

Showcase of HOMES

Serving Northern Kentucky & Southern Ohio

PUBLISHED BY THE LEDGER INDEPENDENT



428 East Second Street, Maysville KY
presented by Duncan Real Estate



218 Court Street, Maysville, KY
presented by Independent Realty, Inc.



6005 Key Place, Maysville, KY
presented by Boone Real Estate



316 Market Street, Maysville, KY
presented by Limestone Properties

January 2019

FREE

This is a Must See... **ONE OF A KIND**



This 4 bed/3 full bath home sits on 57 acres and has a stunning view of the valley. This would make a great hunter's retreat, bed and breakfast, winery, or a beautiful home. This home features 2x6 exterior walls, geothermal system, foam insulation, intercom system, and insulation between floors for sound reduction. It has a full kitchen on both the first and lower level and all three levels have laundry hookups. Multiple entries for privacy to both the first and lower level. Electric at both barn and camper shelter.

Must have a four wheel drive and an appointment to show. I will meet you or a representative of the seller will have to meet you to give you keys.

Directions: US 52 to Pisgah Hill. Property on Rt. Must have four wheel drive vehicle.

\$424,900

Give Bill Lutts with Team Infinity at Bischoff Realty a call for your private showing.

(513) 607-2015



Index

Bischoff Realty	2
Boone Real Estate	38, 39, 40, 41, 42
Citizens Deposit Bank.....	44
Duncan Real Estate	7
Four Corners Home Inspection.....	13
Haney's Hardware	26
Independent Realty.....	14, 15, 16
Kachler Real Estate	18, 19, 20, 21
Limestone Properties.....	22, 23, 24, 25, 26
Marshall, Chuck.....	4, 5, 6
Phillips Realty & Assoc., LLC	28, 29, 30, 31
Poe, Perry	3
Sherlock Homes Inspection.....	13
Stanfield, Craig.....	8, 9, 10, 11, 12, 13
Story Realty	32, 33, 34, 35, 36, 37

1918 Old Main Street, Maysville

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

\$400,000

1088 Brooksville Germantown Rd

Newly remodeled 3 bedroom, 1 bath home on beautiful 1.183 acre lot. Great location with great neighbors! Home is priced @ **\$125,000**. For more information, contact T.J. Burton @ 606-782-2150

541 Parker Road, Hillsboro

80 Acres—Beautiful building spot on an excellent farm. Farm is currently being used for cattle and has good fence, a cattle waterer, a pond and a barn. Great investment! Land is priced @ **\$225,000**. For more information, contact T.J. Burton @ 606-782-2150.

654 Hillcrest Road

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

REDUCED \$195,000

685 Rosedale Road, Morehead

Dream farm for sale!!! This farm features 125 Acres with abundant pasture for livestock and excellent mature timber for hunting. All of the buildings are well maintained including a beautiful ranch home with partial basement and garage, 3 hoop barns, 2 wood-sided barns, and a metal building. The farm has excellent fencing with much of it being new fence. It has good road frontage and 2 ponds. This farm is reduced to \$439,000. Contact T.J. Burton @ 606-782-2150 for more information.

503 Kabler Mill Road

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

4171 Barrett Pike, Maysville

Extraordinary property with all of the features! The 5 bedroom, 4.5 bath home sits on 18+ acres that are perfect for a small scale farm. Owners see deer and turkeys on a daily basis. Home is beautifully landscaped with awesome front porch and 2nd story deck. 3 car detached garage and 2 car attached garage. The home has too many features to list with 3 floors plus a finished basement with a theater room. For more information, contact T.J. Burton @ 606-782-2150. This property is listed @

\$498,500

0000 Kentontown Road

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

833 Jersey Ridge Road, Maysville

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

\$89,000

387 Blue Licks Spur

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

\$247,500

8156 Blue Licks Pike

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

\$110,000

AA Highway/Highway 435, Maysville, KY

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

\$499,000

4629 Chapel Rd, Mt. Olivet

This is the property you've been dreaming of. Beautiful log cabin on 119 acres out of sight from any other home. This property features a 3 bedroom, 2 bath log home with huge living room. There are 2 ponds full of fish and a large creek. The property has a good mixture of hardwoods and cedars with fertile creek bottoms for crops or food plots. There are 3 nice buildings and wildlife everywhere. For more information, contact T. J. Burton @ 606-782-2150 Property is priced @

\$340,000

180 Bentley Court

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

Property is priced @ **\$298,000**

6002 Haymaker Drive, Maysville

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

REDUCED \$197,500

7160 KY 1234 S

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

\$95,000

511 Chapel Avenue, Augusta

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

\$99,900

PERRY POE Real Estate

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

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

**4369 Mt. Carmel Road, Flemingsburg**

Beautiful home with detached garage and large yard. This home features 6 bedrooms and 3 baths with large family room that includes fireplace with gas logs. Contact T.J. Burton @ 606-782-2150.

\$224,900

2519 Parina Road

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

\$499,000

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



Michele Cochran606-782-0488
 Chad Bowling606-782-6360
 Lori Kielman606-782-1554
 Jeff Donovan606-782-0745
 Shannon McDaniel ..606-209-1100
 Lori Kielman606-782-1554
 Amanda Miller606-842-0906
 Ron Lawson859-494-9305

RESIDENTIAL



**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



**R196 • 204 STOCKWELL AVE.
FLEMINGSBURG KY 41041**

CHARMING 3BR/1 BA home with beautiful cherry hardwood floors, rock patio, nice back yard

\$74,000

REDUCED



**R187 • 4379 US 62,
MAYSVILLE, KY 41056**

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

\$97,500



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

\$259,900

OWNER WANTS OFFER



**R169 • 38 JUNCTION RD
EWING, KY 41039**

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

\$24,000



**R194 • 1147 TURKEY RUN RD
FLEMINGSBURG KY**

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

\$48,000



**R180 • 5010 W. KY 10
TOLLESBORO, KY**

Beautiful recently updated home including granite counter tops, Jacuzzi tub, tile, stone

backsplash, and stainless steel appliances. Large family room with a functioning fireplace and beautiful kitchen and dining room open concept. Also, very nice landscaping with outdoor wood furnace.

\$124,900



**R189 • 6425 KY 11
MAYSVILLE KY**

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

\$299,000



**R192 • 374 SKYLINE DRIVE
MAYSVILLE KY 41056**

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

\$129,000



**R193 • LOT #47 MORGAN
VIEW SUBDIVISION
WELLINGTON KY 40387**

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

\$72,500

Chuck Marshall Auction & Real Estate Company

4565 Maysville Road, Flemingsburg, KY 41041 | 606-782-0374 • (606) 845-5010 • 1 (800) 475-1903
 Website: www.chuckmarshall.com | Email: agent@chuckmarshall.com



F822 • 10160 VETERANS MEMORIAL HWY KY 11 SHARPSBURG, KY 40374
 95.16 acres Gentlemens Farm, 2300 sq ft home, extensive fencing, 2 1/2 acre fishing lake, orchard, livestock barn with tub/sweep/scale working facility, feed barn, hoop building, Ritchie Fountains
\$649,000



F816 • SULLIVAN RIDGE RD VANCEBURG
 90+/- acres
 Beautiful River Views, Barn, hunting shacks, Great hunting
\$300,000.00

DEER HUNTER ALERT!!



F798 • HAZEL BRANCH RD VANCEBURG KY 41179
 160+/- Acres. Great recreational farm with deer hunting, trail riding or would make a great weekend getaway. Close to town, but still secluded. Barn and 2 sheds. County water **\$160,000**



F814 • 2009 POPLAR GROVE RD FLEMINGSBURG, KY 41041
 94+/- acres of which approx 60 acres are tillable
 1999 14 x 60 Fleetwood mobile home
 Creek runs through property
 Above average fencing
 2 barns
\$325,000



F808 • 4197 KY 10 GERMANTOWN, KY 41044
 Beautiful farm with 183+/- acres nestled in the lovely town of Germantown, Ky. This property features a nice barn and an immaculate home that needs some TLC. This farm would be great for cattle with its rolling topography.
\$750,500



F792 • 595 ROY HARPER RD OLIVE HILL, KY
 284+/- acres cattle farm that lays rolling with frontage on Hwy. 649. Huge hay/tob barn, feeder barn, machine shop 5 bent shed, 1 1/2 story house. This property has 6 ponds, good fencing, creek running through property and city water.
\$489,500



F811 • 1495 BEECHBURG RD, WALLINGFORD, KY 41093
 195.7 +/- great farmland . This farm lays level with 6BR/2BA home, and 5 additional barns/storage facilities.
 Nice lake as well.

\$896,500.00

PRICE REDUCED



F803 • JUNCTION ROAD ELIZAVILLE KY GENTLEMEN'S FARM
 Approx 27 1/2 acres (to be determined by survey) . Lays level to gently rolling. Great place to build and have a few acres to roam on.
\$3,000/Acre



F817 • 218 SULLIVAN RIDGE ROAD VANCEBURG, KY
 61 +/- acres with 1 1/2 story house and two barns. A concrete pad is located behind the barn and the barn has electric. Good barbwire fence with rolling land.
\$165,000.00



F782 • 821 KIDWELL RD.
 53+/- acres - approx 30 acres hay, Cattle/Crop farm with flowing creek, Farm lays level to rolling, Good hunting
\$136,000



F824 • 7838 KY 11, MAYSICK, KY 41055
 GREAT farm in a GREAT location. 82+/- acre cattle/grain farm that lays level to rolling with good fencing. This farm has approx. 68+/- tillable acres, a 7 bent tobacco barn, flowing creek, garden spot, fruit trees and a 1982 singlewide mobile home that has 2 bedrooms and 1 bath with wood heat and central air.
\$328,600.00



F781 • 7267 MT. CARMEL RD MAYSVILLE, KY 41056
 204 +/- acres of nice Mason Co. farmland. This farm lays rolling to level with good fencing. Currently used as a cattle farm. It has county water, pond and exposure to a creek. Barn and other outbuildings.
\$408,000



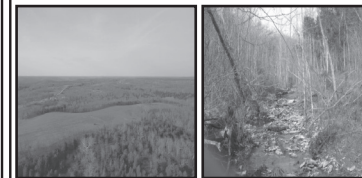
F818 • SULLIVAN RIDGE RD VANCEBURG
 27+/- acres
 Barn, cattle waterers, building new fence on front
\$75,000.00



F819 • 3726 HILLTOP ROAD EWING, KY 41039
 151.5 +/- acres containing a 3BR/2BA brick ranch house with a unfinished basement, a dairy barn, covered stack pad, 2 tobacco barns, a cattle barn, 90 +/- acres of crop land and 5 +/- acres of alfalfa. Land lays rolling to level with good fence.
\$395,000.00



F820 • 821 BURTONVILLE RD. FLEMINGSBURG, KY 41041
 164.5 +/- acres approximately 1/4 of a mile from Pleasureville, KY with road frontage on Burtonville Road. Land is 70% tillable with one shed on the property. City water available.
\$675,000



F821 • 1693 SULLIVAN RIDGE RD VANCEBURG, KY 41179
 166.7 +/- acres with 26 +/- tillable acres and a pond. Farm also has wood lands and would be great for deer hunting!
\$339,000.00



F823 • 1921 MADDOX PIKE FLEMINGSBURG KY 41041
 90+/- acres Fleming county farmland with shop/garage, grain bin, feed building and loafing barn, 2 bedroom brick house
\$575,000.00

ACREAGE


A026 • 268 SHAW HOLLOW RD • TOLLESBORO, KY

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

\$75,000


A034 • TURNER RD • FLEMINGSBURG KY 41041

We are offering 26 +/- acres with access from Turner Rd

\$4500.00 per acre


A036 • 6528 WALLINGFORD RD

19+/- acres. Frontage on 559, 2 ponds, 24 X 36 barn, city water available, mostly clear. Ready for your new home.

