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SELL WITH HALE REALTY & AUCTION, LLC

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208 N. WALNUT STREET

(859) 336-3967 Springfield, Ky. 40069

"The recession is over! Buy now while prices and interest rates are still low!"



STEPHEN D. HALE
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Auctioneer



MICHAEL HALE
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WILL HALE
Sales
Associate



GLENN MATTINGLY
Licensed Agent/
Principal Auctioneer

HOMES



1 1687 BARDSTOWN RD., SPRINGFIELD: Known in National Register of Historic Places tour in Washington Co., Ky. as The Lev J. Smith House, but locally known as Blount Clements Home Place. Historic home being offered on 3 beautifully landscaped acres including 3 bay workshop. Gothic Revival Architecture features modern woodwork masonry w/linley hardwood floors & custom moldings. Built circa 1860 and recently refurbished this home is in move in condition. Buy the entire property for only \$249,500. File #2001



2 205 OAK DR., SPRINGFIELD: This newly listed 4 bedroom 3 full bath home features up and down living with a full kitchen on each floor. The basement has marble floors, 1 car garage and walkout doorway. The home is in a new construction neighborhood that is almost completed. Home priced at \$199,500. File #2004



3 1755 WHITE HALL RD., Rooms A Plenty! You can raise a family, run a home-business & more in this 4-bdrm/2-bath home in Willisburg. Features include master suite, linen closet, spacious living room w/ built-in bookcases, carpeting, dining room, sunny kitchen w/electric range, breakfast area, walk-in to the kitchen straight out of the attached 2 car garage. Priced to sell \$109,000. File #2006



4 213 COVINGTON AVE., 2 story home offers 3 bdrms. & 2 full baths. Siding & windows have been replaced. Ready to move in & home has over 1,800 sq. ft. of living space. Priced to sell at \$65,900. File #2005



5 6167 HWY. 433, WILLISBURG: Amazing 4 or 5 bdrm, 2-1/2 bath, w/finished basement is a showplace. Landscaping is amazing & 3-car garage is spacious & clean. Home has thermal windows, central heat & air, with over 3,000 sq. ft. of living space counting finished basement. Can be yours for only \$179,500. File #2010



6 423 LUTHERAN CHURCH RD., BARDSTOWN: With just a short drive from Bardstown to this 4-bdrm./4.5-bath Cape Cod home on 14.95 acres. Custom floor plan delivers dining room w/great chandelier, grand living room w/wood floors, art center, fireplace for winter nights, built-in bookcases. Large 1st floor master w/walk-in closet, numerous bonus rooms in basement as well as separate entertainment kitchen. Custom home bsm w/walk room & nice newer fencing all around. You get it all for \$699,000. File #2045



7 3811 MT. ZION RD., WILLISBURG: This 1 1/2 and 1/2 story home has a full basement, central heat and air, 3 bedrooms all in a country setting. The large flat yard to the right is included. Priced as a fixer upper at \$69,500. File #2021



8 6273 HWY. 433, WILLISBURG: Vinyl sided 2 bdrm., 2 full bath home is 1 owner. Never been on market before. Spacious family room & laundry off kitchen. Nice deck on back w/level yard. They want to sell & price is only \$96,000. File #2028



9 3200 LEBANON RD., SPRINGFIELD: This breathtaking ITALIAN/E Architecture home has been painstakingly refurbished with exquisite taste. The poplar hardwood floors, custom crown moldings and 10 foot foyer ceilings make this home the envy of Central Kentucky including the pool house there are 6 bedrooms, 6 full baths with over 8,000 sq. ft. of living space. This ornate manor house was built in 1871 and sits on 6.82 acres that includes the 2008 constructed swimming pool and pool house. Excellent for Bed and Breakfast, Air B&B, or personal family compound like the Kennedys. Priced to move to Arizona at \$799,500. Owners will accept potential trades. File #2013



10 1024 TATUM SPRINGS RD.: Amazing 264 +/- acre hunters haven featuring 2 ponds, 2 barns, "old home" perfect for hunters retreat cabin. Thick mature woods on back 100 acres, deer trails galore, numerous bird sites, possibilities endless. Get buddies together to make sure you are ready for next years hunting season! All this priced to sell at \$628,000. File #2069



