

# **ABSOLUTE AUCTION**

## **SURPLUS PROPERTY, 17 TRACTS OF REAL ESTATE**

**For the CITY OF MAYSVILLE**

**SAT., AUG. 8, 2020, 10:00 AM**

**Auction to be Conducted at the Rotary Park Shelter,  
204 Bridge Street, Maysville, KY 41056**

*I have been authorized by the **CITY OF MAYSVILLE** to sell the following tracts of real estate, all of which are situated in Maysville, Mason County, Kentucky and all of which have been designated as Surplus Property, at **ABSOLUTE AUCTION** to the highest and best bidder.*

Tract 1 - HUMPHREY PARK (Tipton Lane aka Tipton Drive)

Tract 2 - 113, 115, 117, 119 West Fourth Street (adjoining lots, to be SOLD together, 4 Times the Bid, each bid representing sales price per lot).

Tract 3 - 135 & 137 West Fourth Street (adjoining lots, to be SOLD together, 2 Times the Bid, each bid representing sales price per lot).

Tract 4 - 424 Central Avenue

Tract 5 - 221 Commerce Street

Tract 6 - 224 Wood Street

Tract 7 - 441 Wood Street

Tract 8 - 501 Wood Street

Tract 9 - 610 Wood Street

Tract 10 - 121 Spaulding Avenue

Tract 11 - 129 Spaulding Avenue

Tract 12 - 114 West Fourth Street

Tract 13 - 120 West Fourth Street

FOR ADDITIONAL INFORMATION, check out our online advertising at:

[www.auctionzip.com/auctioneer/castanfield](http://www.auctionzip.com/auctioneer/castanfield)

**TERMS & CONDITIONS OF SALE** - The Property shall be sold at **ABSOLUTE AUCTION**, to the highest and best bidder regardless of price, **NO RESERVE**. Note that in two instances, multiple adjoining lots will be sold. These parcels will be sold "by the lot", with the high bid multiplied by the number of lots sold to determine the final sales price, with the multiplier used being the number of adjoining parcels sold in that conveyance. The Seller has been provided with the definition of ABSOLUTE AUCTION as adopted by the Kentucky Board of Auctioneers and the auction shall comply with the terms of said definition. Purchaser(s) of real estate to place a NON-REFUNDABLE deposit (cash or good check) equal to 10 percent of the total purchase price with contract immediately following sale, with balance due in full with deed at closing on or before the 8th day of Sept., 2020 TIME IS OF THE ESSENCE. Terms of purchase are Cash to Seller: **NO CONTINGENCIES OF ANY KIND PERMITTED**. Possession with deed at closing. Sellers to maintain insurance (provided that insurance coverage currently exists; due to the condition and vacant state of the property, it is entirely possible, even probable that there is no insurance coverage in place) on property though date of closing (including liability; agent/auctioneer is not responsible for accidents); however successful purchaser will have an inherent and thus an insurable interest in the property as of date of sale and is encouraged to obtain insurance immediately upon sale as purchaser will assume risk of loss from under-insurance, lack of insurance, or in the event or case of fire or other disaster. Year 2020 real estate taxes to be payable by the purchaser (NO PRORATION), however any prior years taxes not current and paid shall be payable by the seller. Prospective purchasers are encouraged and advised to inspect the property thoroughly prior to sale as REAL ESTATE SOLD "AS IS" WITHOUT WARRANTY WHATSOEVER -- INCLUDING WITH REGARD TO FITNESS/MERCHANTABILITY/MARKETABILITY/DESIRABILITY FOR ANY USE -- EITHER EXPRESSED OR IMPLIED. Purchased subject to zoning, easements, highway right of way, local ordinances, and restrictions. Further the property shall be purchased by the existing legal description(s), by the boundary and not by the acre, subject to any facts that might be disclosed by an accurate survey --- sellers are not responsible for providing for any surveys of the subject property. Purchasers must have performed any and all due diligence inspections of the property prior to purchase, at purchaser's sole expense --- including but not limited to: Whole House Inspection, Wood-Boring Insect Inspection, Radon Gas Inspection, Lead-Based Paint Presence, Phase I/II/III environmental hazard reports/surveys, property surveys, appraisal, etc. --- as purchaser will not be permitted any contingencies for any type of testing or results thereof determined after the auction. Contact agent/auctioneer prior to the auction to arrange inspection/testing. Announcements made the date of sale at sale site shall take precedence over printed matter. Payment of down payment for real estate required to be paid to the agent/auctioneer immediately upon conclusion of sale, at SALE SITE, NO EXCEPTIONS. NOTE: Any returned checks shall be subject to a \$50 returned check fee (plus expenses of collection), a 10 percent penalty, shall be subject to interest and other expenses to the limit the law permits, and checks will be turned over for prosecution. The AGENT/ AUCTIONEER, as well as staff or employees of agent/auctioneer, reserves the right to bid on any property sold, however subject to the same terms and conditions as that of any other bidder. **NO BUYER'S PREMIUM!**

**OWNER: CITY OF MAYSVILLE**

Auction conducted by

**CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES**

**Craig A. Stanfield Real Estate Broker & Auctioneer**


**2126 W. KY 10 Tollesboro, KY 41189**

**Phone 606-301-3350 or 606-798-2009**



**E-mail: [info@stanfieldproperty.com](mailto:info@stanfieldproperty.com); Websites: [www.stanfieldproperty.com](http://www.stanfieldproperty.com)**

**[www.auctionzip.com/auctioneer/castanfield](http://www.auctionzip.com/auctioneer/castanfield)**

**Equal Housing Opportunity Real Estate Broker & Auctioneer**



**Craig A. STANFIELD**  
REAL ESTATE BROKER  
AUCTIONEER

  **Member Kentucky Auctioneers Assn.**  
2003 KY State Champion Auctioneer

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



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

E-mail: [info@stanfieldproperty.com](mailto:info@stanfieldproperty.com)

Check out my website

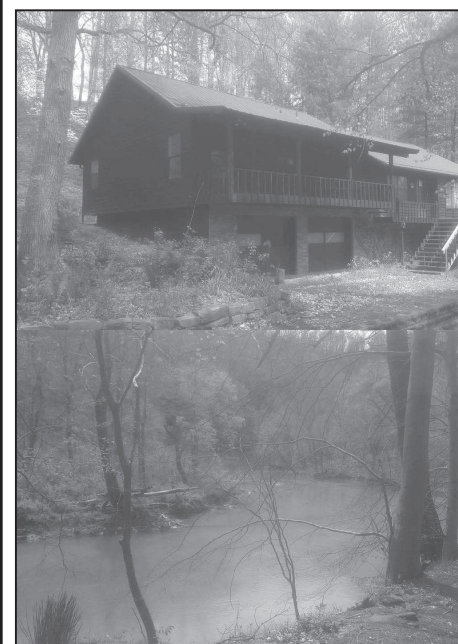
[www.stanfieldproperty.com](http://www.stanfieldproperty.com)

## PRICE REDUCED!!! NOW JUST \$160,000!!!



**705 BALDWIN DRIVE - IMPRESSIVE HOME** - offers 3 BEDROOMS AND 3 BATHS, WITH A LIVING ROOM, FAMILY ROOM AND DEN, as well as a dining room and kitchen with granite countertops, fireplace, rear deck and patio, CH/CA, and TWO CAR GARAGE! All situated on a nice .413 acre lot and **PRICE REDUCED!!! NOW JUST \$160,000!!! IMMEDIATE OCCUPANCY AVAILABLE!!!** C2740