\$71,500.00


A035 MEFFORD HILLS SUBDIVISION MAYSVILLE KY

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

\$84,900.00


A032 • POPLAR GROVE

Barn and 4 acres with frontage on Poplar Grove Rd

\$50,000


A033 • 680 LONG BRANCH RD FRENCHBURG KY 40322

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

\$120,000

LAND



L461 ELMCROFT ESTATE
1074 Glascock Glen
Maysville, KY
1.05 +/- Acres
\$32,500



L462 ELMCROFT ESTATE
1076 Glascock Glen
Maysville, KY
1.05 +/- Acres
\$22,500



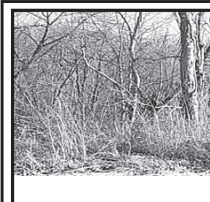
L463 ELMCROFT ESTATE
1078 Glascock Glen
Maysville, KY
.81 +/- Acres
\$22,500



L458 ELMCROFT ESTATE
Glascock Glen
Maysville, KY
.84 +/- Acres
\$37,500



L459 ELMCROFT ESTATE
1077 Smith Terrace
Maysville, KY
.57 +/- Acres
\$37,500



L460 ELMCROFT ESTATE
1072 Glascock Glen
Maysville, KY
1.82 +/- Acres
\$37,500

L467

Nice building lots located on Souder Lane in Poplar Grove
Some restrictions
\$7,000 per Acre

COMMERCIAL

REDUCED

C243 • OFF AA HIGHWAY

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

\$289,900


C240 • 399 E. WATER STREET FLEMINGSBURG KY 41041

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

\$119,000


C242 • JB SHANNON DRIVE, FLEMINGSBURG, KY 41041

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

\$395,000

C236 • FLEMING BYPASS

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

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

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


750 FAIRLANE DRIVE VANCEBURG, KY

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

\$149,500


C237 • 110 E WATER ST FLEMINGSBURG KY 41041

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

\$89,900


C238 • 108 E WATER ST FLEMINGSBURG KY 41041

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

\$146,500

Chuck Marshall
Auction & Real Estate Company
4565 Maysville Rd
Flemingsburg, KY
Chuck Marshall,
Broker/Auctioneer



606-782-0374

(606) 845-5010

1 (800) 475-1903

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



CELEBRATING 50
YEARS OF SERVING
OUR AREA

DUNCAN REAL ESTATE AGENCY

Maysville, Ky 41056
606-564-1106



Charlene M.
Duncan
Principal
Broker
cell:
564-1106



Rosanne K.
Palmer
Sales
Associate
cell:
407-2050



Lishawna
Kinney
Sales
Associate
cell:
584-1072



Glenda
Weddle
Sales
Associate
cell:
584-3229



Willy
Allen
Sales
Associate
cell:
375-6884



Penny
Lewis
Sales
Associate
cell:
584-7505

www.duncanrealtors.com

www.usamls.net/buffalotrace



\$42,500

422 FOREST AVE- NUE - MAYSVILLE

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

MLS #36042



\$39,900

536 WEST SECOND STREET - MAYSVILLE

Contact Willy Allen @
606.375.6884 for more info
about the property

MLS#35906



\$120,000

805 HINTON DRIVE - MAYSVILLE

All newly updated brick house offering 3 bedrooms & 2 baths. Convenient location. New stainless steel appliances. Full finished basement. Contact Charlene @ 564.1106 for more info.

MLS#36376

40 EAST 5TH STREET - MAYSVILLE
Contact Willy Allen @ 606.375.6884 for more info for this property or the following properties:

339 East 4th Street	\$30,000
60 East 4th Street	\$9,900
366 East 4th Street	\$30,000
40 East 5th Street	\$30,000



\$132,900

428 EAST SECOND STREET - MAYSVILLE

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

MLS #36322



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

Conveniently located ranch house offers 3 bedrooms/2 baths. Family room w/ woodburning fireplace, dining area & breakfast area, all appliances included. Double attached garage. Gas heat/central air. Carpet & vinyl throughout. Spacious yard w/ landscaping & privacy fence. Contact Lishawna @ 606.584.1072 or our office @ 606.564.1106 to schedule a showing.

MLS# 36433



2326 US 68 - MAYSVILLE **\$164,900**

Business opportunity!
Commercial building and extra lot located on US 68. Possession at closing. For more info, contact Lishawna @ 584.1072

MLS# 36616

RECENTLY SOLD COMMERCIAL PROPERTIES




**37 WEST
SECOND STREET
MAYSVILLE**



**39 WEST
SECOND STREET
MAYSVILLE**




**204 - 206
SUTTON
STREET
MAYSVILLE**



Craig A.

STANFIELD

REAL ESTATE BROKER
AUCTIONEER





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

E-mail: info@stanfieldproperty.com

Check out my website

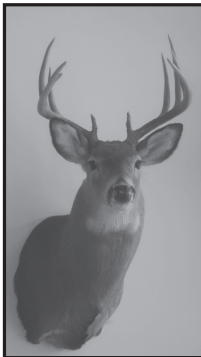
www.stanfieldproperty.com





Member Kentucky Auctioneers Ass. (606) 798-2009
2003 KY State Champion Auctioneer (606) 301-3350

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. 36.713 ACRES 5 BDRM/4 BATH LOG HOME



LEWIS CO. LOG HOME ON 36.713 ACRES, 685 RED CEDAR LANE - A MUST SEE! Gorgeous 2 story 5 bdrms./4 baths log home, exposed beams, Cathedral ceilings, wrap-around porch, geothermal heat and air full basement w/ drive-in garage entrance, situated on scenic acreage that consists of a mixture of fenced pasture and woods, excellent whitetail deer and wild turkey hunting, located north of Tollesboro (Vanceburg mailing area) off KY 57 on a dead-end road with limited traffic, public water and electricity, and priced to sell \$434,900! C2700

LEWIS CO. 163.991 ACRE SECLUDED HUNTING RETREAT



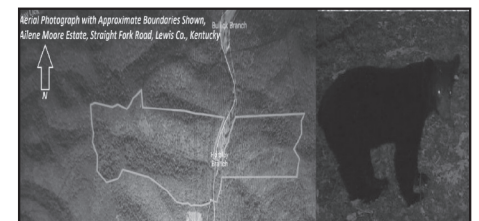
SECLUDED GETAWAY/HUNTING RETREAT!! - Newly surveyed tract of land located on the Stone Branch Road improved with an authentic rustic log cabin. **SALE PENDING!!!** with wooded acreage offering excellent hunting. Secluded location at end of county-maintenance of an old gravel roadway approximately a mile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



LEWIS CO. 194.607 ACRES



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





info@stanfieldproperty.com

Craig A.
STANFIELD
REAL ESTATE BROKER
AUCTIONEER



(606) 798-2009
(606) 301-3350



Be sure to check out my website:
www.stanfieldproperty.com

NEW LISTING -- LEWIS CO. 169 ACRES LONG BRANCH



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

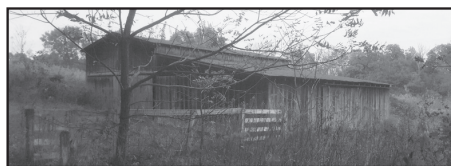
LEWIS CO. 25 ACRE CREEKFRONT HUNTING RETREAT --- JUST \$63,500!!!



LEWIS CO. KY 989 SALT LICK CREEK FRONT HUNTING RETREAT - 25 ACRES fronting on KY 989, improved with a 1 bdrm., 1 bath camper, fields offering foodplots, hunting blind, creek frontage on Salt Lick Creek, public water and electricity, ALL FOR \$63,500!!! WON'T LAST LONG!!! CALL CRAIG TODAY!!! NEW LISTING!!! C2720



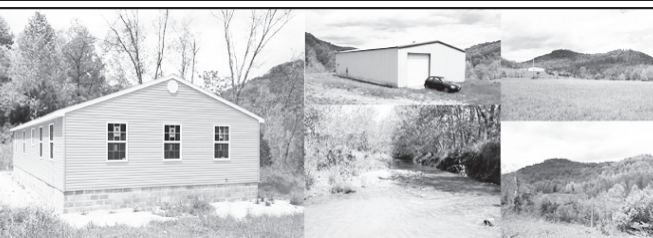
LEWIS CO. 50 ACRE HUNTING ACREAGE WITH BARN



LEWIS CO. MULLIGAN HOLLOW 50 ACRES. Located on a dead end gravel roadway, this mostly wooded tract of land is improved with a barn with attached enclosed shed, several ponds, and excellent hunting potential, and all for \$75,000!!! NEW LISTING!!! C2722

SALE PENDING!!!

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



info@stanfieldproperty.com

Craig A.
STANFIELD
REAL ESTATE BROKER
AUCTIONEER



(606) 798-2009

(606) 301-3350



Be sure to check out my website:
www.stanfieldproperty.com

TOLLESBORO - 74 ACRES CROPLAND FARM



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

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



MASON CO./MAYS LICK - 57 ACRES



Located on KY 324 and US 62, frontage on Shannon Creek, improved with a barn, public water and electric, fenced for pasture (better than average fence, currently has cattle on it), nice woods with

lots of walnut trees, extensive creek frontage, and provides for good deer habitat too, **AND PRICED AT \$115,000!!!** C2715

•FARM & HUNTING ACREAGE•

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

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

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

MASON CO. 136 ACRE FARM! 7029 Orangeburg Road Maysville, KY - 136 Acres located fronting on the "AA" Hwy & KY 1449 (Orangeburg Road) conveniently located approximately 6 miles east of Maysville. Acreage consists of rolling pastureland, some cropland, and nice woods. Nice pond! Creek extends through a portion of the frontage. **PRICED TO SELL \$350,000!!!**

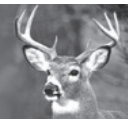
OWSLEY CO. 228 ACRE HUNTING RETREAT - Privately owned tract of land located within the Daniel Boone National Forest consisting of ridgeland acreage consisting of extensive cleared acreages well suited to hay, pasture, and row-crop production surrounded by woods, some marketable timber, would provide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

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

TOLLESBORO - KY 57, 7 ACRES - Improved with an older mobile home and a barn (both in need of significant repair/renovation) sold to settle estate **SOLD AT AUCTION!!!**



Craig A.
STANFIELD
REAL ESTATE BROKER
AUCTIONEER



James Myron Thomas
www.stanfieldproperty.com
jmthomas606@windstream.net
phone: 606-782-1227



Craig A.
STANFIELD
REAL ESTATE BROKER
AUCTIONEER



Be sure to check out my website:
www.stanfieldproperty.com
info@stanfieldproperty.com
(606)798-2009 • (606)301-3350



info@stanfieldproperty.com

Craig A.
STANFIELD
REAL ESTATE BROKER
AUCTIONEER



(606) 798-2009

(606) 301-3350



www.stanfieldproperty.com

BRACKEN CO./AUGUSTA - 314 E. FOURTH STREET



BRACKEN CO./AUGUSTA - 314 E. FOURTH STREET - Imposing 5 bdrm., 1 1/2 bath two story brick home, excellent workmanship and Old-World details (excellent woodwork including a gorgeous staircase, impressive cabinetry, built-in bench seat, patterned oak flooring, paneled doors, two sets of pocket doors, two mantles, great trim and moldings, impressive front entry door with transom and sidelights, original light fixtures, leaded glass windows), radiant hot water heat, an inviting front covered porch, basement, detached concrete block one-car garage, located on a prominent corner lot (lot fronts on the south side of East Fourth Street and extends to the north side of Heather Renee French Blvd/KY 8 in the rear, and fronts on on the east side of Frankfort Street), **PRICED TO SELL \$125,000! Call Craig to see this fine home! C2712**

TOLLESBORO / LEWIS CO

PRICE REDUCED!!! NOW JUST \$98,500!!!