*** Feature of the Week! ***

11 3885 LEBANON RD.: Save your space on the 10.89 acres surrounding this 3 bedroom, 2 bath vinyl covered log home in Springfield. You'll enjoy an impressive living room with wood floors, custom 2 story stone fireplace, 1st floor master bedroom, separate shower, traditional country dining area, Southwestern kitchen with appliances included, and a 3 car detached garage for plenty of storage. It can all be yours for \$259,500. File #2077



12 428 WEST TEXAS LANE, SPRINGFIELD: This 4 bdrm, 2 bath home was built in 2002 with full walkout basement and an attached one car garage. The oversized lot creates a feeling of wide open spaces, looking over fields of wildlife and nature. This home is priced to sell at \$169,500. File #2008



Drastically Reduced-\$40,500! Now \$349,000

13 317 MOCKINGBIRD DR., SPRINGFIELD: Amazing 2 story 1 owner home with finished basement & 2 car garage. 4 bdrms, 3.5 baths, great room w/woodfloor ceiling, 2 gas log fireplaces, & enclosed entertainment center. Hardwood floors in great room, dining room, kitchen & breakfast area. Ceramic tile covers full basement w/finished kitchen, bedroom, full bath, suite room, plus PB&I detached garage on rear lot. **DRASTICALLY REDUCED - \$40,500! Now \$349,000!** File #2031



14 186 LAKEWOOD DR., SPRINGFIELD: Attention Kitchen Divas - Live your outdoor dreams in this modern kitchen with double oven and island of this contemporary home that offers up to 5 bedrooms, 3 bathrooms including a master suite with garden tub for soaking and casual open living room. Plus comfortable family room in basement along with another kitchen and ample storage. There is 2 car attached garage, deck and walk out patio to the hot tub. Make this home today!! \$209,500. File #2038



15 1080 BRUSH GROVE RD.: Property sits on corner of 555 & has excellent commercial possibilities. 6.57 +/- acres & 3 bedroom home with small pond, pasture & woods. Great opportunity awaits you for only \$79,500. File #2015



16 2442 TATUM RIDGE RD.: 3 bedroom, 2 full bath custom home with fireplace - Spacious garage offers workshop area. Fresh egg in the hen house! Sitting on 13.42 acres with blacktop e/duity road frontage. Priced to Sell at \$110,000. File #2010



18 775 CARDWELL RD. HICKEYSBURG: Yes, this property is in Washington County with Hickeysburg address. Wow Talk about a makeover. This home is like brand new inside. New heat and air, walls, new deck leading to the new pool, plus you get 55 acres fenced with older barn and newer metal building. This house has 3 bedrooms, 2 full baths, walkout basement, attached one car garage and a beautiful view. Priced to sell at \$230,000. File #2006



19 227 E. GRUNDY AVE., SPRINGFIELD: This lovely 3 or 4 bdrm, 2 full bath home joins Kalamazoo Horse Farm on the back. This home has a new Central Heat and Air system and extensive remodeling. There are 2 bdrms and full bath up stairs and a master suite on the main floor. The detached garage is a handy building with a storage building behind it. Priced to sell \$85,000. File #2010



20 117 SCOTT STREET: In town opportunity! Brick ranch w/full basement is minutes from downtown and ready to move in! Equipped with 3 bdrm, 2 bath, fenced in back yard, newer appliances, and attached carport. Reasonably priced at \$125,000! File #2004



21 2855 BOOKER RD., SPRINGFIELD: This home has a panoramic view across to none looking across beautiful bottom ground. This home was built in 1992 with 3 bdrms and 2 full baths w/2 car garage in the walkout basement. This home has hardwood floors, tile and carpet and is in move-in condition. This home is energy efficient with very low utility bills. Call today for a personal tour. Priced to sell at \$199,500. File #2007



22 7029 POLIN RD.: Stay at home while kids head to school from this 3-bdrm/1-bath vinyl-sided home in Willisburg. Traditional floor plan delivers dining area, welcoming living room w/wood floors, sunny kitchen w/work island for open cookbooks & home office space. Only \$89,500. File #2000



23 HISTORIC CHERRY HILL - 874 BARDSTOWN HICKEYSBURG: Historic Home sits on an elevated lot overlooking St. Catherine Motherhouse, 2-story home built by Dr. Mudd in 1850's, cent. heat/air in stalled, 2 full baths up & down. Home & 2 acres - \$176,000. File #2079