## BOATER/FISHERMAN DREAM PROPERTY!!!



### LEWIS CO. KINNICONICK CREEK - 60

**LILY LANE** - Scenic and picturesque property consisting of 2.555 acres fronting over 900 linear feet on Kinniconick Creek, improved with a rustic 3 bdrm., 2 bath one story frame home over basement (2 car drive-in garage), several decks and balconies, kitchen, dining room, large living room, fireplace, a private floodwall and entrance, a storage building, and as a BONUS your own private island on Kinniconick Creek (historic Camp Teutonia!), adding an additional 11 acres with over 2,000 linear additional feet of frontage on Kinniconick Creek! Kayak from your home to your own private island retreat (several miles apart), this property is an absolute **BOATER and FISHERMAN'S DREAM PROPERTY!!!** Kinniconick Creek is known for it's fishing ("Home of the Green Bass", a native muskie stream!!) and **YOU GET BOTH PROPERTIES ALL FOR \$275,000!!! NEW LISTING!!!** C2798

## ROBERTSON CO. 4 BDRM., 2+ BATH HOME, \$189,500!!!



## PRICE REDUCED!!! NOW \$189,500!!!

**ROBERTSON CO. 429 BEE LICK ROAD** - This 4 Bedroom home with 2 full baths and 2 half-baths, plus a partial basement with a half-bath PLUS additional room that could be a fifth bedroom! The home is provided with CH/CA (heat pump, all electric) with a wood-burning add-on. A detached 3 car detached garage is also on the property, conveniently just outside of Mt. Olivet but in a rural setting on a county blacktopped road on a 1.005 acre lot offering great views, and all of this can be yours for **JUST \$199,500!!! PRICE REDUCED! NOW JUST \$189,500! Owner/Agent. Call James Myron Thomas (606) 782-1227** C2777

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



**SALE PENDING!!!**

**ROBERTSON CO. HOME ON 31.814 ACRES** - 1011 CEDAR CREEK RD. - 31.814 ACRES improved with 2005 30' x 80' (title size) 4 bdrm., 3 bath, large kitchen, family room/living room with fireplace, den, CH/CA (9 yrs. old), large deck great for outdoor entertaining, OFFERING EXCELLENT DEER & TURKEY HUNTING, frontage on Cedar Creek **PRICED TO SELL \$189,900!!! NOW JUST \$174,900!!!** Shown by appointment only! **CALL JAMES MYRON THOMAS 606-782-1227.** C2742

### BOONE CO./FLORENCE



**NEW LISTING!!!**

**BOONE CO./FLORENCE - 1370 WINGATE DRIVE** (Belle Meadows Subdivision) - 3 bdrm., 3 bath (main bath, en-suite bath, and lower level bath w/ Jacuzzi) split level home with kitchen (new appliances 2019), dining room, living room, den, CH/CA (gas furnace and central air unit replaced 2015, new windows (2015), rear deck w/ Sunsetter Retractable Shade (2017), 2 car attached garage, concrete drive, situated on a 65' x 125' lot (rear of yard is fenced), **being sold to settle an estate and PRICED TO SELL \$199,900!!! C2800 NEW LISTING!!**





info@stanfieldproperty.com

# Craig A. STANFIELD REAL ESTATE BROKER AUCTIONEER



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## TOLLESBORO 74 ACRE PRODUCTIVE CROPLAND, WILL DIVIDE!!!



**TOLLESBORO APPROX. 74 ACRES CROPLAND! KY 10 & OSBORNE ROAD** - 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! 2020 crop rights will be available. Keep this cropland farm in mind if you want to get in on the ground floor of HEMP PRODUCTION!! NOTE: FARM CAN BE DIVIDED. You can purchase 46 acres for \$230,000, 62 acres for \$300,000 (for a young farmer wanting to purchase a farm through USDA/FSA Direct Loan Beginning Farmer Program (max. loan \$300,000, low interest rate fixed for 40 years!), or 74 acres for \$350,000! If purchasing as a smaller tract, crop rights for remaining acreages potentially available! Keep in mind that you can CROP IT ALL!!!. If you've been looking for a productive row-crop farm, call Craig today! Owner/agent. C2648

## TOLLESBORO 63 ACRES, CROP & PASTURE



**TOLLESBORO 63 ACRES KY 57** - A mix of cropland, pasture, and hayland, extending to woods in the rear with stream offering great deer and turkey hunting, improved with a barn, fenced for cattle, great location on KY 57 with good homesite, several ponds, small stream, and priced to sell \$200,000!!! C2739

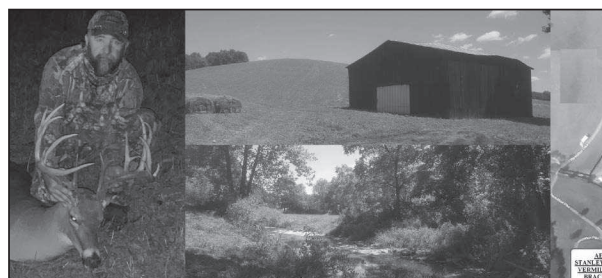
## LEWIS CO. - BUILDINGS

**SALE PENDING!!!**



**LEWIS CO. 60 ACRES 2899 KY 989 - BUILDINGS, BUILDINGS, BUILDINGS!!!** - This tract of beautiful Kentucky Country is improved with a 3 or 4 bdrm., 2 bath 1 1/2 story frame country farmhouse with large canning kitchen, pantry, living room, dining room, main level bedroom and bath and 3 upper level bedrooms and bath; detached garage with shop area and attached carport, cellar, storage building, shed, small getaway cabin, very nice tobacco barn with attached shed, and a shop building. Property located on both sides of KY 989, a blacktop state-maintained roadway, and conveniently located only 3 miles off KY 9 (the AA HWY), acreage consists mostly of woods, offering great whitetail deer hunting, with adequate pasture and cropland acreage and fronting on Salt Lick Creek, this property is PRICED RIGHT AT \$164,900!!! C2801

## BRACKEN CO. 84.5 ACRE PRODUCED 19 PT. 192 5/8THS BUCK 2019!!!



**BRACKEN CO. 84.5 ACRE HAPPY HUNTING GROUNDS VERMILLION PIKE** - Good clean pastureland/hayland tract with woods, creek frontage (Camp Creek forms nearly the entire southern boundary with the exception of a small area providing for access and that where a small bottom that is located across the creek), offering great whitetail deer hunting (wooded areas offer habitat for deer with long firing lanes between woods and clearings, with a shooting house located in rear barn) offering the best of both worlds: GOOD CLEAN PRODUCTIVE ACREAGE THAT WILL PRODUCE INCOME (extremely clean and well suited to hay production (income) with ample woods and long shooting lanes that offer OUTSTANDING HUNTING POTENTIAL!!! Public water and electricity are available site improvements, and this property would offer a great homesite with outstanding views for miles around!!! Offered for sale for \$224,900!!! NOTE: This year, a massive buck was killed with a bow ON THE PROPERTY with 19 points and a gross score of 192 5/8ths!!! C2761

## LEWIS CO. 114.27 ACRES WITH HOME, EXCELLENT HUNTING!!!



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

## LEWIS CO - 50.659 ACRES



providing for an excellent site in which to place a home, however not already provided with utilities; trails extend from one parcel to the other), PUBLIC WATER AVAILABLE and PRICED TO SELL JUST \$84,900!!! C2797

