver who had already broken the terms of his shock probation and was due to go back to court in which his shock probation would have likely been revoked the week following the wreck in which my son was killed and who has served time in prison for causing the accident which caused the death of my son --- I opted to drop the appraisal facet of my business in 2006 as real estate was booming and as I had to force myself to finish the last 17 assignments, and as I was putting in extremely long hours -- over 100 hours each week, sometimes in excess of 120 hours in a week -- and just didn't need the headaches and stress of the appraisal business).

I donate time each year to perform a large number (approximately 20 annually) of benefit auctions to support a number of local non-profit organizations (including the Tollesboro and Orangeburg Lions Clubs; local schools (as well as Parent-Teacher Organizations, JROTC, and to support Basketball and other Programs for schools in Lewis and Mason Counties, KY); Fire Departments (Orangeburg, Mt. Carmel, and Tollesboro Volunteer Fire Departments as well as Highland Heights VFD several years ago); the Mason County Women's Crisis Center and the Maysville Younger Women's Club; the Kentucky Gateway Museum Center; Ruggles Methodist Campground; the Cincinnati Red Cross; Hunt for the Gospel (a Tollesboro Christian Church program); have conducted auctions hosted by local schools and organizations whereby funds raised were earmarked to support various organizations such as the Mason County Red Cross, Cincinnati Red Cross, Special Olympics, St. Jude's Children's Research Center, Shriner's Hospitals, etc.; have conducted auctions on behalf of local chapters of the National Wild Turkey Federation, Ducks Unlimited, and Friends of the NRA, as well as on behalf of various Lodges, VFW, and other organizations to benefit individuals injured or ill, scholarship and memorial programs, etc.; and conduct the annual Livestock Auction at the Germantown Fair --- all at no cost to the organization or organization host. A blood donor (7+ gallons). In addition, my wife and I own the Tollesboro High School property and donate the use of the original school building to the Lend A Helping Hand Food Pantry.

I have successfully listed and sold two tracts of land in excess of 1,000 acres in size, have sold a property at auction for in excess of one million dollars, and have successfully listed and sold property for the Lewis County Fiscal Court and to the Commonwealth of Kentucky. I have sold property for the City of Mount Olivet and the County of Robertson, the Cargill Corporation, Glencary Home Missions, the Kentucky United Methodist Conference, the Plainview Baptist Church Inc., and sold an island in Kinniconick Creek in Lewis County, KY. I have conducted auctions on behalf of the Mason County Master Commissioner and the Fleming County Special Commissioner. I have conducted several auctions of confiscated weapons on behalf of the KY State Police, the proceeds of which are utilized for the purchase of bullet-proof vests. I maintain an e-mail list of persons interested in purchasing real estate (currently approximately 1800 persons) to whom I submit a monthly newsletter to keep abreast of real estate listed and available for purchase as well as to announce upcoming auctions.

Craig A.
STANFIELD
REAL ESTATE BROKER
AUCTIONEER
(606) 798-2009
(606) 301-3350
www.stanfieldproperty.com

Craig A. Stanfield, KY Real Estate Broker & Principal Auctioneer.

CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES -

Awarded Kentucky Auctioneers Association “2003 KY STATE BID-CALLING CHAMPION AUCTIONEER”. Awarded 2015 Buffalo Trace Area Development District “REGIONALISM AWARD” for “Outstanding Contribution And Dedication to the Buffalo Trace Region”. Awarded 2014 Woodmen of the World Lewis County Kentucky Chapter 890 “COMMUNITY LEADERSHIP AWARD”. Chosen by readership of the Ledger Independent newspaper as “BEST OF THE BEST REAL ESTATE AGENT 2014”. Recipient of awards for “2014 BEST OUTDOOR SIGN” by the Kentucky Auctioneers Association Advertising Contest and “BEST AUCTION PERSONAL PROPERTY COLOR NEWSPAPER AD 2018”.Licensed since 1984, over 35 yrs. experience in the real estate and auction business. Member Kentucky Auctioneers Association (KAA). Joined Pioneer Trace Board of Realtors, KY Association of Realtors and National Association of Realtors in 2011. In 2012, I created, designed, built, and maintained the Pioneer Trace Board of Realtors website. Quickly rose to Board President (2013) a position to which I was re-elected to in 2014. In 2015, the Pioneer Trace Board of Realtors was forced to merge with a larger Board as part of sweeping changes implemented by the NAR. Thus in 2015, I transferred membership to Northern KY Assn. of Realtors (NKAR). In 2017, I opted to drop the Realtor designation/association due to lack of local input, my firm at that time being the last Realtor associated real estate brokerage firm in the Five County Buffalo Trace Region.