TOLLESBORO 103 EVERGREEN - ENERGY EFFICIENT 1 YEAR OLD HOME WITH ROOFTOP

SOLAR PANELS - offering 2 bdrms., kitchen, living room, breakfast nook, and laundry room, nice lot on public water and sewage **PRICED TO SELL \$99,900-\$98,500!!! C2672**



PRICE REDUCED!!! NOW JUST \$99,900!!!

TOLLESBORO 3 bdrm., 2 bath 32' x 80' (title size) doublewide, large rooms throughout, living room, dining room, huge eat-in kitchen with lots of cabinets, situated on 1.9 acres with a detached two car garage with a full basement below garage! Public water, nice large lot that is generally level in topography, and priced right! **HUGE HOME, GREAT GARAGE W/ BASEMENT, LARGE LOT. PRICE REDUCED!!! NOW JUST \$99,900!!! C2630**

HUGE PRICE REDUCTION!!! NOW JUST \$69,500!!!



172 GARRISON LANE. 6 room, 3 or 4 bdrm., 1 bath one story frame home, Lp gas heat, situated on nice lot with two nice storage buildings, conveniently located to grocery, pharmacy, school, fuel station, priced to sell **\$79,900!!! PRICE REDUCED!!! NOW JUST \$69,500!!!! C2697**

MAYSLICK-MASON COUNTY



4259 KY 596, MAYS LICK - 3 bdrm., 1 bath (large main level master bath with walk-in closet and the bathroom is huge) 2 story frame home, vinyl siding, replacement windows, situated on a nice large lot (1.461 acres) offering a garage and outbuildings, public water and electric, **PRICE REDUCED!!! NOW JUST \$50,000!!! C2701**



info@stanfieldproperty.com

Craig A.
STANFIELD
REAL ESTATE BROKER
AUCTIONEER



(606) 798-2009

(606) 301-3350



www.stanfieldproperty.com

WASHINGTON, MASON COUNTY, KY - NEW LISTING



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

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

VANCEBURG - NEW LISTING - COMMERCIAL



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

MCKENDREE UNITED METHODIST CHURCH



5489 (KY 875) Bridgeville Road, Stonewall, Bracken Co., KY Ca. 1932 church building, one story open plan w/ bell tower, new parking lot, etc.

SALE PENDING!!!

Current offering classrooms, gas heat, restroom, gravel parking lot, potential for use as a church, conversion to residential or family reunions, gatherings, office, lodge, community center, commercial activity, etc. **OFFERED FOR SALE FOR \$35,000!!! C2601**

ROBERTSON CO. COMMERCIAL PROPERTY



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

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

GARRISON - LEWIS CO. - NEW LISTING



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

GARRISON - LEWIS CO. - NEW LISTING



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

VANCEBURG OLD KY 10 - 17 ACRES - COMMERCIAL

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



4 Corners
Home Inspections
LLC

Larry Robinson

Four Corners home inspection@yahoo.com
606-375-3100

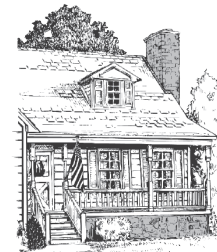
7351 Taylor Mill Road
Maysville, KY

“Inspect before you Invest”
with
SHERLOCK HOME INSPECTIONS

Electric Plumbing
HVAC Structure

Mark Weiss
606.584.1648
Ky Lic #102885

Andrew Weiss
606.782.1430
Ky Lic #102117



Craig A.
STANFIELD
REAL ESTATE BROKER
AUCTIONEER

Member Kentucky
Auctioneers Assn.
2003 KY State
Champion Bid-Caller.



(606) 798-2009
(606) 301-3350



Be sure to check out my website:
www.stanfieldproperty.com

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./TOLLESBORO 5.606 ACRES KY 57 & ANDREW MASON ROAD - Gently rolling fronting on KY 57 with additional frontage on the Andrew Mason Road, public water, no restrictions, significant frontage could allow for division into multiple home-sites, offered for sale for \$52,500! **NEW LISTING!**

LEWIS CO./TOLLESBORO - 5.864 ACRES ANDREW MASON ROAD - Gently rolling, nearly level lot fronting on the Andrew Mason Road, good frontage

**I WOULD LIKE TO TAKE THIS OPPORTUNITY TO THANK EVERYONE FOR MAKING 2018
A SUCCESSFUL YEAR! Sincerely, Craig A. Stanfield**



Independent Realty, Inc. 606-883-3148

VISIT OUR WEBSITE: www.independentrealtyinc.com

Buffalo Trace
Multiple Listing Service
MLS

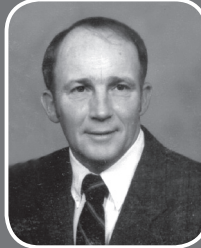


Christopher Lowe
Sales Associate



606-407-5105

Jerry Arthur
Sales Associate



606-883-3241

Darlene Messer
Sales Associate



606-842-0047

Michael E. Earls
Sales Associate



606-407-2417

David Hutchinson
Sales Associate



606-584-8730

Roger Hendrickson
Sales Associate



606-584-5285

Jo Ann Stapleton
Principal Broker



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

MAYSVILLE/MASON CO. RESIDENTIALS

Celebrate
the New Year
in Your New
HOME

6011 KY 3170, Maysville, KY



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

\$129,500 MLSR36469A

417 W. Second Street



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

\$69,500 MLS36571A

MAYSVILLE/MASON CO. RESIDENTIALS

1237 East Second St, Maysville, KY



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

\$79,900 MLS 36370

675 Limestone Terrace, Maysville, KY



Nice 2 bedroom home, has large rooms, central air, nice large rear porch, out building, fenced front yard. This property is very secluded. Call Chris for more info. 606-407-5105

\$39,500 MLSR36652A

685 Limestone Terrace, Maysville, KY



Nice 2 bedroom home, secluded across from Wald Park, Home features 2 nice sized bedrooms, large bath, storage room, living room, kitchen. Nice front porch with ramps. Call Chris for more info for a showing 606-407-5105

\$39,500 MLSR36653A

675/685 Limestone Terrace, Maysville, KY



675 and 685 Limestone Terrace, 2 properties for one price. These homes have 2 bedrooms, and 1 bath. Both homes are currently rented. Investment Opportunity. Call Chris for more info 606-407-5105

\$69,900 MLSR36654A



Independent Realty, Inc. 606-883-3148

VISIT OUR WEBSITE: www.independentrealtyinc.com

Buffalo Trace
Multiple Listing Service
MLS



MAYSVILLE/MASON CO. RESIDENTIAL

218 Court Street Maysville, KY



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

\$229,500

MLS R36681A

216/218 Lee Street Maysville, KY

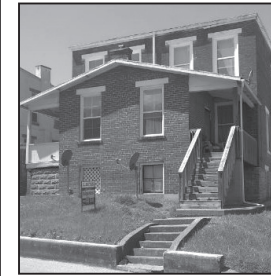


This duplex is located beside the police department, post office, health department. GREAT LOCATION!!!! Walking distance to everything downtown. Each unit has 2 bedrooms, one bath, living room, dining room. The building has a newer roof, and newer windows. Call Chris for more info or to schedule your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

\$79,900

MLS M36245A

220/222 Lee Street, Maysville, KY



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

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

\$149,900

MLS M36246A

MAYSVILLE/MASON CO. RESIDENTIAL

9671 Mason-Lewis Road, Maysville, KY



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

\$75,500

MLS36164

1722 Oak Street, Maysville, KY



Lovely 3 bedroom home located in the Valley View Subdivision. The home has newer siding, newer metal roof, full unfinished basement, large fenced yard with mature trees and a relaxing back porch. Call Chris at 606-407-5105 or Mike at 606-407-2417 for more info or schedule your showing.

\$79,500

MLSR36527A

7030 Mt. Gilead Road, Maysville, KY



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

\$76,500

MLS36391

MAYSVILLE/MASON CO. RESIDENTIAL

61171 US Hwy 62 Mayslick 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

\$62,000

MLS36619

3016 Highland Drive, Maysville, KY



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

\$79,500

MLS36528

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!

\$75,000

MLS R36649A



Independent Realty, Inc. 606-883-3148

VISIT OUR WEBSITE: www.independentrealtyinc.com

Buffalo Trace
Multiple Listing Service
MLS



MAYSVILLE / MASON CO. RESIDENTIAL-ACREAGE-LOTS

6476 Helena Road, Mayslick, KY



This property is located in the heart of the small community of Wedonia. This home is fixer upper. The home features 2 or 3 bedrooms, large level double lot, large

two car detached garage, mature trees. Home has new electric. Call Chris for a showing or more information, 606-407-5105.

\$29,500

MLS R36466A

708 Bank St. Maysville, KY



This is a nice home that is situated on a very large city lot. The home has one bedroom, one full bath, living room, dining room, and kitchen, central air and heat. The home

also has a nice front porch, rear deck for entertaining, and a metal storage building. This would be an excellent rental property. Call Chris for more info 606-407-5105.

\$29,900

MLS35837

6099 Ky 3170, Maysville, KY



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

\$32,000

MLS R36543A

MAYSVILLE / MASON CO. RESIDENTIAL-ACREAGE-LOTS

Spacious, level lot in PINWOOD SUBDIVISION



Lot #169
\$18,000

Call Roger 606-584-5285

Spacious, level lot in PINWOOD SUBDIVISION



Lot #175
\$15,000

Call Roger 606-584-5285

Lot 65 Shawnee Hills S. Maysville, KY



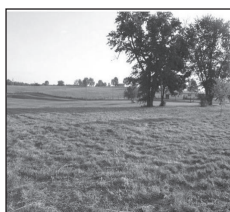
Looking for that wonderful lot to build your dream home, then look no further. This lot is located in a very desirable neighborhood, close to everything. Only an hour drive to Lexington and Cincinnati.