**LEWIS CO - 50.659 ACRES MAY HOLLOW ROAD** - Surveyed tract of wooded hunting land fronting on May Hollow Road, lots of trails already in place, two entrances, wooded habitat with excellent hunting potential, AND with a homesite in place with cistern and lagoon (electric line has already been extended to the homesite), a rural tract of land located near the end of a gravel county roadway, the right size and with good recreational use improvements already in place (NOTE: This property was surveyed into two tracts, 29.438 acres on the east side with the homesite; 21.223 acres on the west with it's own entrance and also





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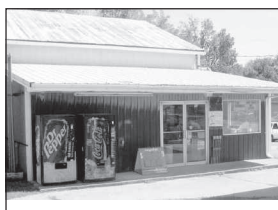


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## ROWAN CO. NEAR CAVE RUN LAKE

**ROWAN CO. NEAR CAVE RUN LAKE - 44.765 ACRES -** Located off IGO Road and Cornett Cemetery Road, this wooded boundary of land has a site already prepared for your cabin or camp, almost entirely wooded, very secluded/remote, very close to Bangor Boat Dock and not far from Warix Boat Ramp and Claylick Boat Ramp, **PRICED TO SELL JUST \$70,000!!! NEW LISTING!!!**

## 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**

## TOLLESBORO 2.5 ACRES WITH BARN



**SALE PENDING!**

**TOLLESBORO 2.5 ACRES** with BARN - Fronting on KY 57 and accessed by Cooper Drive, a mixture of cleared land and woods, water, sewage, electric and gas available, no restrictions, priced at \$24,900!!! Will consider short-term owner financing with adequate down payment. **OWNER/AGENT, Call Craig today!!! C2764**

## GARRISON - LEWIS CO.



Metal building located on the east side of Foreman Lane and situated on a recently surveyed .054 acre lot, suited for storage or garage uses and priced

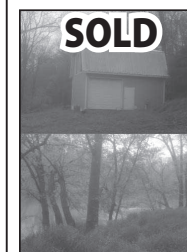
to sell **JUST \$10,000!!! C2671**

## GARRISON - LEWIS CO.



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

## FLEMING CO. 40.516 ACRES LICKING RIVER FRONTAGE!



**SOLD**

**FLEMING CO. 40.516 ACRES LICKING RIVER FRONTAGE** - Fronting in excess of 2800 linear feet on the Licking River as well as Mexico Road, this mostly wooded tract offers extensive river frontage and road frontage, great views, parklike areas adjacent to the riverfront, improved with a two story building offering a living area (unfinished) over garage/shop (to place your ATV, chainsaw, tools, etc.), with a detached showerhouse, with public water and electricity in place, lots of trails, a great recreational tract offering your own private hunting and fishing retreat and **ALL FOR JUST \$90,000!!! NEW LISTING!!! C2799**

## •FARM & HUNTING ACREAGE•

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

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

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

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

## 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./TOLLESBORO 3.169 acres**, - No restrictions, flat to gently rolling, road frontage on the Canaan Church Road, with limited frontage but good visibility on KY 1237, NO RESTRICTIONS (single-wides or doublewides are permitted) **priced to sell \$30,000! Will Divide!**

**MASON CO. KY 596 (SALEM RIDGE ROAD) 1.436 ACRES** **SOLD** - 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) 1.064 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** - Var **SALE PENDING!** - 1/10th of an acre), offering a view of the Ohio River, located in close proximity to two public parking lots, zoned Oldtown Residential R-4A, **AVAILABLE FOR \$3,000!!!**

**LEWIS CO./TOLLESBORO 5.606 ACRES KY 57 & ANDREW MASON ROAD** - 5.606 acre lot located fronting on KY 57 with additional frontage on the Andrew Mason Road, public water, no restrictions, significant frontage could allow for division into multiple home-sites, **offered for sale for \$52,500! PRICE REDUCED!!! NOW JUST \$49,500!!!**

**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**

**LEWIS CO./TOLLESBORO - 5.864 ACRES ANDREW MASON ROAD** - Gently rolling, nearly level lot fronting on the Andrew Mason Road, good frontage, good home-site (could be divided into multiple home-sites), good views, no restrictions, priced to sell \$49,900!!! **PRICE REDUCED!!! NOW JUST \$45,900!!!**

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

**226 EAST FIFTH STREET, MAYSVILLE** - Vacant lot fronting 33 feet on the south side of East Fifth Street and East Sixth Street, 142 feet in depth, access to public water/electric/gas/sewage, zoned Oldtown Residential R-4A, **AVAILABLE FOR \$3,000!!!**

**TOLLESBORO GARRAD ROAD** - .9561 acre fronting 120' on KY 57 and 220' in depth, great homesite, doublewide conditionally permitted, priced right **\$12,900!!! NEW LISTING!!!**

**SALE PENDING!**

**424 Central Avenue; 224 Wood Street; 441 Wood Street; 501 Wood Street; 610 Wood Street; 221 Commerce Street; 135 & 137 West Fourth Street;**

**113, 115, 117, 119 West Fourth Street; 114 West Fourth Street; 120 West Fourth Street; 121 Spaulding Avenue; 129 Spaulding Avenue;**

**HUMPHREY PARK - 16 Vacant lots and 1 tract of acreage, surplus property SOLD AT AUCTION FOR THE CITY OF MAYSVILLE!!!**



## HOW TO CHOOSE:

# A REAL ESTATE AGENT

**W**hen you are buying or selling a home, it is essential to choose the right real estate agent for your needs.

The best real estate agents are energetic, positive, and proactive, involved in their community, giving and outgoing. A good real estate agent cannot be shy or afraid to interact with people, but rather must be personable and communicative, outgoing with a good personality, as will need to interact with prospective customers and clients. A good agent is involved in local civic, religious, and charitable organizations, all of which permit the agent to interact with a large number of persons. These persons could not only be the person whom might take an interest in your property, but could — by word of mouth — lead to a person whom might be interested in your property.

An agent who is involved in the real estate business in a full time capacity is a plus, and an agent who has years of experience is also a plus, assuming that the agent keeps up with technological advances such as those enhanced marketing opportunities made available by the internet. Do not choose an agent only for their years of experience, but choose an agent who makes use of e-mail, the internet, and other emerging technologies and marketing capabilities available.

Selecting the wrong agent can cost you lots of time and money.

So how do you find the best agent for your situation? Here are some ideas to keep in mind.

### INTERNET MARKETING/ ONLINE PRESENCE

When considering whom to

### MORE RESOURCES

To get a better idea about the process of buying and selling a home, conduct some research on your own. Real estate magazines contain good information and can be a great way to start your research. Ask the agent the name of their website (the agent should know it intimately). Inspect and review the website on your own, or have the agent show you the features that the website offers. Does the website appear professional? Does it appear to be current and updated? Check out some of the listings (this is especially helpful if the agent is present to show the features of the website). Is there a location map? Are there tools for helping describe the property (interactive mapping or layers of varying map types; the potential to download documents about the listings; the ability to upload multiple photos of the listings, etc.). You may find housing statistics, market forecasts and tips, but nothing beats the power of networking. You need to find people with similar interests who will help you in your endeavor. Upon successfully buying or selling your home, keep your real estate agent's contact information on hand. You may want to refer other people to him or her. You may also need their services again someday.

utilize for listing your property, see who has a good online advertising program. The internet is the "go to" approach for most buyers in today's market place and other than a good personality and the ability to interact with prospective customers and clients, is likely the most important factor to consider in choosing a real estate agent. Does your agent have a database or e-mail list of potential customers looking to buy to whom he can submit monthly e-mails to show what listings are new, under contract, sold, or back on the market? Does your agent make use of the internet to market your property? With all of the technological advances available for marketing real estate, see if the agent/agency uses the LandsOfKentucky (www.landsofkentucky.com) website. This website has outstanding mapping capabilities (make sure also that the agent you choose to utilize uses the mapping features that this site offers as the site will "auto-locate" a property based upon the address, without the boundary features being utilized. Also, if the address is not recognized, the location marker will default to the center of the zip code area rather than the property location).