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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 over the spillway! A surveyed boundary, this property has painted plank fencing around the lake and most of the homestead, boundary completely fenced for livestock, ponds and stock watering troughs, 3 barns, outbuildings, nice woods (some marketable timber), large cleared ridge suited to hay or crop production (this ridge is surrounded by woods and provides excellent habitat for whitetail deer and wild turkey and there is an elevated shooting house and deer feeders set in place to take advantage of the excellent hunting opportunities the ridgetop provides), this property offers the very finest of Kentucky Country Living and is priced at $835,000!!! C2707

LEWIS CO. 114.27 ACRES 1732 KY 377

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/DRYER CONNECTIONS, heat/air conditioning, woodstove, AND a two-car garage. Septic system, 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 COUNTY 800 PLUS ACRES**

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

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**FARM & HUNTING ACREAGE**

**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 woodlands, priced at $44,000,000!!!

**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 $350,000,000!!!

**LEWIS CO./TOLLSBORO 5.606 ACRES ANDREW MASON ROAD** - Gently rolling, nearly level lot fronting on the Andrew Mason Road, public water and electricity available, offers an excellent homesite, and even has whitetail deer hunting potential!!! Priced to sell for $40,000,000!!!

**LEWIS CO./QUINCY/KY 57, 4 ACRES** - 4 acres fronting on KY 57 south of Concord fronting on Sycamore Creek with public water and electricity available, offers an excellent homesite, and even has whitetail deer hunting potential!!! Priced to sell for $45,000,000!!!

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

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**LOTS * LOTS * LOTS**

**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 $10,000!!!

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

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

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

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

**544 WEST SECOND STREET, MAYSVILLE** - Vacant lot fronting 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 Oldtown Residential R-4A, AVAILABLE FOR $3,000!!! NEW LISTING!!!

**LEWIS CO./TOLLSBORO 5.606 ACRES KY 57 & ANDREW MASON ROAD** - 5.606 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 $52,500!!! PRICE REDUCED!!! NOW JUST $49,500!!!

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**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 woodlands, priced at $44,000,000!!!

**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 $350,000,000!!!

**LEWIS CO./TOLLSBORO 5.606 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 $49,900!!! PRICE REDUCED! NOW JUST $45,900!!!

**LEWIS CO./MOORE HOLLOW RD. 3.605 ACRES** - secluded wooded tract of land located off the “AA HWY” (frontage on “AA” Hwy, accessed by blacktop roadway 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!!!

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

**FLEMING CO. MUSES MILLS 28.599 ACRES** - 28.599 acres consisting of a nice mix of woods and pasture, frontage on two roadways (McRoberts Road and Litzler Road), public water and electricity available, PRICED TO SELL $74,900!!!

**NEW LISTING!!! SALE PENDING!!!**

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

**LEWIS CO. 800 PLUS ACRES**

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

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TOLLESBORO - 74 ACRES CROPLAND FARM

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

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!!! 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!!! 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
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

ROBERTSON COMMERCIAL PROPERTY

ROBERTSON CO./ MT. OLIVET - 37 South Main Street former commercial building on .165 acre lot fronting 70 feet on KY 165, has been vacant for an extended period of time, no utilities connected, suited for storage NEW LISTING!!!/SALE

PENDING!!! C2759

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

VANCEBURG - COMMERCIAL

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

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
828 OAK FAIRWAY CT. MAYSVILLE KY
Charming all-electric home featuring wrap around porch. Move-in ready. Living room w/fireplace, cozy dining, spacious eat-in kitchen w/appliances & abundance of cabinetry. First floor master suite w/walk-in closet. Mud room/laundry. Hardwood floors & carpet. Staircase w/iron railing-leading to great loft area-perfect for play area or entertaining. Double attached garage w/attic space. Patio & landscaped lot. Great opportunity-must see! Call Glenda Weddle @ 606.584.3229 to set up a showing. MLS 37015

5030 CHINQUAPIN LANE MAY’S LICK KY

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 deck. Call Charlene @ 606.564.1106 for more info. MLS #36865