\$16,900

MLS36163

MAYSVILLE / MASON CO. RESIDENTIAL-ACREAGE-LOTS

4242 Pleasant Ridge Rd, Maysville, Ky



Nice building lot 1.5 acres. Located on Pleasant Ridge Road. Lot already has utilities in place. Call Chris

606-407-5105 for more information.

\$14,500

MLS F35670P

3641 PEA RIDGE ROAD



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

\$299,900

MLS W36529A

665 Sardis Road, Mt Olivet, KY



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

\$62,900

MLS34646

How to save up for your first home



Home ownership is a dream for people across the globe. Many people save for years before buying their first homes, squirreling away every dollar they can with the hopes they can one day become homeowners.

But thanks to factors beyond their control, even the most devoted savers can sometimes feel like their dream of home ownership may never come true. According to the Pew Research Center, American workers' paychecks are larger than they were 40 years ago, but their purchasing power is essentially the same. Things aren't much different in Canada, where analysis from Statistics Canada and the Bank of Canada has shown that, since 2015, wage growth in Canada has been weaker than in the United States.

Various challenges can make it difficult to buy a home. However, some simple strategies can help prospective home buyers build their savings as

they move closer to the day when they can call themselves "homeowners."

- Determine where your money is going. If you're finding it hard to grow your savings, audit your monthly expenses to determine where your money is going. Using exclusively debit or credit cards can simplify this process, as all you need to do is log into your accounts and see how your money was spent over a given period. If you routinely use cash to pay for items, even just to buy coffee on the way to work, keep a notepad handy so you can jot down each expense. Do this for a month and then examine how you spent your money. Chances are you will see various ways to save, and you can then redirect that money into your savings account.
- Become a more savvy grocery shopper. Another great way to save more money is to alter something you already do each month: grocery shopping. If

you haven't already, sign up for discount clubs at your local grocer. This is a largely effortless way for shoppers, especially those buying food for families, to save considerable amounts of money. Shopping sales at competing grocery stores also can save money.

- Dine in more often. The U.S. Department of Agriculture says that Americans spend, on average, 6 percent of their household budgets on food. However, the USDA also notes that Americans spend 5 percent of their disposable income on dining out. If these figures mirror your spending habits, you can nearly cut your food spending in half by dining out less frequently. That might be a sacrifice for foodies, but it can get you that much closer to buying your own home.

Saving enough money to purchase your first home is a worthy effort that can be made easier by employing a few budget-friendly strategies.



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

BILL KACHLER

PRINCIPAL BROKER - AUCTIONEER

MAY'S LICK, KENTUCKY

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



Serving you since 1952!!!! Over 60 Years of service!! www.Kachlers.com



PRICE
REDUCED

143 KENDALL LANE, FLEMINGSBURG, KY

Very nice 3 BR, 2 BA brick home.. New basement w/ laundry room . It would make a great starter home or a home for retired couple!! Close to

town & in very nice subdivision. Attached garage & screen back porch!! Large living room & an eat in kitchen complements this home. Great Price!! Owners are very anxious to sell!!! Call soon!!! Call Georgianna Today @ 606-7822086!!



225 COMMERCE STREET, MAYSVILLE.

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



149 MT. GILEAD ROAD, FLEMINGSBURG

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



372 BIG RUN ROAD, WALLINGFORD, KY.

This lovely home is located near the Hutton Lloyd Tree Farm & backs up to a wild-life reserve. 2 BR & 2 full BA all updated!! Nothing to be updated unless you want to change a color in a room! Kitchen has Open floor plan to Living Room. House is handicap accessible. 14x40 outside bldg. w/lights & lofts. Call today! Priced at \$94,900. Pond & woods on property. 1-car garage & double parking pad. Covered picnic area w/ electric. Big Beautiful front porch w/ railings & sidewalk to pond. Raised garden & lots of woods. Stove, refrigerator & microwave are just 2 years old & go w/ home. Outside storage is great for shop or storage. Must see!



312 STOCKWELL AVENUE, FLEMINGSBURG, KY

Outstanding home was bought in 2013. Since that time basement has been remodeled w/ projector TV. Half bath has tile floor. Full finished basement w/ 2 car garage! New Heat & air has been added to the home in last year. All Kitchen appliances included in sale & are less than 5 yrs old! Master BR is large w/ tile walk-in Shower/heated floors!! Home is on dead end street. Several accents, sky lights, lots of closet space, open concept, large master suite & tile BA w/ heated floors!! Very private! Nice desk built into master BR. Basement has enough room for whole family, to enjoy movies on projector screen!! Landscaping is accented w/ lights & lots of trees!! Call Georgianna @ 606-782-2086.



263 CASSIDY PIKE EWING, KY

You won't find another 6000 square ft. home w/ 15 acres in Flemingsburg for \$425,000. 4 BR & 4.5 BA w/ full finished basement. New in 2016 Geo thermal heat & air. In ground pool w/ new liner this year & pool house! 2 laundry rooms, 1 upstairs & 1 on main floor. Basement has Theater room w/ projector TV, weight room, kitchen & garage! Owners willing to divide & sell house separate from land if wanted. 60x100 barn, beside pool, used for storage. Very nicely landscaped around home & pool. Kitchen has mouser oak cabinets w/ granite countertops. Stainless steel appliances & large island w/ bar stools. House was very well built & has all updates. Call Georgianna @ 606-782-2086.



864 MT. CARMEL ROAD, FLEMINGSBURG, KY

Come watch the world go by while sitting on this wraparound porch!!! 3 or 4 BR w/ 1 BA. Very well priced & ready for its new owner!!! Kitchen living room, bedroom & bathroom all on the main floor. Beautiful Oak handmade cabinets! 2 outside bldgs., 1 w/ concrete floor! Could be used for workshop!! Could make a nice rental property too!! Call Georgianna today @ 606-782-2086: it won't last long at this price!!



6089 KY RT 3071, LEWISBURG, KY

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

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



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

BILL KACHLER

PRINCIPAL BROKER - AUCTIONEER

MAY'S LICK, KENTUCKY

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



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

Serving you since 1952!!!! Over 60 Years of service!! www.Kachlers.com



62 PURCELL STREET, FLEMINGSBURG, KY

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



217 WEST WATER STREET, FLEMINGSBURG, KY.

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



224 STOCKWELL AVENUE, FLEMINGSBURG, KY

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



159 NEPTON ROAD, ELIZAVILLE, KY

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



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.



396 FOREST AVENUE, MAYSVILLE, KY

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



7139 DIXON PIKE, MAYSVILLE, KY

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



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

BILL KACHLER

PRINCIPAL BROKER - AUCTIONEER

MAY'S LICK, KENTUCKY

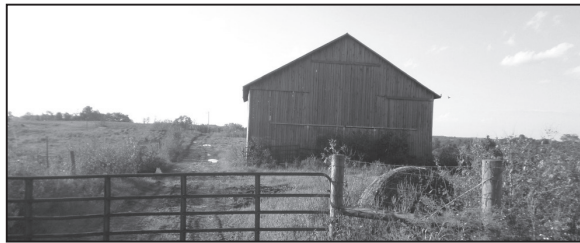
606-763-6140 1-800-264-6040 FAX: 606-763-6100



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

Serving you since 1952!!!! Over 60 Years of service!! www.Kachlers.com

FARMS AND ACREAGE FOR SALE



0 CONVICT PIKE, CARLISLE, KY.

If you are looking for a good cattle farm that has 2 barns that can be easily converted into cattle barns, plenty of water, w/ 2 existing wells, this is it. Farm has 5 ponds. Years ago there was a county road that split the farm that is now closed. Farm could be easily divided. Decent fence. Owner anxious to sell. Make offer. Call Bill at 606-407-4523.



4021 WEST HWY 36, OWINGSVILLE KY

If you are looking for an excellent cattle farm w/ abundance of water, creek, city water, good fence, barn in good repair this is for you. Feed barn w/ concrete floor, automatic feeders w/ working shoot inside. Farm has excellent fence, plenty of shade & grass. Located on RT 36. 4.5 miles west of Owingsville, KY. Priced to sell. 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.



0 DOVER-MINERVA ROAD, AUGUSTA, KY

If you are looking for a good cattle and grain farm, this is for you. 2 farms combined into 1 consisting of 507.668 acres. Located in Mason and Bracken Counties. Recently surveyed. Give Bill a call at 606-407-4523.



1177 AUGUSTA MINERVA ROAD, AUGUSTA

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



3150 DOVER MINERVA ROAD, DOVER KY

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



0 KY RT 11, BETHEL, KY

52 acres located out of Bethel KY that has 6.5 acres that lays along RT 11. Farm is suited for pasture & crops. 2 inch water line in place, new fence, water source, pond, & creek in the back. Give Bill a call at 606-407-4523.



0 MCROBERTS ROAD, WALLINGFORD, KY

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



0 ENERGY/HILLTOP ROAD, EWING, KY

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



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

BILL KACHLER

PRINCIPAL BROKER - AUCTIONEER

MAY'S LICK, KENTUCKY

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



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

Serving you since 1952!!!! Over 60 Years of service!! www.Kachlers.com

SOLD



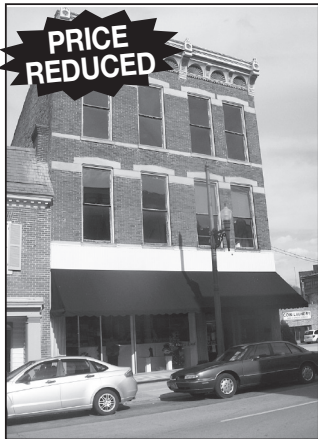
LOT #1, 420 MARTIN LUTHER KING HWY, MAYSVILLE, KY.
5/67 acre commercial lot. Priced to sell at \$175,000.
Call Bill @ 606-407-4523.

**PRIME COMMERCIAL POTENTIAL,
1000 US 68 MAYSVILLE.**

**MAJOR PRICE
REDUCTION**

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.

**PRICE
REDUCED**



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

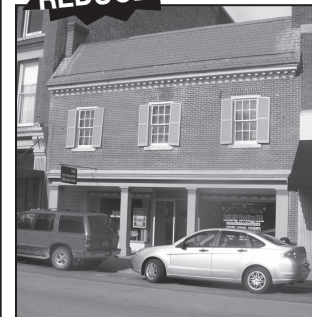
**1st \$120,000
Owns Property**



**US 68 & OLD KY 165,
BLUE LICKS, KY**

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

**PRICE
REDUCED**



**13-15 EAST SECOND
STREET,
MAYSVILLE, KY**
Centrally located office building with two currently rented tenant spaces. CH/CA, recently replaced roof. Great investment opportunity.