The agent can not only mark the exact location of the property, but outline the approximate property boundaries in an interactive mapping program. This interactive mapping program can then be used by a prospective purchaser for setting up a drive-by so that the prospect can inspect the exterior of a property to see if it is a location that would be desirable prior to setting up an appointment. Also, the mapping capabilities of this website allow you to use layers to change the map view from a Satellite (or aerial) View, to a Map View, a Hybrid View (a combination of a satellite view with a map view), a Terrain View, a Topographical View, and it even offers a Flood Map view feature!

### COMMUNITY INVOLVEMENT

A good agent is involved in their community. Ask the agent to provide a biographical sketch to see how they participate in public functions, charitable and civic organizations (even religious organizations), any place where the agent can interact with large numbers of potential prospects. Ask how they give back to their community. Persons who



are active in the public sector meet and greet a significant number of persons, and word of mouth is a valuable method of informing the public about a property and its availability, almost as important as the agent's online presence!

### WHERE TO START LOOKING

Recommendations are one of the best ways to find a qualified real estate agent or realtor. Ask people in your social network for referrals.

Sometimes agents are good at helping clients purchase homes, but not as skilled at selling them. Keep that in mind when searching for the right professional.

You might also contact local brokers or search the state licensing directory online. Always work with credible, responsible agents. Otherwise you are wasting your time.

### COMFORT LEVEL

At the initial consultation with a prospective real estate professional, focus on your comfort level while interacting with them.

Do you get the feeling they

are genuinely concerned about your needs? Or are they focused on their commission? Do they know the current housing market? Can they negotiate a contract?

It is important that you feel comfortable with the agent. You must trust that this person can behave ethically and help you secure a good deal.

### COMMUNICATION AND PLANNING

Your agent should be an effective communicator. If you are selling your home, your agent should develop an effective marketing plan, explain it to you, and respond to any questions or concerns you have.

The marketing plan will probably involve placing advertisements and conducting open houses to invite the public for home viewings.

If you are purchasing a home, the agent should listen to your guidelines and price ranges.

Above all, your real estate agent needs to provide updates on progress. Do not work with someone who does not return phone calls or emails.

## Craig A. Stanfield

### A Name You Know You Can Trust

Craig A. Stanfield obtained both his Real Estate Sales Associate and Apprentice Auctioneer licenses in 1984, later upgrading those licenses to Real Estate Broker and Principal Auctioneer while working 16 years (14 of which were full-time) for another real estate and auction firm, before opening his own firm in 2000. A member of the Kentucky Auctioneers Association (KAA), Craig won the 2003 KAA Bid-Calling Championship. Elected the 2013 President of the Pioneer Trace Board of Realtors, a position to which he was re-elected in 2014. Voted "Best of the Best Real Estate Agent" by the readership of the Ledger Independent newspaper in 2014. Craig believes in giving back to his community, donating time each year to conduct auctions to benefit various charitable and non-profit organizations (over the years, the auction events have raised funds for local schools, parent-teacher organizations, fire departments, religious and civic organizations, and non-profits including Mason County JROTC, Women's Crisis Center, Kentucky Gateway Museum Center, Red Cross, Special Olympics, St. Jude's Children's Research Center, National Wild Turkey Federation, Ducks Unlimited, Friends of the NRA, the Mason County Livestock Improvement Assn. and more). In addition, Craig and his wife Beverly, purchased the Tollesboro High School in 2013 and donate the use of the original school building to the Lend-A-Helping-Hand Food Pantry. Craig is active in a number of civic organizations: Serving as Board Member, Past Chair, and on the Executive Committee of the Buffalo Trace Area Development District (BTADD) as well as current Vice Chair of the Kentucky Council of Area Development Districts (KCADD); chair of the BTADD Revolving Loan Fund; member of the Lewis County Planning Commission, the Lewis County Industrial Authority and chair of the Tollesboro Industrial Park Site Advisory Committee. 26 yr. member/6 term President Tollesboro Lions Club; member St. Patrick Catholic Church. Life member Future Farmers of America (FFA) Alumni Assn. and the National Rifle Association (NRA). Member Ringgold and Dekalb Odd Fellows Lodges (IOOF) in Maysville and the Maysville Men's Club. In 2014, awarded the Community Service Award by the Woodmen of the World Chapter 890 and in 2015 awarded the Regionalism Award by BTADD for "outstanding contribution and dedication to the Buffalo Trace Region".



*For all your real estate & auction needs, contact*

**CRAIG A. STANFIELD**  
**REAL ESTATE & AUCTION SERVICES**

**STANFIELD AUCTION CENTER**

**OFFICE: (606) 798-2009**

**MOBILE: (606) 301-3350**

**2126 W. KY 10**

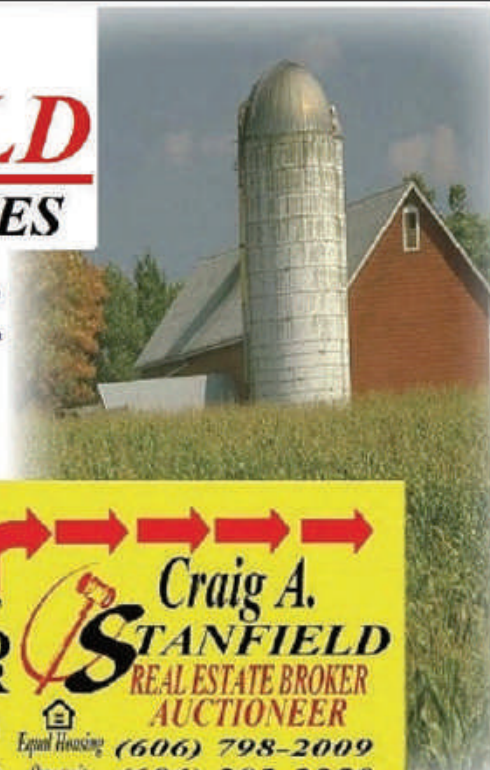
**TOLLESBORO, KY 41189**

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**Website: [www.stanfieldproperty.com](http://www.stanfieldproperty.com)**



**2003 KY STATE  
CHAMPION AUCTIONEER**







## Craig A. Stanfield Real Estate and Auction Services Tollesboro, Ky



Craig opened up the business in Tollesboro after having previously been licensed as a real estate sales associate (and later broker) as well as an apprentice auctioneer (and later as an auctioneer) at another Mason County firm, where he was employed for 16 years. Craig has been licensed in the real estate and auction fields continuously since 1984 (full time since 1986), 16 years in another firm and **18** years as the owner of his own firm, thus in business for **34** years! Craig purchased his current office at the intersection of Kentucky 10 and Kentucky 57 in

2004, and in 2013 purchased the Tollesboro High School, the gymnasium of which is now the home of the Stanfield Auction Center.