2326 US 68 MAYSVILLE
Business opportunity! Commercial building and extra lot located on US 68. Possession at closing. For more info, contact Charlene @ 606.564.1106. MLS #36865

536 WEST SECOND STREET
Nice 2 bedroom home w/full bath. River view. Hardwood floors, kitchen appliances included, many updates Call Willy @ 606.375.6884 for more info. MLS #35906
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 for easier work 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.
10026 Elizaville Road, Ewing. 2 BR home w/ a partially finished basement. Property enjoys a 4-bent barn w/ horse stalls. Acreage has a pond. Property is well landscaped, flowers and trees, ready to move into. Located at the edge of Cowan, KY. Give Bill a call at 606-407-4523.

4093 KY 596 Mays Lick, KY. If you are looking for a real nice log home, 3 BR, 2 1/2 Baths. Located on 5 acres. Well landscaped with trees and a 1 acre lake. Set back off of main Highway for your seclusion. For a unique piece of property, give us a call. Owner anxious to sell. Call Bill @ 606-407-4523.

5122 MAIN STREET, MAYS LICK, 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.

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 606-782-2086!!
FARMS & ACREAGE FOR SALE

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 to sell at $62,500. Give Bill a call at 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.

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!! Owing 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!

4775 EAST FORK RD, 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.

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.

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.

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 the finest! Land is level w/ blacktop drive! Large brick home has Everything you are looking for. Private back yard w/ plenty of room for fun times or a few livestock. Close to schools & room for children to play. You could also run a sm. business out of home. Room enough here for many different idea!! Call today Georgianna @ 606-782-2086 to look!!

6089 KY RT 3071, LEWISBURG, KY
3 BR completely remodeled home, part of which is log. 2.5 full BA, 1 w/ hot tub. Move-in ready. Carport w/ storage. Horse barn has 6 stalls, tack room, feed room, electric, & water. All it needs is a little TLC. Excellent site for working ring. Additional barn that can be used for all kinds of storage. If you are looking for in-town acreage, come to Lewisburg, KY for small town living. Call Bill @ 606-407-4523.
COMMERCIAL

00 LAKEVIEW ESTATE ROAD, EWING, KY
These are building lots in Lakeview Estates in Ewing, Ky. Number 1 is .979 ac for $9,000; number 2 is 1.00ac for $11,000; number 7 over 1 ac for $11,000; number 17 is 2.05 ac for $12,500; and number 18 is 1.75ac for $12,500. These are great building lots w/ some restrictions. In Ewing, keep just off of state highway 165. Close to Ewing Elementary School! Within an hour of Lexington!! Call Georgianna @ 606-782-2086.

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.

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.

0 AUGUSTA-MINERVA ROAD, MAYSVILLE, KY
265 acre farm located in Mason and Bracken Counties. If you are looking for a good cattle and grain farm, this is for you. Recently surveyed. Call Bill @ 606-407-4523

0 AUGUSTA-MINERVA ROAD, MAYSVILLE, KY
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265 acre farm located in Mason and Bracken Counties. If you are looking for a good cattle and grain farm, this is for you. Recently surveyed. Call Bill @ 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.

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.

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

000 LOTS 1-4 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.

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.
1129 Old Jersey Ridge Rd
This custom built home is a stunner. Great room with stone WBFP, large kitchen with island and eating bar. Formal LR DR combo with hardwood floors and gas fireplace. Master suite with jetted tub, walk in closet and gas fireplace. Full basement with bedroom and bath. All of this on 10.1 acres of privacy. This is an exclusive listing of Limestone Properties Inc. Owner/agent Debi Beiland 606-584-1485

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 $299,900. Call Gayle Mullikin for a tour 606-563-6314

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. Asking $205,000. Call Gayle Mullikin for a tour 606-563-6314

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.

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

Commercial Property on Tucker Dr.
Property located next to Radio Shack. A total of 5 acres that can be divided. Minimum lot size is 1 acre. Price is $125,000 per acre. Utilities are available.
861 Meadowcrest Circle
Lovely 3 BR, 2 BA brick and vinyl ranch in the Meadows. You will love the oversized great room featuring fireplace, built-in shelving and cathedral ceiling. Nice kitchen with appliances and dining area opens to the great room. Bedrooms are all large. Newer HVAC system, 2 car attached garage and landscaped lot. Priced at $179,900. Call Sharon @ 606-584-5181 for a tour of this beautiful home.