24 770 CLARK RD., LORETTO: Mother Earth News Special. This property was bought and built with the loving hands of the owners and you will find the 2,000 sq. ft. home offers 4 or 5 bedrooms with 3 full baths, and geo-thermal heat and air. The Florida sun room looks out over the 10 surveyed acres and the party pavilion in the field. There is a barn and a separate 1996 mobile home that is 16 x 66 Fleetwood and is presently rented or could be used for additional family members. The whole package is priced at \$249,500. File #2020



25 218 NEEDMORE RD., DANVILLE: This 3 bedroom one full bath home is the perfect rental opportunity. The home sits on a large lot with a prime garden spot. Plenty of room to enjoy. The owner inherited the house and wants it sold therefore he is only asking \$42,500. That is the price of a house trailer. Call today before this one gets away! File #2024



26 85 TEXAS ROAD, OFF DANVILLE HWY. 156: 2 story historic home was started circa 1810, has had numerous additions over the years. Present owners have made tremendous strides toward preserving the historic value. Over 3,000 sq. ft. of living space w/4 bdrms, 2 full baths. Original flooring & front stairway will remind you of Shakerstown. House sits on 1 acre, priced at \$120,000. File #2085



27 116 LAKELAND DR.: Smart Choices Start Now! With the decision to own this 1-bdrm/1-bath home in Lakeland Heights & only short drive to Willisburg Lake. Has internal living room w/walking area, carpeting, dining room, sunny kitchen with work island, breakfast area & home office area for clipping coupons. Priced to sell at \$42,000. File #2002



28 118 MACKVILLE HILL: This house has had two Hammers Llc completely rebuilt this house from foundation to roof, new roof - wiring - plumbing - HVAC - windows & now it's a showplace for only \$69,500. File #2036



2017 is Starting Off With A BANG!

LOTS

29 200 JIMTOWN RD. Property has loads of potential, access to city water/sewer. Could serve multiple purposes as it is not in the city limits. Call today to explore your options on this unique piece of property. File #2599

REDUCED!

30 LAKEVIEW MANOR. Across from St. Catharine. We have 2 lots ready for your dream home that actually are on the lake. The view is amazing and you can choose either lot for only \$20,000 each. Come in for survey and list of restrictions. File #1825



31 1604 HARRIBOODSBURG RD. Vacant lot recently had home removed & ready for your dream home. North Mercer water meter in place, also lagoon septic, also available. Start construction now, only \$18,000! File #2591



32 BRUSH GROVE RD. WILLISBURG. 2.25 acres at the corner of Hood Lane with city water available. This property is excellent for a mobile home or new construction or just a place to raise goats. Price \$11,000. File #2567



33 SCRUGGS LANE WILLISBURG. 2.48 acre big lot that lays beautifully. Home can have a walk-out basement with panoramic view. Priced at only \$30,000. File #2530



34 T. BURGIN RD. LAWRENCEBURG. 1.57 acre big lot fronts on 2 different highways & would be ideal for development. Priced to sell at only \$20,000. File #2545



35 FAIRLANE DRIVE. Lot backs up to #11 hallway of Lincoln Homestead Golf Course. Is ready for your dream home. Only \$16,000. File #2551

36 #17 LAWSON ESTATE. BLOOMFIELD RD. Beautiful big lot has city water & corner lot. Neighborhood restricted for no mobile homes minimum square footage. Buy today, build tomorrow. \$11,600. File #1813

37 MALLARD POINT/BLUE HERON WAY. Get away to this great 2 acre tract with city water available! Great deal at only \$12,600. File #2403



38 RIVER WOODS ESTATES CHAPLIN RD. WILLISBURG. 4 tracts left in this development. 3 have river frontage. Wooded tracts are full of peace & quiet & wildlife. Come live the dream life, wise restrictions at only \$46,000 per tract with 15+ acres. File #1935

39 LOT #10 OF COLUMBUS LN. Perfect lot right outside of town, has your home all over it. Amazing view, city water and electric are available. Off Columbus Ln. Buy it today and start building your dream home for only \$10,500. File #2417

FARMS



40 PRATHER LANE. This 18 acre newly surveyed tract has the best of 2 worlds hunting and woods and rich fertile crop ground. With blacktop frontage on Prather Lane, a county road, you don't have to deal with shared driveway access. Bonus time! You get your own fishing lake. Don't miss this opportunity to buy peace and quiet. \$67,600. File #2023