Craig has listed and sold two tracts of land in excess of 1,000 acres, has sold property to the Lewis County Fiscal Court, has sold property for the City of Mount Olivet and the County of Robertson as well as to the Commonwealth of Kentucky, and has sold a parcel of land at auction for in excess of \$1 million dollars. Mr. Stanfield has also sold confiscated weapons on behalf of the Kentucky State Police, the proceeds of which are used for the purchase of bullet-proof vests.

Craig volunteers his time to conduct many charity auctions (typically around 20 each year) to benefit local churches/religious organizations, schools, fire departments, Lions Clubs, Womens Crisis Center, JROTC, and other non-profit organizations annually and is actively involved in civic affairs: **serving 20 years as board**



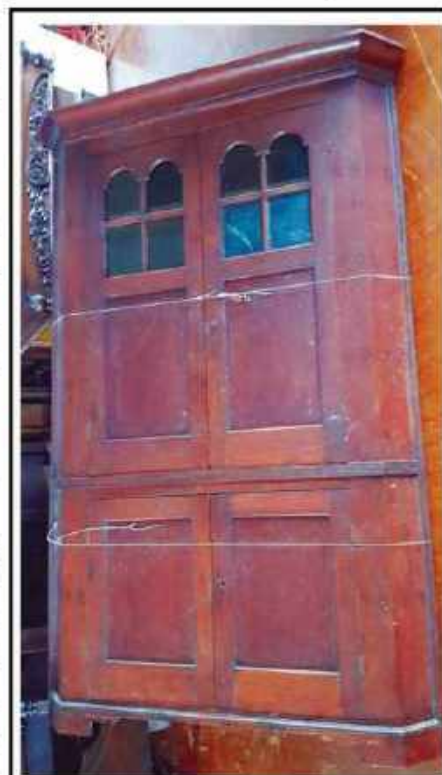
A (D. Richardson) Brick brought \$750 at a recent auction

**member/past chair of** Executive Committee, the Board of Directors, and the Revolving Loan Fund for the Buffalo Trace Area Development District (BTADD) which presented Mr. Stanfield with the 2015 "Regionalism Award"; current treasurer Kentucky Council of Area Development Districts (KCADD); member Lewis County Industrial Development Authority; chairman Tollesboro Industrial Park Site Advisory Committee; member/Past Treasurer of the Lewis County Planning Commission; **27**

year member/**6** term president Tollesboro Lions Club; a two-term President Pioneer Trace Board of Realtors; member Kentucky Auctioneers Association; **2 terms** Noble Grand Independent Order of Odd Fellows (IOOF) Ringgold Lodge No. 27 of Maysville; member Dekalb Lodge No. 12, IOOF, Maysville. Life member National Rifle Association and the Future Farmers of America Alumni Association; a Kentucky Colonel. Craig won the prestigious Kentucky Auctioneers Association (KAA) Bid-Calling Championship in 2003, and in 2014 was awarded the Best Outdoor Signage award by the KAA. Also in 2014, he was awarded the "Community Leadership Award" by Woodmen of the World Lewis County Chapter 890 and was chosen the "Best of the Best Real Estate Agent" by the readership of The Ledger Independent newspaper in Maysville.

Also, Craig is a collector of local memorabilia from the five-county Buffalo Trace Region (Bracken, Fleming, Lewis, Mason, and Robertson counties), always looking to buy rare items from any of the towns and small communities within the region.

Basically a lifelong resident of Tollesboro, Craig is married to Beverly Gifford Stanfield and is the father of three children, Cullen (1984-2004), Bethany (Mrs. Brett Russell), and Kaitlyn (Mrs. Cody Shannon). Craig is a member of St. Patrick Catholic Church of Maysville.



A Fleming Co KY Corner Cupboard brought \$3200 at a recent auction



Edward S. Curtis Vanishing Race for Sold \$3800 at the July 23, 2016 Keith Estate Auction



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**Craig A. STANFIELD**  
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AUCTIONEER

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Be sure to check out my website:  
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**Craig A. STANFIELD**  
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Craig A. Stanfield, 2003 KY State Champion Auctioneer, licensed in the real estate and auction business in Kentucky since 1984, a full-time broker and auctioneer. Licensed auctioneer in Ohio. Two term President (2013, 2014) Pioneer Tractor Board of Realtors. Member Kentucky Auctioneers Association. Typically perform approximately 20 charity auctions annually to support local non-profit organizations, at no cost to the organization.



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**FOR SALE**

**Craig A. STANFIELD**  
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**James Myron Thomas**  
Sales Associate  
Craig A. Stanfield Real Estate & Auction Services

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Craig A. Stanfield of Craig A. Stanfield Real Estate & Auction Service has been licensed and working in the real estate and auction business since 1984 and has the experience you need to help you! He has been involved in the sale of residential property, rental property, multi-family property, commercial property, agricultural property, recreational property, get-away property, properties fronting on rivers and creeks, has sold large acreage tracts (even over 1,000 acres in size!), and has liquidated entire estates (from the collection of antiques, coins, guns, automobiles, to farm equipment, the farm, the home, and other personal and real property).

In addition, Craig is INVOLVED in his community, a member of many local boards and organizations, and donates his time each year to conduct many auctions to benefit local non-profit and charitable organizations.

**CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES**

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**2003 KY STATE CHAMPION AUCTIONEER**

# Craig A. Stanfield

Real Estate & Auction Services

Office 606-798-2009

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E-mail: [info@stanfieldproperty.com](mailto:info@stanfieldproperty.com)

Website: [www.stanfieldproperty.com](http://www.stanfieldproperty.com)



A 4 year member and 2 term officer of the Tollesboro Chapter Future Farmers of America, recipient of the Dekalb Award and State Farmer Degree, a Life Member of the Future Farmers of America Alumni Association, and a PROUD SUPPORTER OF THE FUTURE FARMERS OF AMERICA!

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# Craig A. STANFIELD

## REAL ESTATE BROKER

## AUCTIONEER

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**CRAIG A. STANFIELD REAL ESTATE & AUCTION SERVICES** Craig A. Stanfield, KY Real Estate Broker & Principal Auctioneer (KY & OH). Won/Awarded the "2003 KY STATE BID-CALLING CHAMPION AUCTIONEER" by the Kentucky Auctioneers Association. Awarded the 2015 "REGIONALISM AWARD" for "Outstanding Contribution And Dedication to the Buffalo Trace Region", Sept., 2015 by the Buffalo Trace Area Development District. Awarded the 2014 "COMMUNITY LEADERSHIP AWARD" by Woodmen of the World Chapter 890. Chosen by readership of the Ledger Independent newspaper as "BEST OF THE BEST REAL ESTATE AGENT 2014". Awarded "2015 BEST OUTDOOR SIGN" by the Kentucky Auctioneers Association Advertising Contest.

Over 30 yrs. experience in the real estate and auction business, licensed since 1994 in both the real estate and auction business. Member Kentucky Auctioneers Association (KAA), joined the local (Pioneer Trace Board of Realtors, PTBOR), state (Kentucky Association of Realtors, KAR), and national Realtor (National Association of Realtors, NAR or Realtor) organizations in July, 2011. In 2012, created, designed, built and maintained the Pioneer Trace Board of Realtors website, [www.ptbor.com](http://www.ptbor.com). Typically rise to local board President (2013) and re-elected to a second term as board President (2014). At the end of 2014, the Pioneer Trace Board of Realtors was forced to merge with the Northern Kentucky Board of Realtors due to sweeping changes implemented by the National Realtor Association; thus in 2015, I transferred membership to the Northern Kentucky Association of Realtors (NKAR). I opted to drop the Realtor designation and association membership due to lack of local input (my firm being the only/last Realtor associated real estate brokerage firm in the Buffalo Trace Five-County Region).