**000 LOTS 1-4 & 6
KENTON POINTE ESTATES**

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

**0000 LOT 1
KENTON POINTE ESTATES**

5+ acres residential development acreage. Zoned for Town-house 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.

TUCKER DR COMMERCIAL LOTS AVAILABLE

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

**0 WINDSOR PLACE-BUCKINGHAM SQUARE,
MAYSVILLE, KY**

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

Limestone Properties



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

PRICE REDUCED



4023 Starlight Blvd.

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

606-584-1485 dbeiland@hotmail.com



Kelly Ashley
Associate Broker
606-584-2855
limestoneproperties@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 \$229,000. **Please contact Debi Beiland 606-584-1485 dbeiland@hotmail.com**



2333 Cedarwood Drive

Outstanding brand new custom built home in Cedarwood. Home to be finished soon and includes a split floor plan with 3 BR, 2 BA. Spacious open great room/kitchen with wheaton white cabinetry, granite counters. Hickory hardwood flooring throughout, except baths and laundry room feature tile. 9 ft. ceilings throughout make this

lovely home live large. Many upgrades including 2X6 walls in garage with fully finished, insulated garage, automatic opener, poured walls and brick front that is wrapped to the sides. Prairie style Andersen windows. Priced at \$212,000. Call Sharon @ 606-584-5181 for a tour of this quality built home today. Outstanding brand new custom built home in Cedarwood. Home to be finished son and includes a split floor plan with 3 BR



Sharon Lightner
606-759-7191



28-30 West 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. Th 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.**



6114 Parker Lane

Newer home on about 2 acres is in one of Mason County's most desirable locations. This gem features 5 bedrooms, 3 baths and 3 half baths. The huge gourmet kitchen and breakfast nook look out

over the sprawling countryside. Extra large den with gas log fireplace. Big master BR with bath with a whirlpool tub. Lots of hardwood and tile flooring. Fully finished basement is the envy of anyone who dreams of the ultimate man cave/entertainment area. Built in wet bar and all the room you need for entertaining for the big game! About one hour drive to Cincinnati or Lexington airports and approx.. 10 minutes to Fleming Mason Airport. Way too many more features to list here! Priced at **\$429,500. Call Kelly Ashley at 606-584-2855.**



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



316 Market Street

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

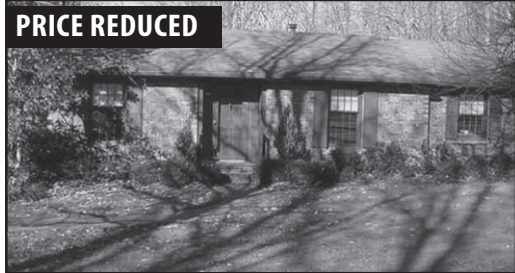


Limestone Properties



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

PRICE REDUCED



809 Woodland Drive

Nice ranch style home in one of Maysville's most sought after locations. 3 bedrooms, 2 baths. Beautiful hardwood floors. Full basement. Sun room. All this and more on a beautiful wooded, 1 acre+ lot. Enjoy all the privacy of a home in the country with the convenience of being in the city. Priced to move at only \$170,000. **Call Kelly Ashley at 606-584-2855.**

SALE PENDING



831 Oak Fairway Court

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



5004 Doyle Lane, Mayslick.

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



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

SOLD



701 Hillcrest

This type of home doesn't come on the market very often. Exceptional 1930s home with charm galore! Gorgeous high ceiling, hardwood floors, crown molding, wainscoting, huge fireplaces and many more features. There is a river view front of home. Modern conveniences including a 2 car garage, modern kitchen, master suite on ground floor, 3 BRs, 3 full baths, unfinished basement. Debi Beiland for a tour 606-584-1485

NEW LISTING



460 West Second Street

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



1024 E. Second St.

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



Cindy Abel
606-584-7696

PRICE REDUCED



651 Buffalo Trace

Charming brick ranch with loads of room! Located in beautiful Hillcrest this home has formal living and dining rooms and a lovely den with brick fireplace that opens on to a sunroom. There are three spacious bedrooms including the master that has it's own full bath and a large laundry room. All of this is on a full unfinished basement that has been professionally water proofed by B-Dry. Listed for sale at \$169,500 Please contact Debi Beiland for a tour 606-584-1485 dbeiland@hotmail.com



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.**



MAKE OFFER

906 Birch Court

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



Jena Pate
606-584-1061

Limestone Properties

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

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

Visit us on the web:
www.limestoneproperties.com



Limestone Properties



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



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



Sharon Lightner
606-759-7191



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

PRICE REDUCED



217 Wall Street

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



848 Meadowcrest Circle

Brick Home features 3 br, 2 ba, tile, hardwood flooring and carpet; 2 car garage. **\$162,000**

For a tour Please call Gayle Mullikin @ 606-563-6314

PRICE REDUCED



473 North Shawnee

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

OWNER SAYS SELL



930 Forest Ave., Maysville Ky

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



28 Bryant Circle

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



220-224 W. Second St.

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



8085 Stonelick Rd

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

SOLD



701 Hillcrest

This type of home doesn't come on the market very often. Exceptional 1930s home with charm galore! Gorgeous high ceiling, hardwood floors, crown molding, wainscoting, huge fireplaces and many more features. There is a river view front of home. Modern conveniences including a 2 car garage, modern kitchen, master suite on ground floor, 3 BRs, 3 full baths, unfinished basement. **Debi Beiland for a tour 606-584-1485**



1639 Chrissie Lane

3 BR, 1.5 BA brick ranch in Simon Kenton Acres. Home has full basement, 1 car garage, built in storage in great room, in ground pool. Home needs work, and sells "As Is". If you are looking for a nice home to renovate you have to see this one. **Priced at \$69,900. Call Sharon at 606-584-5181.**

Limestone Properties



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



Building Lots In Tara Subdivision

Lots to build on located in Tara Subdivision right off of Jersey Ridge Rd. Single family and multi family lots. Gas and electric available. Underground

utilities. **Prices start at \$15,000. Please contact Debi Beiland, 606-584-1485. dbeiland@hotmail.com**



LOT 6A Kenton Station

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

871 Fleming Road Maysville, KY

8.5 acres, rolled, partially wooded. Listed for \$32,000 and is #35461

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



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

SALE PENDING



904 Jersey Ridge Rd.

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

PRICE REDUCED



6496 Helena Road

Single wide mobile home with several additions. Large bump out in the living dining area. Nice screened porch on the rear of

the home and a nice covered porch on the front. Detached two car plus garage that's only about 10 years old with a lean to on the back. There is also a nice storage building and a stone front root cellar. The kitchen was nicely remodeled a few years ago. **Asking \$42,500 Please contact Debi Beiland 606-584-1485 dbeiland@hotmail.com**

SALE PENDING



45 Town Branch Rd. Vanceburg

3 room house also has baseboard heat and a wall unit air conditioner. Nice deck and an attached workshop/garage. Perfect for first time buyers or as rental property. Priced at only **\$29,900. Call Kelly Ashley at 606-584-2855.**



Cindy Abel
606-584-7696

SOLD



8021 Colliver Drive

3 BR, 1 BA brick ranch on large .75 acre lot. Just minutes from town. New roof, central A/C, gutters. Oversized kitchen with all

appliances. Oversized Living room with wood burning fireplace. Family room with exposed brick and wood walls. Large laundry room with washer/dryer. Private patio in the rear. Fenced. Includes storage building and play set. **Priced at \$96,000. Call Sharon @ 606-584-5181 for a tour today!**

PRICE REDUCED

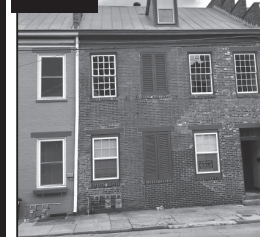


434 West 3rd St Maysville, Ky

3 bedroom, 2 bath home located on roughly half an acre in the west end of historic downtown Maysville. Enjoy views of the river

from the front porch. Small building on the property offers either off street parking or storage. Many updates recently made. Home is currently tenant occupied potentially offering a great opportunity for an income property. **\$27,800. Call Jena 606-584-1061**

SOLD



211 West Second St

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

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



Jena Pate
606-584-1061





DID YOU KNOW?

City dwellers looking to buy rather than rent an apartment may come across real estate listings categorized as “co-ops.” While co-ops can exist anywhere, Realtor.com notes that they are most common in big cities, comprising as much as 75 percent of the housing inventory in the borough of Manhattan in New York City. Co-op is short for “cooperative,” and people who buy into a co-op are not technically buying property but shares in an entity that owns the property where investors will ultimately live. The bigger the apartment in the building, the more shares the buyer will own.

Residents of a co-op typically elect fellow residents to serve on the co-op board. That board is tasked with making a host of important decisions, including choosing who will and will not be allowed to join the cooperative. Co-op boards may require that applicants meet certain financial requirements. Unlike buying a single-family home, duplex, townhouse, or condominium, people interested in buying into a co-op may have put down no less than 20 percent the value of the apartment where they hope to live. Co-op dwellers will also be expected to pay monthly maintenance fees that go toward insurance, taxes and other building expenses.

For All Your Home Improvement Needs

See us for your general hardware & Dutch Standard paint.
•Color Computer •Rescreening & Screens •Mini Storage Building

HANEY'S HARDWARE

Locally Owned & Operated By Scotty Hilterbrand & Danny Patton

564-9004

1111 Forest Avenue, Maysville, Ky. • Mon-Fri 7:30 til 5:00 Sat 7:30-1:00



Limestone Properties



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

DECEMBER
Agent of the MONTH
Gayle Mullikin



Debi Beiland
Principal Broker
606-584-1485

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

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

Visit us on the web:
www.limestoneproperties.com



Benefits to open concept floor plans

The way a home is designed can say a lot of things about it. In fact, many real estate professionals and contractors can determine when a home was built based on the design of its interior. For example, homes with sunken living rooms were likely built sometime in the 1960s and 1970s.

Open concept living rooms are one trend that might one day make people nostalgic for the early 21st century. Many of today's home buyers want homes with open concept floor plans, which can give homes a more spacious feel, perhaps even creating the illusion that a home is bigger than it really is.

Home buyers who have never before enjoyed open concept floor plans can consider these benefits to these wildly popular layouts.

Entertainment

Many people who live in homes with open concept floor plans cite their convenience when entertaining as one of their biggest assets. In an open concept home, guests don't have to be corralled into a single room in the home. Instead, hosts and their guests can roam freely from room to room because there are no walls dividing common areas. This can make gatherings feel less cramped than in homes with more traditional floor plans.

Safety

The safety of open concept floor plans may be most applicable to parents of young children. Open concept floor plans allow parents to keep an eye on their children while cooking dinner,



working from home or tending to other chores around the house. Since there are no walls to divide rooms in open concept homes, parents don't have to wonder what their curious kids are up to because they can see them at all times.

Flexibility

Open concept floor plans give

homeowners more flexibility. For example, homes with more traditional floor plans may have designated spaces for dining areas. These spaces don't leave much room to work with and may not be valued by homeowners who don't often host dinners at home. As a result, such rooms may just be wasted square footage. With an open concept floor plan, homeowners have

the flexibility to make dining areas as big or small as they see fit and can even adjust the rooms on the fly on those occasions when people are coming over.