41 CORNER MAYES CREEK & PRATHER LANE. This 15 acre newly surveyed parcel has a 50 x 80 foot barn, a small fishing pond, fertile crop ground, pristine woods, blacktop frontage and a driveway already in place. Raise cows, horses, chickens, ducks or just let the deer and turkey run the place. Priced right at \$48,000. File #2023



42 MAYES CREEK RD. How about 15 acres newly surveyed on Mayes Creek and Mayes Creek Rd. This is a pretty tract and a lovely place to build your dream home with a babbling stream in front of your home. There is excellent crop ground on the back of the tract. The deer and wildlife abound. Priced at \$48,000. File #2023



43 MAYES CREEK RD. We have 20 acres newly surveyed across on Mayes Creek Rd that offers amazing crop ground, mature trees, and an excellent building site or sites. If you want to raise giant tomatoes, huge corn ears or just healthy pastures for your stock this soil will please you. Priced at only \$54,000. File #2023



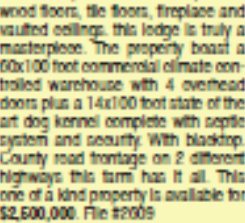
44 ROCKBRIDGE LN. ON WILLISBURG LAKE. 55 acre surveyed farm fronts lake property over 1800 ft. & blacktop road frontage for 1,000 ft. Land is all in grass for hay or grazing. Will easily sub-divide into 8 parcels. Priced at \$168,500. Steve Hale owner agent will consider offers for all or parts of property. File #2314



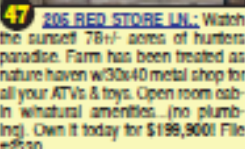
45 85 SULPHUR LICK RD. WILLISBURG. This is a great opportunity. You get the old home place plus 17 acres more or less with blacktop road frontage and Sulphur Lick Creek frontage. There are 2 barns and deer everywhere you look. This property can be subdivided. Buy it all for \$69,500. File #2605



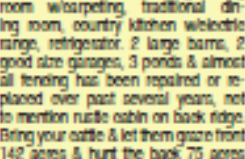
46 3055 TICK CREEK RD. Serenity Hill Plantation-671 acres. The land has been managed for Trophy Buck Deer for the past 13 years. The property has many rolling hills with 500 acres of native grasses planted for wildlife and is 1.5 miles to the nearest neighbor. The lodge built in 2008 features 7 bedrooms, 3-1/2 bathrooms, custom kitchen, hardwood floors, tile floors, fireplace and vaulted ceilings. This lodge is truly a masterpiece. The property boasts a 60x100 foot commercial climate controlled warehouse with 4 overhead doors plus a 14x100 foot state of the art dog kennel complete with septic system and security. With blacktop County road frontage on 2 different highways this farm has it all. This one of a kind property is available for \$2,600,000. File #2009



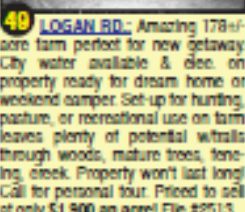
47 206 RED STORE LN. Watch the sunset 78+/- acres of hunters paradise. Farm has been treated as nature haven w/30x40 metal shop for all your ATVs & toys. Open room cabin w/whisper amenities. (no plumbing). Own it today for \$199,900! File #2530



48 1066 ISHAM LANE MACKVILLE. Tucked away in woods w/ripe place, you'll enjoy ranch brick farm on 217 acres in Willisburg Ky. Features 2 bdrms., 2 baths, intimate gathering room, w/steeping traditional dining room, country kitchen w/leisure range, refrigerator. 2 large barns, 2 good size garages, 3 ponds & almost all fencing has been repaired or replaced over past several years, not to mention rustic cabin on back ridge. Bring your cattle & let them graze front 142 acres & hunt the back 75 acres for trophy deer! Buy it all \$675,000. File #2516



49 LOGAN RD. Amazing 178+/- acre farm perfect for new getaway. City water available & dec. on property ready for dream home or weekend camper. Set-up for hunting, pasture, or recreational use on farm leaves plenty of potential w/trails through woods, mature trees, fencing, creek. Property won't last long! Call for personal tour. Priced to sell at only \$1,900 an acre! File #2513