Serving as the 2014-2015 Chairman of the Buffalo Trace Area Development District (BTADD) Board of Directors and Executive Committee; a Citizen Board member of the Buffalo Trace Area Development District (BTADD) Board of Directors (appointed 1998, current Chair, member/Past Secretary/Vice Chairman Executive Committee, past-chair Finance Committee, current chairman — since 2012 — and long-time member of Receiving Loan Fund committee, represent BTADD as board member/delegate/nominating Committee of BTADD (Kentucky Council of Area Development Districts); citizen member of the committee to hire a new Executive Director of the KCADD. Member (1998)/Chairman, 2011-currently, Tolleysboro Industrial Park Site Advisory Committee; Member (2007, Treasurer/2011-2014) Lewis County Municipal Planning Commission; Member of the Vanceburg/Lewis County Industrial Development Authority (appointed Oct., 2014). Member and 1st term President of the Tolleysboro Lions Club, also serving on Tolleysboro Lions Club Fair committee and additional committees/offices (in 2010 I personally wrote a grant application that successfully provided the Tolleysboro Lions Club with a \$40,000 grant — required 25 percent match, \$50,000 minimum project — with which we built permanent bleacher seating; I also sponsored, designed, built and maintain the Tolleysboro Lions Club website, [www.tolleysborions.com](http://www.tolleysborions.com)). Completed the Woodland Owners Short Course (2013) sponsored by UK Forestry Service/KY Division of Forestry/KY Dept. Fish & Wildlife and other partners. Member Trinity (KY) Fish and a Game Club, League of Kentucky Sportsman, and National Fish & Wildlife Association (2013-present), Life Member National Rifle Association (NRA), Kentucky Concealed Carry.

Weapons license (concealed carry) holder, Life Member, Future Farmers of America Alumni Association (FFA). Earned 6 hour Vocational Agriculture degree, Tolleysboro High School (1992); recipient Ubrais Award for Outstanding Senior Ag Student (1993) and recipient of the Future Farmers of America State Farmer degree (1993). 1993 Graduate Tolleysboro High School. Have taken all required Appraisal Courses, the Auctioneer Course, and Real Estate Courses through A-Pass Welke of Lexington, KY for licensing and participate in annual mandated continuing education sessions. Member (2008/Member Grand 2009, 2008/Member Grand) Ringgold Lodge 6309, Mayville, KY meeting day, 2nd, and 3rd degree requirements. Member Goshawk Lodge 4506, Mayville, KY; Member Popah Encampment #9, I.O.O.F., Mayville, KY; Charter Member James J. Welke Canton I.O.O.F., Mayville, KY. Former Member of National Association of Independent Businesses (NAIB). Designated a KY Colonel by Governor Paul Patton. Notary Public, State of Kentucky. Member of the St. Patrick Catholic Church of Mayville, KY.



Receiving KY Auctioneers Association "State Chairman Bid-Calling Auctioneer" Award, 2003 from Randy Moore KAA

Formerly licensed as Kentucky Certified General Real Property Appraiser # 765, and as such have been accepted as an expert witness with regards to real estate and livestock/equipment valuations in Federal Bankruptcy court and district courts in cases involving bankruptcy, divorce proceedings, eminent domain, property damages, and contractor workmanship damages cases (after losing my only son and first born child in 2004 in a vehicular accident that was not my son's fault — my son Cullen Alan Stanfield was killed at age 20, 2 years to the day of his high school graduation, a good kid who graduated second in his class with 12 years perfect attendance, the President of the Champions Against Drugs, holding down 2 jobs, on call for a third, and a volunteer with the local rescue squad — the same squad called to the scene of the accident which took my son's life, who wanted to be state police officer — killed by a driver operating under the influence who was already a convicted felon out of prison on shock probation, a driver who had already broken the terms of his shock probation and was due to go back to court in which his shock probation would have likely been revoked the week following the wreck in which my son was killed and who is now serving time in prison for causing the accident which caused the death of my son — I opted to drop the appraisal facet of my business in 2006 as real estate was booming and as I had to force myself to finish the last 17 assignments and as I was putting in extremely long hours and just didn't need the headaches and stress of the appraisal business).

Post Board Member, Lewis County Chamber of Commerce, former Chairman Tourism Committee, Lewis County Chamber of Commerce, Regional Mitigation Planning Committee. Former member of the National Auctioneers Association, the Ohio Auctioneers Association, the Indiana Auctioneers Association, Certified Real Estate Appraiser (CREA) Association, (IAREA).

Mason County Chamber of Commerce, and the Kentucky Beef Cattle Association. Member of the now defunct Lewis County Promising Futures Advisory Committee of AppaPhil (Appalachian Philanthropy), member of the Steering Committee to develop a Lewis County Tourism Commission; completed the Kentucky Work Ready Communities Best Practices Summit (2013); completed the Appalachian Gateway Communities Regional Workshop (2014).

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I donate time each year to perform a large number of charity auctions (19 in 2010; 20 in 2011, 19 in 2012, a similar number for 2013, with at least as many in 2014 and at least 20 in 2015) for a number of local non-profit organizations — including Lions Clubs, Schools, Parent-Teacher Organizations, Fire Departments, Mason County Gateway Museum and to benefit organizations such as the Red Cross, Special Olympics, the St. Jude's Children's Research Center, etc. — all at no cost to the organization. A blood donor. Proud to be a citizen and resident of the United States of America, the Commonwealth of Kentucky, the County of Lewis and the Community of Tolleysboro.

Purchased the Tolleysboro High School property in 2013 in order to utilize the gymnasium as an indoor auction facility. Donate the use of the original school building structure to the Lead a Helping Hand Food Pantry and Clothing Bank; I intend to create a history museum in a portion of the property and to that extent have invested heavily to purchase collectibles from the five county Buffalo Trace area (Lewis, Mason, Fleming, Robertson and Bracken Counties, KY) for display (I purchased my first local historical collectible in 1985 and have spent thousands of dollars since that date to acquire historic items and memorabilia from our region for future display).

I am a farm owner (formerly raised hickory, but now raise only livestock, beef cattle and horses/buffalo). I am also a classic car owner (I have owned three 1967 Chevrolet; currently I own a 1967 Chevy first Alt two door post and a '54 Chevy 4 door). In addition to collecting historical memorabilia from the five county Buffalo Trace Area, I am also an avid collector of pocket knives, pocket and wrist watches, coins, and antiques (furniture and "small").

Owner/Inspector Craig A. Stanfield Real Estate & Auction Services, Tolleysboro, KY (est. 2008), having worked 18 years in the real estate/auction business in another firm, I have successfully listed and sold two tracts of land in excess of 1,000 acres in size, have sold a property at auction for in excess of one million dollars, and have successfully listed and sold property to the Lewis County Fiscal Court and to the Commonwealth of Kentucky. I have sold property for the City of Mount Olive and the County of Robertson, as well as the Cargill Corporation. I have conducted several auctions selling confiscated weapons on behalf of the KY State Police, the proceeds of which are utilized for the purchase of bullet-proof vests. I maintain an e-mail list of persons interested in purchasing properties (well over 1,500 persons are on my e-mail list to receive monthly updates as to what I have listed and available for purchase locally) — of all types of property as well as auction notices — to whom I send monthly e-mails to keep abreast of new listings, sold properties, price reductions, etc.