Open concept floor plans continue to be popular among home buyers and might prove to be the most lasting home design trend of the early 21st century.



Phillips Realty & Associates, LLC

Kathy J. Phillips, Principal Broker

www.phillipsrealtyky.com

www.usamls.net/buffalotrace



6216 PARKER LANE, MAYS LICK, KY



NEW
PRICE

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

\$389,000

MLS 36486-

Kathy J. Phillips,
606-584-1039

1048 SALEM RIDGE RD, BROOKSVILLE, KY



SALE
PENDING!

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

\$369,900

MLS 36505

Sara Fryman,
(606) 782-7007

7023 OWENS PIKE, MAYSVILLE, KY



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

\$289,900

MLS 36374 -

Kathy J. Phillips,
606-584-1039

6024 HAYMAKER DRIVE, MAYSVILLE, KY



4 Bedroom, 3 Full Bath Ranch Situated on 2.07 Acres (2 Lots) In Parry Place Subdivision, Open Living & Dining Room w/ Cathedral Ceiling, Fully Equipped Kitchen w/ Walk In Pantry - Cherry Cabinetry and Breakfast Bar, Large Utility Room, Oversized 2 Car Garage, Full Mostly Finished Walk Out Basement - 5th Bedroom possible in Basement, GEOTHERMAL ONLY 3 YEARS YOUNG! Det. 28 x 42 Building w/ Concrete Floor, Electric and Insulated. Call for More Info.

\$260,000

MLS 36648

Kathy J. Phillips,
606-584-1309

2329 COTTONWOOD COURT

Nice Ranch Home - 3 Bedrooms, 2 Full Baths, Living Room w/ Cathedral Ceiling and Gas Log FP, Equipped Eat In Kitchen w/ Pantry and Island - Large Breakfast Nook, Spacious Utility Room, Rear Patio, Storage Building, 2 Car Attached Garage -

\$156,000

Sara Fryman,
606-782-7007

MLS 36473



COZY &
IMMACULATE

4074 BARRETT PIKE, MAYSVILLE, KY

Immaculate Ranch Home, 2 BR, 2-1/2 Baths, Open Floor Plan, Well Equipped Kitchen w/ Breakfast Bar, Formal Dining Room, Master has 2 Walk In Closets, 2nd BR has 1/2 BA and Walkout to Rear Covered Screened in Deck, Above Ground Salt Water Pool w/ Decking & Privacy Landscaping, Storage Building w/ Electric & Insulation, Blacktop Driveway, MANY IMPROVEMENTS IN THE PAST 8 YEARS!

MOVE IN READY AND ENJOY FOR YEARS!

\$138,000

MLS 36685

Kathy Phillips,
606-584-1309



NEW
PRICE



Phillips Realty & Associates, LLC

Kathy J. Phillips, Principal Broker

www.phillipsrealtyky.com

www.usamls.net/buffalotrace



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

\$125,000

Call Kathy Phillips,
606-584-1309

MLS 36168

501 CIRCLE DRIVE MAYSVILLE, KY



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

\$109,900

Call Donna G. Hatton
606-584-1743

MLS 36538

100 MASON POINTE, MAYSVILLE, KY

You'll Be Snug As A Bug When Cold Weather Arrives In This 2 BRM-2 Bath Condo! Located On Ground Floor W/ Great View To Capture The Wildlife and Birds! Spacious Living Rm-Dining Rm-Den-Equipped Kitchen--Sunroom...

Move in Condition!!

\$100,000
Call Donna Hatton
606-584-1743

MLS 36615



459 NORTH SHAWNEE RD, MAYSVILLE, KY



Tri-Level Home, 4 Bedrooms, 2-1/2 Baths, Equipped Kitchen, Large Living Room, Dining Room, 2 Car Att. Garage, Partial Finished Basement w/ Woodburning FP, Utility Room and 1/2 BA, Corner Lot, Close to City Amenities, Schools and Businesses!

\$89,900

Vicki Smith,
606-584-8602.
MLS 36645.

70 ERNST AVENUE, MAYSVILLE, KY

Deerfield Village- Ranch style house, w/open living-dining room ,beautiful hardwood floors, fireplace, eat-in kitchen w/built-in range top & oven, bathroom, sun porch, partially finished basement w/ family room, 1/2 bathroom, laundry room & 1 car garage, nice covered back porch

\$74,900

MLS 36647

Sara Fryman,
606-782-7007



928 E. SECOND STREET, MAYSVILLE, KY



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

\$72,500

MLS 36372

Donna G. Hatton.
606-584-1743.



Phillips Realty & Associates, LLC

Kathy J. Phillips, Principal Broker

www.phillipsrealtyky.com

www.usamls.net/buffalotrace



321 LIMESTONE STREET, MAYSVILLE, KY

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

\$77,000

MLS 36388

Kathy Phillips,
606-584-1309
MLS 336388



1020 WILLIAMS STREET, MAYSVILLE, KY



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

\$55,900

Earlyne Moreland,
606-584-2517
MLS 36590

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



429 CENTRAL AVE, MAYSVILLE, KY



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

\$44,000

MLS 36478

Vicki Smith,
606-584-8602

305 COMMERCE STREET, MAYSVILLE, KY



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

Call for More Details!

\$40,000

Kathy Phillips,
606-584-1309

135 W. MIAMI STREET, BROOKSVILLE, KY



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

Open a business here for less than you would pay in rent!

MLS#34967

\$34,900

Call Sara Fryman
606-782-7007



Phillips Realty & Associates, LLC

Kathy J. Phillips, Principal Broker

www.phillipsrealtyky.com

www.usamls.net/buffalotrace



500 HAMILTON ROAD, BROOKSVILLE, KY



Nice building site, 5.099 acres, country views, just minutes from Brooksville. AA Hwy. to Brooksville, turn on Hwy 10 & 19, (next to fire station-community building), go approx. 1 mile, turn left on Hamilton Road, go approximately 1/2 mile, property is on the right. If you're looking for a building site in the country, yet close to town, this is it. Check it out! MLS 35206

\$25,900

Call Sara Fryman
606-782-7007

PARRY PLACE-TOBACCO ROAD

(2) Residential Building Lots.

1.054 Acres & 1.053 Acres

Country Living - Close to Maysville

KU Electric - City Water - Limestone Cable

Plat. & Recorded Restrictions Available @ Listing Office

\$29,900 Each

Call Kathy Phillips
606-584-1309

WOODLANE ACRES SUBDIVISION

(8) Remaining Lots

1/2 Acre to .8 Acre

Underground Utilities

KU Electric - City Water - Limestone Cable

Great Location

\$17,900

Call Kathy Phillips
606-584-1309

3179 AA HIGHWAY, MAYSVILLE, KY



GREAT Location for Business, 26.01 +/- Acres, Building on Property for Office/Storage, Some Utilities on Site, Previously Developed for Baseball Diamonds, Parking Area. Call for More

Details on this Wonderful Property!

\$350,000

Call Kathy Phillips,
606-584-1309



KATHY PHILLIPS
PRINCIPAL BROKER
606-584-1309
kathyphillips@maysvilleky.net



DONNA HATTON
ASSOC. BROKER
606-584-1743
donnahatton@maysvilleky.net



SARA FRYMAN
SALES ASSOCIATE
606-782-7007



BRITTANY GILLESPIE
SALES ASSOCIATE
606-584-6771
b.gillespie@maysvilleky.net



EARLYNE MORELAND
SALES ASSOCIATE
606-584-2517
earlyne@windstream.net



VICKI SMITH
SALES ASSOCIATE
606-584-8602
vicki_s@maysvilleky.net



Meredith Story
Principal Broker
606.748.7201
storyrealty@windstream.net



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

STORY Realty

*We Work
for You*

www.usamls.net/buffalotrace



RESIDENTIAL | AGRICULTURAL | COMMERCIAL | HUNTING

RESIDENTIAL



NEW LISTING

**3694 HESTER RIDGE RD
WALLINGFORD, KY
\$199,900**

House and 12 acres sets at end of Hester ridge private with a view of the woods and open fields house is only 8 years old plenty of wildlife in the area perfect for that retired person or persons above ground pool and shed Call Billy W. Story 6067760259



NEW LISTING

**649 HILLTOP RD, EWING, KY
\$30,000**

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



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

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



SALE PENDING

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

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

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



NEW LISTING

**49 WOOLEY ROAD
FLEMINGSBURG, KY
\$39,999**

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



**213 MADONNA LN, FLEMINGSBURG, KY
\$27,900**

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



SOLD

**400 EAST MAIN ST,
FLEMINGSBURG, KY
\$31,900**

This home can be two or three bedrooms and has a partial basement. There is a two car detached garage. Home is currently used as rental property. Good income producer.



NEW LISTING

**13772 KY. 57
TOLLESBORO, KY
\$79,900**

Very clean affordable home, move in ready. Great location, only minutes to Tollesboro, and a few miles to Vanceburg, Maysville, or Flemingsburg. Call Meredith at 606 748 7201 for your personal viewing.



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

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



SOLD

**7169 OWENS PIKE MAYSVILLE, KY
\$139,000**

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



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

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



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

This beautiful home has an open floor plan with the master bedroom suite on the main floor. Two large bedrooms and a full bath are on the second level. The spacious kitchen has all stainless steel appliances, lots of cabinets, and tile floor. The 59+ acre farm provides the perfect setting for this gorgeous home 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 safely and efficiently handle cattle. The large workshop, built in 2013, with open shed on the side is insulated, heated, 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.



NEW LISTING

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

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



SALE PENDING

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

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



SOLD

**6054 CROPPER
MAYS LICK, KY
\$600,000**

Call Bill Story
606-776-0259

RESIDENTIAL



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

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



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

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



NEW LISTING
Lot 29
 STORY REALTY
 606-776-0259

**00 STARLIGHT BLVD
 MAYSVILLE, KY**
\$18,500
 Nice building lot underground utilities available
 Lot #29 1.008 acres Horizon Estates



NEW LISTING
Lot 30
 STORY REALTY
 606-776-0259

**00 STARLIGHT BLVD
 MAYSVILLE, KY**
\$18,500
 Nice Building lot Utilities available
 Lot #30 Horizon Estates



00 AA HIGHWAY MAYSVILLE, KY
\$5,000

This is 3/4 acres more or less that fronts on AA highway near vfw and water park it is accessed by small blacktop road property can be seen from the highway



NEW LISTING
**00 STARLIGHT BLVD
 MAYSVILLE, KY**
\$28,500

This is lot #5 and #6 of the Horizons located off of Clarks Run Road beautiful lot black top road frontage corner lot utilities available



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

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



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

This great home sits in the center of downtown Vanceburg, with a great view of the Ohio River, plus walking distance to parks, stores, restaurants, etc. Beautiful new laminate flooring throughout the house. This home has a ton to offer, continue using it as rental property for income, use home, continue to rent out salon or convert to apt. or expand the house living quarters. Call Meredith at 606-748-7201 for details.