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

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. All this and more on a beautiful wooded 1 acre lot. Enjoy all the privacy of a home in the country with the convenience of being in the city. Priced to move at only $155,000. Call Kelly Ashley at 606-584-2855.
Limestone Properties

Debi Beiland
Principal Broker
Property Staging Consultant
606-584-1485
dbeiland@hotmail.com

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

Sharon Lightner
606-759-7191

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

Visit us on the web:
www.limestoneproperties.com

481 S Shawnee Rd.
Very nice brick ranch home in a good subdivision. 3 bedrooms, 2 baths. CH/CA. All on one floor. Lovely patio and rear yard. Less than 5 minutes from all local schools and shopping. Priced at only $119,000, this one won’t be around long! Call Kelly Ashley at 606-584-2855.

701 Martin Luther Blvd Maysville
Established fireworks store. Everything currently at the property goes with including the building, over $6,000 worth of inventory, storage trailer and motor home. The building was completely redone in 2015 including roof, doors, windows, drywall, bathroom, flooring and security system. 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 606-584-1465 dbeiland@hotmail.com

6008 Hwy 3170
2 Br. 2 bath home, storage room, 2 car garage, sellers are motivated to sell!! $85,000. For your tour please call Gayle Mullikin at 606-563-6314
Motivated Seller!

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.

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.

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 $82,000 Please contact Debi Beiland dbeiland@hotmail.com 606-584-1485

1652, Chrissie Lane (Simon Kenton)
Spacious Brick ranch, 1 car garage, great yard, features 4 brs , 2. baths, sunroom, living room- fireplace. Asking $139,900 For private tour please call Gayle Mullikin at 606-563-6314.

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Building Lots In Tara Subdivision
Lots to build on located in Tara Subdivision right off of Jersey Ridge Rd. Single family and multi family lots. Gas and electric available. Underground utilities. Prices start at $15,000. Please contact Debi Beiland, 606-584-1485. dbeiland@hotmail.com

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

AUGUST
Agent of the MONTH
Sharon Lightner
Sharon Lightner
Sales Associate
606-759-7191

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.

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.usamlis.net/buffalotrace
The process of buying a home can be unlike any experience prospective buyers have ever had. After finding a home they like and coming to an agreement on a sale price with the seller, buyers can expect to add many items to their to-do list. One of the first things to jot down on that list is scheduling a home inspection.

Home inspections are a vital part of the home buying process. Such inspections can protect buyers as they’re on the cusp of making what will likely be the most significant investment of their lives. Understanding the home inspection process can help buyers during an exciting yet potentially nerve-wracking time in their lives.

What is a home inspection?

The American Society of Home Inspectors defines a home inspection as an objective visual examination of the physical structure and systems of a house. Inspectors will conduct visual examinations from the roof to the foundation of the home. Additional structures on the property, such as sheds or detached outdoor living areas, are not typically included in the examination.

What do inspectors examine?

The ASHI notes that inspectors will examine the condition of various parts of the home. The heating system, central air conditioning unit, interior plumbing and electrical systems, roof (though inspectors will not climb onto the roof), attic and insulation will be examined. Inspectors also will examine walls, ceilings, floors, windows, doors, the foundation of the home, basement (or crawl space), and structural components.

Can a home fail inspection?

Homes cannot fail home inspections, which are just assessments of a home’s existing condition. Municipal inspections are separate inspections conducted by government agencies to verify that a property is in compliance with local codes. Home inspectors will provide detailed reports describing the condition of a home and indicate if any repairs are in order.

Do I really need a home inspection?

A home inspection is a vital component that can help buyers make the most informed decision possible. Forgoing an inspection can leave buyers vulnerable to potentially costly repairs and issues with a home that might have been detected with a proper home inspection. In addition, some lenders insist that buyers have home inspections conducted before they will allow them to borrow money.