Receiving KY Real Estate Sales Associate & Apprentice Auctioneers License, 1994, L - R, William "Bill" Kochler Broker/Auctioneer, Craig A. Stanfield, Mike Ravenscroft



"Auction Action", Craig A. Stanfield at the May, Kochler Auction House, May Lick, KY, 1994 (Above photos taken by Tony Prather)



Receiving Principal Auctioneer License, 1998, L to R, R. A. Stanfield, Craig A. Stanfield, William "Bill" Kochler



Receiving Principal Auctioneer License, 1998, L to R, R. A. Stanfield, Craig A. Stanfield, William "Bill" Kochler







# CRAIG A. STANFIELD COLLECTION OF LOCAL MEMORABILIA



*I collect items of a regional nature, namely the counties that make up the Buffalo Trace Region: Bracken, Fleming, Lewis, Mason, and Robertson Counties, Kentucky. My wife Bev and I purchased the Tollesboro High School property in 2013. We donate the use of the entire old school building to the Lend A Helping Hand Food Pantry, utilize the “new gym” as an auction facility, renovated and “saved” the Ag. Building into a functional garage (the “band room” was beyond repair and had to be dismantled and removed from the premises). It is my intention that someday I will utilize the cafeteria building as a museum to allow the display of my collection (this will occur within the near future, probably 2 years or so as I want to put a new gable roof over the structure and will have to seal off some windows and make other improvements. I want to put a porch over the front and put brick columns in place of “Maysville” bricks however it will take a large number and I have not found any great number to date, although I have found pallets of brick marked “M. B. Co.” for the Maysville Brick Company which I will use if I cannot locate the “Maysville” bricks. While I have lots of memorabilia to display, I still am lacking the necessary furnishings to properly display the memorabilia, which will also take time to acquire). With the purchase of the Tollesboro High School property, I acquired the trophies, banners, and senior pictures that remained on site which will be on display when the museum is opened (this includes the banner and trophy when the Tollesboro Wildcats basketball team won the 39<sup>th</sup> District Championship in 1983, my senior year of high school, as well as proclamations from the Lewis County Board of Education, the Lewis County Judge and the Mayor of Tollesboro --- yes, Tollesboro was incorporated at that time --- proclaiming Tollesboro Wildcat Day/Week in recognition of the Championship).*



*I purchased my first local collectible in 1986, a “yard long” frame with 5 or 6 photos in it, titled “Esculapia Springs, Summer of 1899”. I purchased it at Kachler's Auction House in Mays Lick where I was employed at that time. I think it cost \$14 and while I do not remember the consignor, I distinctly remember it came out of the attic of a home in either Adams or Brown County, Ohio. Although I haven't looked at it in a while, I know that there are at least 5 photos and that from left to right, it captured (to the best of my memory, keep in mind that I haven't looked at it in a while) the following: A young man (teenager?) dressed in a hat, bowtie, suspenders, holding a pistol in his right hand and a rattlesnake that he apparently killed in the left hand. A photo of the same boy, what appears to be his mother, perhaps his father and maybe a sister, picnicking alongside a stone wall or a split-rail fence. The mother is dressed up, maybe a bonnet or a parasol or perhaps a hoop-type skirt? I think the third photo shows the front of the hotel building, a fourth showing the rear of the hotel and a wooden bridge or fence, and the last (whether it is the 5<sup>th</sup> or 6<sup>th</sup>) features three African-American minstrels, playing the banjo, mandolin, and the upright bass, DRESSED IN TUXEDOS (really epitomizes the “grandeur” of the establishment).*

*While my total 1986 purchases was only \$14 or so, in the nearly 30 years that has passed since I acquired my first local collectible, I have spent tens of thousands of dollars acquiring historical memorabilia, really ramping up the annual investment in the past 5 or so years.*

*In 2013, I acquired some of my best items in my collection to date, including (among other items): An original oil painting by Steve White that was commissioned in 1977 of the Cabin Creek Covered Bridge in fall foliage/colors, large scale, 28” x 52” framed; actual wood from the original 1867-1873 construction of the Cabin Creek Covered Bridge (I intend to have a print of the Cabin Creek Covered Bridge by Steve White framed with actual pieces of wood – poplar - from the original construction of the bridge, identified by Donald Walker of Arnold Graton Construction as “Splice Blocks”); a small “dry-brush watercolor” by Julia A. Cox of Maysville showing the “View from Front Porch: Maysville*



*Brick Works, Ohio River and Aberdeen Ohio" (I would guess this to be prior to 1900??); a model hay wagon, highly detailed (wooden spoke wheels, arched fenders, tongue and racks), made of wood, nearly 4' long (counting the tongue) and nearly 18" high (counting the hay racks, front and rear), marked "Forest Wood, 1923, Maysville, KY"; a William H. Cox (Lt. Governor of KY, Maysville native/resident, builder of the Cox Building) pocket watch; an Owens & Barkley Hardware, Maysville, KY straight razor etched "Limestone" on the blade; a J. H. Rogers, Maysville, KY wooden dovetailed whiskey crate; and a rather large colorful sign with great graphics stating "2 miles to Max Block for Clothing, Vanceburg" featuring a hunter loading his shotgun!*



*In 2014, I acquired a Vanceburg, KY stone jar (Rugless & Bruce); an "Old Squire Flour" Flemingsburg, KY sign; a US 68 cast-iron highway marker dating to the 1830s; a Trinity, KY Jr. O.U.A.M. badge; a Heselton, KY (Lewis Co.) broadside for a horse standing at stud in 1910 (I also acquired two from Fleming County, one for a horse standing at stud, the other for a jack standing at stud, these dated 1911); a charter member listing of the Tollesboro Chapter Improved Order of Redmen (IORM) Massaseba Tribe # 371; a postcard advertising Ferndale Catsup of Maysville, KY, 1910; a "History of Polar Star Lodge # 363 F & AM" (Vanceburg, KY) by Dugan, 1958; a factory employee pin/badge from Wald's, Maysville, KY (employee photo, identified); two nice Fleming County glass paperweights; a Poyntz Bros. Whiskey advertising corkscrew, Maysville, KY; an advertising cover/envelope from Limestone Whiskey advertising the 1886 Maysville Fair; and a Owens & Barkley Maysville, KY straight razor etched "Maysville" on the blade.*







In 2015 added a lot of great items too, including an A. M. Lang, Covedale, KY advertising envelope; signage from the Sand Hill Christian Church; an I.O.R.M. badge from Stonewall (Bracken Co., KY); a nice store advertising piece from Powersville, Bracken Co., KY; a Browning, Maysville, KY belt gauge; a super mounted photograph of the Muse Bros. store in Plummers Landing, KY; a 1910 Muses Mill broadside advertising a horse standing at stud as well as a 1910 horse dispersal catalog from Sherburne, KY; a seed sack from Fairchance Farm, Mays Lick, KY; and a number of Maysville, KY stoneware pieces (mostly M. C. Russell, but also an "N. Cooper & Power" and an "I. Thomas") and several nice Maysville, KY bottles (water, milk, and pharmaceutical). I obtained a great color photo from the early 1950s of the interior of the Mackey Grocery in Concord, KY, and just recently I purchased what is possibly the best (although I am probably biased) Fleming County postcard in existence: The 1907 Flemingsburg Graded High School football team (to put this postcard in context: It is an extremely early high school football postcard; it shows 14 players and the coach; the coach is holding a football, several players are holding their leather helmets, several players are wearing padded clothing, some players have a primitive mouthpiece strung around their necks, one player is holding a pennant with the letters "FGHS" for "Flemingsburg Graded High School". On the reverse, the card is marked "Published by Dan T. Fisher, Jeweler & Optician, Flemingsburg, KY"; it is postmarked Dec., 1907; and there is a personal note from the sender "This is our football team. Played Saturday night. Got beaten". The only way to improve it would have been to have the names of the players and coach identifying who is who).