4438 US 68 EWING, KY 41039
\$299,000

This an nice setup currently being used as a hardwood saw mill location is outstanding location has 3 building and office lots of concrete suitable for several types of business. Call Billy W. Story 606-776-0259.



NEW LISTING
5303 ELIZAVILLE RD EWING, KY
\$99,000

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



8736 ELIZAVILLE ROAD EWING, KY
\$45,000

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



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

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



NEW LISTING
Lot 26
 STORY REALTY
 606-776-0259

**00 STARLIGHT BLVD
 MAYSVILLE, KY**
\$31,900
 Lot #26 3.2 acres Horizon Estates

ACREAGE/FARM



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

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



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

Great little farm has a barn with 11 stalls ,outbuilding and garage



14320 CRANSTON RD, MOREHEAD, KY
\$219,900

Looking for hunting and /or recreational use property? Check this out!! 200 acres that backs up to the Daniel Boone National Forest with lots of whitetail deer, turkey, and other wildlife, trails and streams, beautiful sites for a home or cabin and much more. There is also a good six bent barn and a nice metal building, approx. 24' by 32' in size.



**00 STARLIGHT BLVD
 MAYSVILLE, KY**
\$18,500

Lot #28 1.075 acres Horizon Estates.



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

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



Meredith Story
Principal Broker
606.748.7201
storyrealty@windstream.net



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

STORY Realty

We Work
for You

www.usamls.net/buffalotracer



RESIDENTIAL | AGRICULTURAL | COMMERCIAL | HUNTING



**Lot For
Sale**

KY HIGHWAY 596 MAYSCLICK, KY 41055
\$9,990
Nice building lot. Contact Meredith at 606 748 7201 for information.

ACREAGE/FARM



4793 MAYSVILLE ROAD FLEMINGSBURG, KY
\$550,000

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



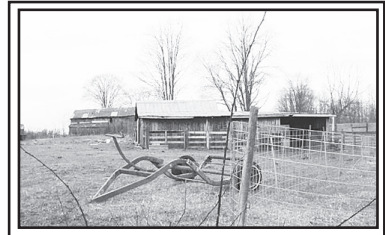
**SIMMONS ASHTON ESTATES
FLEMINGSBURG**
\$14,535

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



5205 MUSES MILLS RD, WALLINGFORD, KY
\$249,000

138 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 there lots of turkey, deer and other wildlife has road front on highway 1013 several beautiful building sites new survey just completed.



777 COSKERY PIKE FLEMINGSBURG, KY
\$120,000

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

HIGHWAY 32 EAST, FLEMINGSBURG, KY

\$10,089

Tract #15 1.062 acres X
9500.00 =10,089. Call Billy

Wayne Story by phone or text
at 606-776-0259 or bwstory@
yahoo.com



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

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



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

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



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

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



6843 HIGHWAY 11, MAYSCLICK
\$540,000

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



**129 WEST WATER
FLEMINGSBURG, KY 41041**
\$199,900

This building well located near the heart of downtown Flemingsburg most recently used as attorneys office, past uses have been Bed And Breakfast and has lots of possibilities or could be used as residence, property has seven baths and six bedrooms or offices as the case could be had major updates in recent years. Call Billy W. Story 606-776-0259.



**2735 SMITH PIKE
FLEMINGSBURG, KY 41041**
\$99,900

Seller will give credit of up to \$5000 rebate to either use for closing, or heat and air. Beautiful setting, move in ready, close to town pool landscaping. Call Billy W. Story 606-776-0259.



1440 RINGOS MILLS ROAD HILLSBORO, KY 41049
\$109,000

37 acre baby farm! Mostly cleared with a few acres wooded. Has a cattle barn, pond, county water, and good fencing. Fronts on Ringos Mills Road and Freeman Road. Call Meredith Story by phone or text at 606-748-7201 or storyrealty@windstream.net.



5204 MUSES MILLS RD, WALLINGFORD, KY
\$179,000

90 acres. This property has older homestead that could be fixed up as a residence or hunting cabin idea hunting retreat with timber, barn and crop land for food plots hunters need to take notice on this one call Billy W. Story 606-776-0259.



Meredith Story
Principal Broker
606.748.7201
storyrealty@windstream.net



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

STORY Realty

RESIDENTIAL | AGRICULTURAL COMMERCIAL | HUNTING

We Work for You www.usamls.net/buffalotracer



00 PRETTY RIDGE
MOREHEAD, KY 40351
\$50,000

Enjoy this very private 5+- acres at Cave Run Lake. Nice home shelf tucked in behind the bank off of highway 1274. Older mobile home, hasn't been lived in for several years, on the property. County water on the property.



00 STARLIGHT BOULEVARD

MAYSVILLE, KY 41056

\$18,500

Lot #9 Horizon Estates. Nice Building Lot.

ACREAGE/FARM



00 HART LANE FLEMINGSBURG, KY
\$37,900

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



SOLD

1830 EVANS SISTERS ROAD, HILLSBORO, KY

\$259,900

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



NEW LISTING

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

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



0000 BYPASS,
FLEMINGSBURG, KY

\$39,000

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



NEW LISTING

350 EAST MAPLE LEAF ROAD MAYSVILLE, KY 41056

\$600,000

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



SALE PENDING

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

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



000 BRADFORD LANE
VANCEBURG, KY
\$29,500

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



OWNER WANTS OFFER

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

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



85 COWAN ROAD EWING, KY
\$12,000

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



NEW LISTING

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

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



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

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



NEW LISTING

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

Gently rolling building lot. Singlewides, doublewides ok



NEW LISTING

0 ELIZAVILLE ROAD EWING, KY
\$92,500

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



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

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



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

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



Meredith Story
Principal Broker
606.748.7201
storyrealty@windstream.net



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

STORY Realty

RESIDENTIAL | AGRICULTURAL | COMMERCIAL | HUNTING
COMMERCIAL/RESIDENTAL TRACTS
www.usamls.net/buffalotrace
We Work for You



**00 FRAZIER ST,
FLEMINGSBURG, KY**
\$1,080,000

Large tract commercial property,
prime location, priced to sell.



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

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



**7843 MOREHEAD ROAD FLEM-
INGSBURG, KY 41041**
\$29,900

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



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

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



**000 HIGHWAY 801 NORTH,
MOREHEAD, KY**
\$4,050,000

Great potential. Development property. 135+- acres located just off of I-64 next to the MMRC Regional business/industrial park. Three miles to Morehead and four miles to Cave Run Lake.



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

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



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

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



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

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



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

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



3378 WEST KY. 10 TOLLESBORO, KY
\$75,000

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



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

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



00 STARLIGHT BLVD, MAYSVILLE, KY
\$18,500

Lot #17 Horizon Estates. 4 miles out Clarks Run Road on Left.



00 STARLIGHT BLVD, MAYSVILLE, KY
\$18,500

Lot #18 Horizon Estates. From Washington take Clarks Run out approx. 4 miles. Property on left.



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

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



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

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



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

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



ST. ANTHONY DRIVE, FLEMINGSBURG
\$325,000

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



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

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

We Work for You STORY Realty



Meredith Story
Principal Broker
606.748.7201
storyrealty@windstream.net



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

RESIDENTIAL | AGRICULTURAL | COMMERCIAL | HUNTING
COMMERCIAL/RESIDENTIAL TRACTS/ACREAGE/FARM

www.usamls.net/buffalotrace



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



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

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



1185 MUDSOCK HILLSBORO, KY
\$95,000

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



00 LEDAN STREET FLEMINGSBURG, KY
\$5,500

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



7280 MOREHEAD RD., FLEMINGSBURG
\$159,000

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



HART LAND FLEMINGSBURG, KY
\$44,500

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



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

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



00 HART LANE FLEMINGSBURG, KY
\$39,500

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



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

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



LAWRENCE LANE FLEMINGSBURG, KY
\$175,000

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



0 HILLTOP EWING, KY
\$19,900

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



00 ORCHARD ROAD HILLSBORO, KY
\$197,500

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



00 STARLIGHT BLVD MAYSVILLE, KY 41056
\$18,500

Lot #8 Horizon Estates. 4 miles out clarks run . Call Billy W. Story 606-776-0259



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

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



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

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



Barbara Boone
Principal Broker
mobile: 407-3600
email: bboone@maysvilleky.net



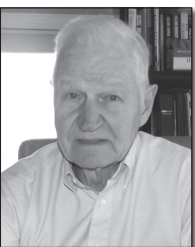
Cindy Ring
mobile: 606-301-9297
email: cindysring@gmail.com



Sarah Boone
Jayasuriya
mobile: 606-375-9884
email: sarahboonejay@gmail.com



Angie Boone
Ishmael
mobile: 606-301-3666
email: abishmael@gmail.com



Ron Redden
Mobile: 606-407-5045
Email: ron.redden@gmail.com



boonere.com

606-564-3696



6005 KEY PLACE DRIVE

THE PERFECT HOME-Beautiful ranch home sets on full unfinished basement in the middle of 3 acre lot in the country, but only 5 minutes from town. Home offers open floor plan w/huge island, quartz counters, stainless appliances, pantry, 11ft ceilings, wood laminate flooring, stone fireplace, 3 bedrooms, 2.5 baths, his/her walk-in closets, office area, covered porch, formal dining & a grand entry way. **\$319,900.** Call Angie Boone-Ishmael at 606-301-3666. **MLS36443**



809 TERRE HAUTE DRIVE

Updated 3 bedroom, 2 bath ranch home on finished basement with woodburning fireplace. Home has many improvements including new metal roof, siding, gutters, windows, doors, molding, flooring, kitchen & bath updates including shiplap. \$159,900.

Call Angie Boone-Ishmael at 606-301-3666

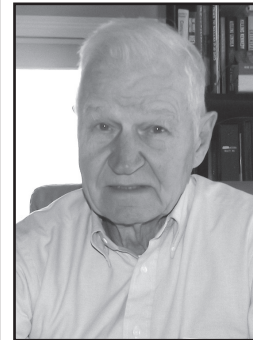
MLS 36699



PRAYERFUL OPPORTUNITIES

Located on KY 10 in front of Valley View Subdv. Turn-key opportunity offers spacious sanctuary w/hardwoods, pews, pulpit, PA booth w/Bose speakers & woofer. Basement offers fellowship hall including tables & chairs seating up to 64, commercial kitchen w/steam bar, 3 sunday school rooms, pastor office, secretary office, 2 restrooms & baptistry. **\$220,000.** Call Angie Boone-Ishmael at 606-301-3666 **MLS35721**

Introducing our Newest Agent



Barbara Boone is proud to announce the joining of Boone Real Estate by Ronald Redden. Ronald is no stranger to the local area having been a life long resident of Lewis and Mason County. Ron presently lives in Maysville with his son Kevin Craig and Shyner his faithful Dalmation. Ron was married to the late Joyce Redden with whom he worked and shared their recently closed business of Redden Hometown Realty for 30 years. Previous to working in real estate sales Ron was affiliated with Citizens Deposit Bank in Vanceburg Ky serving as vice president of loan operations. Ron has served the United State Air Force for seven years.