Home inspections can protect home buyers as they prepare to make the most significant financial investment of their lives. More information about inspections can be found at www.homeinspector.org.
Welcome, Travis Toncray

Travis Toncray has joined Independent Realty Inc. as a sales associate. He was born and raised in Maysville, Kentucky and is the son of Jeff Toncray and Beverly Eubanks. Travis married Johnna Lowe Toncray in May of 2013 and has 3 children. Travis is an honors graduate from Mason County High School, and an alumni of Maysville Community College in 2011. He currently works full time for Enviroflight, and is the office manager for 3G Masonry. In January of 2019 Travis re-enrolled at MCTC for the Kentucky Real Estate program, and received his License in August. He continues to live in Mason County and is eager to serve his hometown and surrounding counties.

For all your real estate needs contact TRAVIS AT 606-407-0809

AGENT OF THE MONTH

CHRISTOPHER LOWE
606-407-5105

christopher.lowe82@yahoo.com

1918 OLD MAIN STREET, MAYSVILLE, KY

This commercial building is located in the heart of old Washington. Building has 7,000 sq. feet on acre 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 its still on the market. Call Chris for more info and to schedule your tour 606-407-5105

$399,900 MLS 37018A

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 606-407-0809.

$384,900 MLS 37088

532 CROCKETT LANE, MAYSليك 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

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
<table>
<thead>
<tr>
<th>Address</th>
<th>MLS Number</th>
<th>Price</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>KENTONTOWN ROAD, MT. OLIVET KY</td>
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<td><strong>NEW LISTING</strong> TOO NEW FOR PHOTO</td>
</tr>
<tr>
<td>7270 TAYLOR MILL ROAD, MAYSVILLE, KY</td>
<td>37223</td>
<td>$299,000</td>
<td>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.</td>
</tr>
<tr>
<td>8049 SHELBY STREET, MAYSVILLE, KY</td>
<td>37150</td>
<td>$159,900</td>
<td>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.</td>
</tr>
<tr>
<td>843 TERRE HAUTE, MAYSVILLE, KY</td>
<td>37226</td>
<td>$149,900</td>
<td>Lovely brick ranch situated on 2 lots on a cul de sac in a very desirable subdivision. Home has 3 bedrooms, 2 full baths and a full basement with a garage spot. Call Mike at 407-2417 or Chris at 407-5105 to schedule a showing.</td>
</tr>
<tr>
<td>661 JOYCE ANN CIRCLE, MAYSVILLE, KY</td>
<td>37151</td>
<td>$139,900</td>
<td>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.</td>
</tr>
<tr>
<td>5253 WEAVER ROAD, MAYSLICK, KY</td>
<td>36932</td>
<td>$135,900</td>
<td>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.</td>
</tr>
<tr>
<td>3498 GERMANTOWN ROAD, MAYSVILLE, KY</td>
<td>37090</td>
<td>$135,000</td>
<td>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.</td>
</tr>
<tr>
<td>41 BRYANT CIRCLE, MAYSVILLE, KY</td>
<td>37149</td>
<td>$109,500</td>
<td>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.</td>
</tr>
<tr>
<td>852 MT GILEAD, MAYSVILLE, KY</td>
<td>37224</td>
<td>$85,000</td>
<td>Nice three bedroom ranch home situated on five acres. Lovely country views. Has detached garage, carport. Call Chris Lowe to see this home 606-407-5105.</td>
</tr>
</tbody>
</table>
Wonderful location, nice home located betwehen Maysville and Flemingburg. 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.

6009 EASTERN HILLS, MAYSVILLE, KY

SOLD

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 today to see 606-407-5705.

$99,900
MLS 37016

6018 KY 3170, MAYSVILLE, KY

SOLD

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.

$89,500
MLS 37017

427 WEST SECOND ST. MAYSVILLE, KY

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 606-407-5105.

$79,900
MLS 36820

9671 MASON LEWIS RD, MAYSVILLE, KY

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

$75,500
MLS 36164

1237 EAST SECOND ST, MAYSVILLE, KY

Lovely home located downtown on a corner lot. The home features three bedrooms, 1 ½ 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.

$70,000
MLS 36370

716 EAST SECOND STREET MAYSVILLE, KY

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!

$69,500
MLS 36649

41171 US HWY 62 MAYS LICK KY

2 Story home with recent updates, forced air gas furnace and central air, kitchen appliances sell 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 606-842-0047

$59,900
MLS 36619

6019 KY 3170 MAYSVILLE, KY

$55,000
MLS 36794

7020 MT. GILEAD RD., MAYSVILLE KY

Lovely home located downtown on a corner lot. The home features three bedrooms, 1 ½ 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.