I have a large collection of local tokens, including tokens from Tollesboro, Ribolt, Burtonville, Concord, Vanceburg, Maysville, Sardis, and Flemingsburg. I have a large collection of postcards from the five Buffalo Trace counties. From Lewis County, I have postcards from: Tollesboro, Vanceburg, Kinniconick, Stone Hill (Camp Dix), Quincy, Garrison, Glen Springs, Concord, Trinity, Fearis, and Salt Lick Creek. From Mason County: Maysville, Washington, South Ripley. From Fleming County: Flemingsburg, Nepton, Mt. Carmel, Ewing, Elizaville, Hillsboro, Sherburne, and Plummers Landing. From Robertson County: Blue Licks and Mount Olivet; and from Bracken County: Augusta, Stonewall, and Brooksville (I also have one designated as Mason County and one dealing with Bracken County, a political postcard). I also have several dealing with transportation on river and rail. Of more recent manufacture, I have medallions commemorating the sesquicentennial as well as the bicentennial celebrations of the City of Vanceburg, the bicentennial of the City of Augusta, the bicentennial of the Commonwealth of Kentucky, pottery commemorating the 150<sup>th</sup> Anniversary of St. Patrick's Catholic Church, and I have acquired most of the Maysville Christmas ornaments. I have prints of local interest from Steve White, Mitchell Tolle, Charles Campbell, Roy E. Boone, Dan Adams, Danny McCane,



*Don Stanfield, Woodi Ishmael, and Dreama Craig, and I have a small piece of folk art that I believe is the work of Noah Kinney. I have a few pieces of marked cast iron, including a cast iron bell marked "Ball & Witchell, Waysville, KY" (should be "Ball & Mitchell, Maysville, KY", the "M"s being placed upside down, double errors. This bell originally hung at the Goddard, Fleming Co. school), a "Ball & Mitchell, Maysville, KY" horse-pulled plow, and two different "T. F. Norris, Vanceburg, KY" dehorners.*



*I have original advertisements for Esculapia Springs and Blue Licks Springs (from Blue Licks, I also have a bottle opener, an advertising banner, and another item that I do not know the purpose of), and a spoon (and a copy of an ad --- I have not located an original to date) from/marked Glen Springs. I have an order book and a book written by A. M. Lang of Covedale, KY featuring ducks/chickens/turkeys, and other fowl as well as registered hogs (Mr. Lang sold live fowl as well as fertilized fowl eggs and shipped them across the country). I have several original hand-written deeds and instruments from Lewis County, KY including the original hand-written deed for the "Historic" East Fork Church as well as McKinney's Chapel (I do not know where McKinney's Chapel was situated other than it was in Lewis Co., KY) and a third church that I do not know what it was eventually named or where it was located; four Lewis County, KY hand-written bill of sales/mortgages/agreements for care of slaves (rare as there were relatively few slaves in Lewis County, KY) from the 1830s; a hand-written agreement between a Tollesboro citizen and a "Free Girl of Color" for maid services from the 1866 (immediately after the Civil War); an 1885 document relative to the collection of tolls on the Vanceburg-Salt Lick-Tollesboro-Maysville Turnpike Road; a hand-written lease for a Lewis County sawmill, and other agreements signed by some of Lewis County's founders (the Bruce, Robb, Halbert and Pugh families, among others). I also have auction handbills/broadsides, political advertisements/broadsides, old phone books, etc. I have an Almanac from 1882 from R. L. Gillespie's store in "Tollesborough" (although I have seen this form of spelling in hand-written deeds, this is the only item I have PRINTED with this rather unusual spelling of Tolesboro/Tollsboro/Tollesboro), and a couple of additional almanacs from Maysville and Springdale in Mason County, KY. I have copies of business "directories" printed by papers in Mason and Lewis Counties, KY., and an original newspaper that included an article on the front page about a vigilante mob in Maysville that burned a prisoner at the stake (in 1899)! I also have a large collection of reference materials (books, articles) in printed form as well as some in digital format (I hope to have computers at the museum with which persons can view some of my digitized reference materials, photos of my tokens, and scans of my postcards as well as many that I have been able to save which I do not own that I obtained from other websites or from auctions where I was not the successful high bidder), and a copy of a book relative to Esculapia Springs that may be the sole copy outside of the original held by the University of Maryland/Baltimore collection (my copy is a copy of their book which is the only library that I have been able to locate which had a copy of the book. The curator made a copy for me, but did not copy it as an e-book or "pdf" format, but rather only sent me a paper copy he made directly from a color copier).*







*I have wooden crates (as well as paper labels) from Delicious Fruits Orchard of St. Paul, Lewis Co., KY, and canning labels from Ewing, Fleming Co., KY. I have my grandfather's (R. R. Stanfield, an auctioneer for approximately 70 years, of Orangeburg, Mason Co., KY) wooden fold-up sign that he placed on auction sites, as well as a metal sign that was placed at his home (R. R. Stanfield, Auctioneer). I also have three Maysville, KY cream cans, a Dover, KY cream can, and a Vanceburg, KY cream can; a metal sign of W. M. Kinder's "Registered Holsteins" dairy of Mays Lick; and a few Mason County, KY milk and water bottles.*



*I could go on and on but I think this listing includes the best examples of my collection of local memorabilia; however I have a huge "wish list" of additional items I would like to acquire. I have only a few examples of memorabilia from Robertson and Bracken Counties and there are lots and lots of items from Mason, Lewis and Fleming Counties that I am aware of that I would still like to acquire (in particular: A cast iron implement seat marked "MAYSVILLE", a "Bradford & Zweigart, Maysville, KY" brass combination padlock, a "Naughty Nellie" style corkscrew from Rogers Distillery, Maysville, KY; stock certificates from Tollesboro Telephone Company and/or the Bank of Tolesboro; a Firebrick, Lewis Co., KY token "Good for 5 bricks"; a "G. W. Stamper", Vanceburg, KY stone jug; some artworks by the Kinney Brothers of Toller Hollow, Lewis Co., KY; banknotes from Augusta, Brooksville, Flemingsburg, or Maysville, KY banks; straight razors from Maysville, KY from either Owens & Barkley, O'Hare Hardware or Frank Owens Hardware; pocket knives from Owens & Barkley, Maysville, KY; I would like to acquire Lewis Co., KY cream cans from small rural communities; a sharpening stone in small leather pouch marked "Maysville Stockyards, Maysville, KY"; bottles with good paper labels from distilleries in Maysville, KY; bottles from Blue Licks, KY; any tokens from the region that I still lack; and much more!), and therefore I am always on the lookout to find more (I have heard of the existence of a circa 1900 Vanceburg, KY Ohio Riverfront diorama of buildings and features made of tin that I would like to at least see). Thus if you have anything that you think I would be interested in, feel free to contact me. Craig A. Stanfield, [info@stanfieldproperty.com](mailto:info@stanfieldproperty.com), 606-798-2009 or 606-301-3350.*