50 2086 ACRES OFF DYLAN WAY, WILLISBURG. Land has been platted & approved by Washington Co. Planning Commission. Blacktop street already in place. Owner will not sell individual lots. Bargain at \$96,000. File #2591



51 CLOYD LANE & HWY. 433, WILLISBURG. 111 acres of pastures and woods. Wireless through Willisburg City Park & access on Cloyd Lane. Farm is beautiful w/prime ridge land & beautiful mature trees. Being offered for \$400,000. File #2553



52 ISHAM LANE. Farm has 61 acres split on each side of Isham Lane. 36 acres & 25 acres. Property is Hunting Heaven & all in woods. Come build a cabin in the woods. Priced as a whole for \$119,600. File #2559



53 TATUM RIDGE RD. This 12 acre listing offers this barn and pond. This tract is presently home to 2 happy horses. There are 100's of feet of blacktop county maintained road frontage and a large deer population. Owners have priced it to sell at only \$36,000. File #2614

54 LOT #7 HUMMINGBIRD LANE, WILLISBURG. Hide in the trees on this Half Acre +/- lot. Close to Willisburg Lake!! Yours for \$7,000.00. File #2406



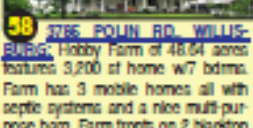
55 411 BAKER RIDGE RD. Creek frontage, road frontage, woods & pasture. Opportunity to escape from hustle and bustle of life. It's time you bought a 100 acre farm! Priced at \$285,600. File #2059 MLS #100507



56 NORTH PRONG PRIVATE ROADWAY, WILLISBURG. 42.41 acre heavily wooded tract is platted into two parcels of 21.92 acres and 20.49 acres. Property is behind Anchor of Hope Church on Hwy 555 with a deeded roadway access. Priced very reasonably at \$100,000. File #2552



57 GRUNDY HOME RD. 81 acre Beef Cattle Operation w/amazing barn, lake, 2 ponds, excellent fence & numerous places to build dream home. Part of Grundy Land Grant when Kentucky became a state. \$406,000. File #2509



58 276 POLUN RD. WILLISBURG. Hobby Farm of 48.64 acres features 3,200 of home w/7 bdrms. Farm has 3 mobile homes all with septic systems and a nice multi-purpose barn. Farm fronts on 2 blacktop hwy's. & would be simple to subdivide. Only \$260,000. File #2532

59 SULPHUR LICK RD. Sulphur Lick Rd - We only have 1 parcel left. 19.75 acres with barn, blacktop road frontage, Sulphur Creek frontage, new survey all for \$40,000. File # 2612

COMMERCIAL



60 LOS MARIACHIS MEXICAN RESTAURANT - 1004 WOODS RD. BLDG. This 3,900 sq. ft. restaurant building sits on a large 1 acre lot at the corner of Hwy. 528 and Hwy. 555 in Springfield, Ky. This property is being offered as a total walk-out including all inventory, equipment, tables and chairs, everything but the name. This location would work for a Walgreens, CVS or any other high visibility business. Priced complete at \$538,500. File #2622



61 N. WALNUT ST. - HWY. 555 - HWY. 160 BYPASS FRONTAGE. Half's Creasing - This property has city sewers, city water and excellent development potential. The 3 most important words in Real Estate are Location-Location-Location and this property has all 3. There are 19.14 acres that can be divided to meet your needs. Priced as a whole at \$28,167.04 per acre. File # 2617



62 604 W. BROADWAY LAW, HENICERBURG 40342. Owners of this convenience store bought a business in Springfield and moved inventory to new store. This property has had gas tanks removed by the state and is selling the property as a store front. Excellent parking, good location, solid building. Asking \$299,500 for this property and \$199,500 for the business plus the cost of current inventory at 200 West Main Street Springfield, Ky. Owners will consider property in trade. File #2603

Your Listing Can Be HERE!!!

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208 N. Walnut Street Springfield, Ky. (859) 330-8488

Four portraits of real estate professionals:

- STEPHEN D. HALE** Real Estate Broker/Auctioneer
- MICHAEL HALE** Real Estate Agent/Auctioneer
- WILL HALE** Sales Associate
- GLENN MATTINGLY** Licensed Agent/Principal Auctioneer

The listed square footage is provided by the Property Valuation Administrator

ALICIA HALE Sales Associate