$45,000
MLS 37225
Beautifully situated on corner lot with 3 Brs 1 1/2 Baths this home offers open floor plan! Great Rm w/gas fireplace-opens to large covered back porch! -Equipped Kitchen-, Breakfast Bar- Dining- Utility Rm- Double Garage with extra storage area. Storage Building- Fenced back yard! 2 Lots. Priced to Sell @ $129,900.
**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

**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/ workshop 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

**4 BRYANT CIRCLE, MAYSVILLE, 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, Never Metal Roof, Shaded Front Yard, Nicely Landscaped.

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

**309 LIMESTONE ST., MAYSVILLE, KY**

Located in Maysville Historic District, Solid Brick, 3 Bedrooms, 1-1/2 Baths, Beautiful Millwork - Equipped Kitchen, Grand Entry Foyer and Back Entrance to 2nd Floor from Kitchen.

$85,000
Kathy J. Phillips, 606-584-1309
MLS 37222
**Phillips Realty & Associates, LLC**

Kathy J. Phillips, Principal Broker

**www.phillipsrealtyky.com**  
**www.usamls.net/buffalotrace**

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**3191 AA Highway, Maysville, KY**

WONDERFUL LOCATION FOR YOUR NEW BUSINESS! HIGH TRAFFIC AND HIGHWAY VISIBILITY! This property has endless possibilities - Large Parking Area, Several Rooms for Offices (some interior walls can be removed), 3 Baths (Mens/Womens), Kitchen Facilities, 3 Entrances - Call for More Information.

**$379,900**  
Kathy Phillips,  606-584-1309.

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**4453 Pleasant Ridge Road, Maysville, KY**

**NEW PRICE**

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.

**$385,000**

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**6216 Parker Lane, Mayslick, KY**

Gorgeous Country Setting, 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**  
**$389,000**  
A DREAM COME TRUE!

Kathy J. Phillips,  606-584-1309

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**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**

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**287 Carrie Lane, Maysville, KY**

2 Story Home w/ Full Basement in Elmcroft Estates. GREAT Convenient Location - 4 Bedrooms, 2 Full Baths, Half Bath, Expansive Kitchen/Dining Area/Breakfast Bar and Open Living Room, Formal DR and Formal LR! Master Suite has Jetted Tub, Full Bath on Second Floor has 2 Vanities and Separate Shower Room for those Busy Mornings!. Basement has Finished Full Bath and Unfinished Rec. Room, 9’ Ceilings and Wainscotting Add Appeal to this Home!

**$249,900**  
MLS 37212

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**2321 Glendale Dr. Maysville, KY**

NEW PRICE  
SALE PENDING

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

**$208,000**
**Phillips Realty & Associates, LLC**  
Kathy J. Phillips, Principal Broker  
www.phillipsrealtyky.com  
www.usamlsg.net/buffalotrace

### 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.
- **$152,000**

### 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

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

### 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, Rea Deck, Landscaped, 2 Car Det. Garage!
- THIS IS A LOT OF HOME FOR THE $$$$$$!
- **$110,000**
  - Sara Fryman, 606-782-7007
  - MLS 37080
8157 STONELICK ROAD, MAYSVILLE, KY

7.559 ACRES! 24 x 28 Pole Building w/ 6’ Porch, Water, Electric and Septic, 1 Full Bath, (2) 1/2 Baths and (2) Showers in Building! Previously utilized as ATV Facility, 10x 12 Building on Property. Just off AA Highway!

$82,000
Kathy Phillips,
606-584-1309
MLS 37168.

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

118 GARRETT AVE, BROOKSVILLE, KY

2 Story Brick Building, Previously Catholic School and Most Recently Day Care Center, Full Basement w/ Kitchen Facilities, 2 sets of Bathrooms, 2nd Floor has 2 Big Open Rooms and Large Hall, Stamped Ceiling, Partially Fenced, Basement has Outside Entrance. Great Opportunity!

$29,000
Kathy Phillips,
606-584-1309

WOODLANE ACRES SUBDIVISION

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

PARRY PLACE-TOBACCO ROAD

(1) Residential Building Lot.
1.054 Acres Lot #32.
Country Living - Close to Maysville
KU Electric-City Water
Limestone Cable
Plat & Recorded Restrictions Available @ Listing Office

$28,000
Kathy Phillips,
606-584-1309
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