Having grown up on a farm in Orangeburg Ky. Ron has a deep appreciation of rural farmland and is truly familiar with Lewis and Mason Counties. Well qualified and eager to help others Ron can help find that perfect property, Ron can be reached anytime by calling 606-407-5045.



2527 MARY INGLES HWY, DOVER

Beautiful 4 bdr, 3 bath home that overlooks 15+ acres bounded by Lee's Creek with access to fishing and the Ohio River. Home has many updates including a new chefs kitchen with granite and stainless steel appliances. 3 sets of French doors lead to all new decking, private in-ground pool and screened in back porch. Updated Master and 2nd bath, new 24x32 storage building, new roof, new fencing around many acres, and much more. This home is truly a nature lovers dream!!! Call Sarah for your private tour today! 606-375-9884. **MLS 36712**



5114 MURPHYSVILLE RD.

Very nice, well maintained 2005 manufactured home on a concrete foundation. 3 beds, 2 bath, very nice kitchen with bar. Beautiful 2 acre lot bordered by trees and fence on one side. Oversized 2 car detached garage, fenced in area with nicely maintained barn (for livestock). 2 room building that could easily be converted to mother-in-law quarters. Home and building very well insulated. **\$182,000.** Call Sarah Boone-Jayasuriya at 606-375-9884. **MLS36428**



Barbara Boone
Principal Broker
mobile: 407-3600
email: bboone@maysvilleky.net



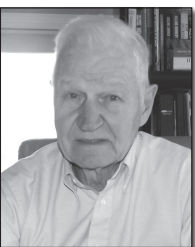
Cindy Ring
mobile: 606-301-9297
email: cindysring@gmail.com



Sarah Boone Jayasuriya
mobile: 606-375-9884
email: sarahboonejay@gmail.com



Angie Boone Ishmael
mobile: 606-301-3666
email: abishmael@gmail.com



Ron Redden
Mobile: 606-407-5045
Email: ron.redden@gmail.com



boonere.com

606-564-3696



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*



543 FAIRLANE DR., VANCEBURG

4 bedroom, 1 bath home just minutes off AA Hwy convenient location to Vanceburg. Well cared for older home, minor tlc needed but a great buy! \$35,000. Call Ron Redden at 606-407-5045.
MLS 36741



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. \$229,000. Call Sarah Boone-Jayasuriya at 606-375-9884
MLS36154



80 BRYANT CIRCLE MAYSVILLE KY

Charming 3 bedroom 2 bath home in Deerfield Village Subdivision. Many updates include, paint, flooring, bathrooms, updated kitchen, and new driveway. Home also includes separate dining room and mudroom with washer/dryer. Full unfinished basement, This home is move in ready!! Call Sarah today! 606-375-9884
MLS36742



217 SHORT ST

Charming Bungalow style home on Short Street. With tons of character this home boost 4 or 5 bedrooms, Hardwood floors, dining room, living room and family room. Basement has bedroom, bathroom, and work shop. Large back yard includes a 4 car garage accessed from either side, lots of parking, storage shed and back patio. This is a must see home downtown!! Priced to sell!! **\$84,000**. Call Sarah Boone-Jayasuriya at 606-375-9884
MLS36552



1306 FOREST AVE MAYSVILLE

Charming 4 bedroom Bungalow, very cute!! Hardwood floors, new paint throughout, new tin roof. landscaped front and back yard, off street parking!! **\$46,000**. Call Sarah Today!! 606-375-9884.
MLS35750



Barbara Boone
Principal Broker
mobile: 407-3600
email: bboone@maysvilleky.net



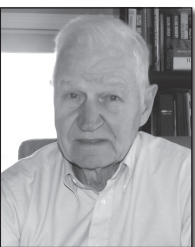
Cindy Ring
mobile: 606-301-9297
email: cindysring@gmail.com



Sarah Boone Jayasuriya
mobile: 606-375-9884
email: sarahboonejay@gmail.com



Angie Boone Ishmael
mobile: 606-301-3666
email: abishmael@gmail.com



Ron Redden
Mobile: 606-407-5045
Email: ron.redden@gmail.com



boonere.com

606-564-3696



701 FOREST HILLS DRIVE

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

MLS35994



848 TERRE HAUTE

3 bedroom, 2 bath brick ranch just off Jersey Ridge Road. This home includes large living room and family room area with fireplace, Eat-in kitchen & separate formal dining room w/ built in cabinet, 2 car garage. Home has some updates including flooring and kitchen cabinets, new hot water heater. Don't miss out on this move in ready home!! **\$153,500**. Call Sarah Boone-Jayasuriya at 606-375-9884.

MLS36722



601 JERSEY RIDGE ROAD

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



6004 ROSS DRIVE, MAY'SLICK

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

MLS36375



302 EAST FIFTH STREET

Spacious 3 bedroom, 2 bath home with living room & formal dining room. Home has lots of character including a beautiful staircase but needs a little tlc. Large second story balcony with steps leading to first floor patio and

also a large covered front porch. **\$24,900**. Call Angie Boone-Ishmael at 606-301-3666.

MLS35037



508 BUCKNER STREET

Spacious 4 bedroom, 1 bath home with hardwood floors thru out. Eat in kitchen includes range, refrigerator, washer & dryer. New roof, new gas furnace & new window air conditioner. Fenced in yard with storage building. **\$49,000**.

Call Angie Boone-Ishmael at 606-301-3666

MLS36271



Barbara Boone
Principal Broker
mobile: 407-3600
email: bboone@maysvilleky.net



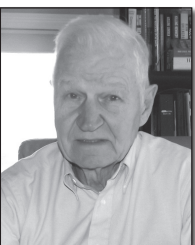
Cindy Ring
mobile: 606-301-9297
email: cindysring@gmail.com



Sarah Boone Jayasuriya
mobile: 606-375-9884
email: sarahboonejay@gmail.com



Angie Boone Ishmael
mobile: 606-301-3666
email: abishmael@gmail.com



Ron Redden
Mobile: 606-407-5045
Email: ron.redden@gmail.com



boonere.com

606-564-3696



833 KENTON STATION DRIVE

Location, Location, Location!! This 3 bedroom, 2 bath fully bricked home is located in town but very secluded. Interior offers open concept with lovely updated kitchen, large separate dining room w/ wbfp Living room and family room, separate laundry room off kitchen. Lovely backyard, mature trees and patio with built in grill. This home is very close to hospital, shopping, don't miss out!! Call Sarah 606-375-9884 **\$159,900**

MLS36495



1333 MEFFORD HEIGHTS CIRCLE

Charming 2 bedroom, 1 bath home in Mefford Heights Subdivision. Great location, sidewalks to the YMCA or Boys Club, very close to schools and shopping. hardwood floors throughout, kitchen appliances included, dining area, large master-bedroom, patio and deck, additional finished room with storage area attached to carport. This is a must see!! \$75,000
Call Sarah 606-375-9884.

MLS36588



318 WEST 2ND STREET

4 bedroom, 2 bath home across from Caproni's restaurant on 2nd street. Owners have recently done updates. fenced in backyard, off street parking space. Call Sarah today! **\$49,900.**

MLS36051



423 FOREST AVENUE

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

MLS36052



529 CLARK STREET

Cute 2 bedroom, 1 bath home on Clark Street, very cute backyard, newer windows and doors. Off street parking!! Priced at \$19,900. Call Sarah today 606-375-9884.

MLS 36475



MAY'S LICK TOWN SQUARE

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



Barbara Boone
Principal Broker
mobile: 407-3600
email: bboone@maysvilleky.net



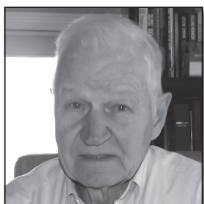
Cindy Ring
mobile: 606-301-9297
email: cindysring@gmail.com



Sarah Boone Jayasuriya
mobile: 606-375-9884
email: sarahboonejay@gmail.com



Angie Boone Ishmael
mobile: 606-301-3666
email: abishmael@gmail.com



Ron Redden
Mobile: 606-407-5045
Email: ron.redden@gmail.com



boonere.com

606-564-3696



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



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



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



1232 LEWIS STREET
Half acre corner lot in Limestone Village. Gas, electric, sewer & city water available. **\$12,000.** Call Angie Boone-Ishmael at 606-301-3666. *MLS 36494*



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



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



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



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



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

Tips for buying a home in a seller's market

The real estate market can be difficult to navigate for both buyers and sellers. First-time buyers can easily become overwhelmed as they search for homes, while sellers hoping to get the best price for their homes might be frustrated if offers are slow to come in or fall short of their asking prices.

If met with an underwhelming market, many sellers can pull their homes off the market and wait until it becomes more advantageous to sell. But buyers, particularly those shopping in a seller's market, may not have that flexibility. Buying in a seller's market can be competitive and frustrating, but buyers can employ various strategies to survive such markets and land the homes of their dreams.

- Get mortgage pre-approval. Sellers' markets typically feature low inventory, which can make the buying process very competitive. Prospective buyers who do not have a mortgage pre-approval letter in hand when making offers may find themselves losing out on their dream homes to fellow buyers who have gotten pre-approval from a lending institution. Sellers may be impatient with buyers who have not yet been pre-approved for a mortgage, even accepting a lesser offer from buyers who are ready to begin transactions immediately. The pre-approval process is relatively quick and simple, so buyers should not hesitate to apply.
- Stick to your budget. Lenders will indicate to prospective buyers how much they're willing to lend them, and that figure is typically considerably more than buyers are willing to borrow. In a seller's market, bidding wars can quickly drive up prices, but buyers should stick to their budgets so they are not house poor after buying. Sticking to a budget can be difficult in a seller's market, but such patience will likely pay off in the long run.
- Be ready to compromise. Unless they have unlimited budgets, buyers often must compromise when purchasing a home. That's especially true in a seller's market with limited inventory. Buyers who need to buy a home must identify their needs versus their wants and recognize the likelihood that they will have to compromise.
- Work with real estate agents. Some buyers may be tempted to go it alone, searching for and ultimately buying homes without the help of real estate agents. That can be a foolish move in a seller's market where competition is high and inventory quickly disappears from the market. Veteran real estate agents have worked in buyers' and sellers' markets, and buyers can use that experience to their advantage. In addition, real estate agents likely have access to inventory before homes appear on popular real estate websites, giving buyers working with them a leg up in competitive markets.

Buying a home in a seller's market can be fast-moving and very competitive. But various strategies can ensure buyers still find great homes at great prices in such markets.



Don't Just
Dream About
That New Home.

Interest rates are still low. It's a great time to find your "dream home."

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

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

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

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

Make It a Reality With a Home Loan
from Citizens Deposit Bank!



CITIZENS
DEPOSIT BANK
YOUR FINANCIAL CORNERSTONE



www.cdbt.com

Vanceburg
606-796-3001

Vanceburg AA
606-796-1010

Maysville
606-564-8900

Mt. Olivet
606-724-5403

Aberdeen
937-795-2248

Ripley
937-392-4369

Garrison
606-757-4784

Tollesboro
606-798-6111

Brooksville
606-735-2959