

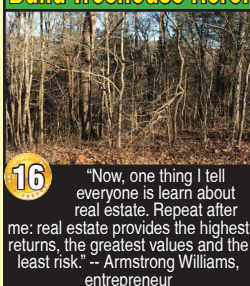
NEW PRICE!



15 "I have always liked real estate, farm land, pasture land, timber land and city property. I have had experience with all of them. I guess I just naturally like 'the good Earth,' the foundation of all our wealth." -- Jesse Jones, entrepreneur

311 MAYES AVENUE, SPRINGFIELD: This masterfully remodeled brick home is situated on a highly sought after lot in Springfield. The home features a large master suite with a walk-in closet, a formal dining room, a large kitchen with island bar plus all appliances included. Relax in the evenings in the comfortable family room with fireplace and hardwood floors. Down the hall you'll find a large master suite featuring spacious bedroom, walk in closet and bathroom including custom tile shower, soaking tub and double sink. The home features two more spacious bedrooms and full tile bathroom. Great place to entertain on the stamped concrete patio and shaded back yard. Plus there is a partial basement and detached garage! Call today for a personal tour of this amazing home! **\$379,000.** File #3818

Build Treehouse Here!



16 "Now, one thing I tell everyone is learn about real estate. Repeat after me: real estate provides the highest returns, the greatest values and the least risk." -- Armstrong Williams, entrepreneur

RIVER WOODS, TR. 8, HEAVENLY WAY, WILLISBURG: This 15+/- acre tract has over a 1,000 feet of Chaplin River frontage and would be the ideal location for recreation. The property is a great place to make a peaceful retreat on the weekends. With the natural topography the construction of your forever home will have amazing views overlooking the river. Don't delay call today for your own personal tour! Priced to be yours at **\$45,000.** File #1955



17 Typically, the research tells us, that a high quality real estate agent that really knows what they are doing will add more to the equation than they cost. Because people make mistakes when selling their own home -- the mistakes are costly... -- Dave Ramsey

100 FERRELL AVE., LEBANON: Country close to town and the park! This quaint home has a lot of space for the money. As you come in the front door, the living room welcomes you in with lots of room for hosting friends. The kitchen has enough room to prepare Sunday afternoon dinners and an adequate dining area with its own entrance. Two bedrooms are good size with nice closet spaces and third one makes a great nursery or office. Plus there is a separate laundry room and basement!!! The rear deck area is ideal for summer barbecues and overlooks the backyard that backs up to a large farm. Nestled at the end of a dead end street, you get the benefit of feeling like you're in the country while being right next door to the city park and a short drive to town. Don't delay as these gems do not last long! Priced to sell at **\$129,900!** File #2840



18 "Real estate is the purest form of entrepreneurship." -- Brian Buffini

BARDSTOWN ROAD: Opportunity Knocking! This 15+/- acre tract is just outside the city limits and has no restrictions or zoning. The rear of the property adjoins Toyota America and would be ideal for commercial or industrial use. Although, talk about an upscale location for a new subdivision. One minute from downtown, and right around the corner from Walgreen's and BB&T shopping center. Don't delay as this property has the three main characteristics of valuable property, Location, Location, Location! Priced to develop at **\$374,900.** File #2799



19 "Real estate is the best investment for small savings. More money is made from the rise in real estate values than from all other causes combined." -- William Jennings Bryan

BAKER RIDGE ROAD, WILLISBURG: This weekend getaway is ideal for the outdoors enthusiast, whether it be for riding horses or just relaxing. It offers a large master suite with electric, a large storage building with a car lift. Both would be ideal for storage or lodging accommodations. There is a good stand of grass for livestock, or hay crop. You get it all on two tracts totaling 25.7+/- acres, for **\$109,900!** Call today to set up your own personal tour. File #2831



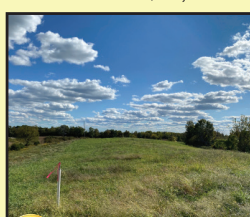
20 To be successful in real estate, you must always and consistently put your clients' best interests first. When you do, your personal needs will be realized beyond your greatest expectations. -- Anthony Hitt

TR. 6 SIMMS LN., SPRINGFIELD: This 60.2+/- acre tract has its own pond, crop ridges, woods, and creek lines! What more could you ask for in this price range? Multiple build sites for secluded cabins or forever homes. City water and electricity are accessible back the private roadway, which offers privacy and solitude. The farm could easily be transitioned into livestock with some existing fence rows still in place for rotating fields. Call today as tracts like this tend to move quick! Priced to sell at **\$234,900.00** File #2836



21 In any market, in any country, there are developers who make money. So I say all of this doom and gloom, but there will always be people who make money, because people always want homes. -- Sarah Beeny

JIMTOWN RD., SPRINGFIELD: Get Ready to Build! This 25+/- acre farm has already been surveyed into lots and would make an ideal subdivision development. Just minutes from town and has picturesque country views surrounding. You can keep it all for yourself and pick your own building spot and enjoy the natural acreage buffer from neighbors. The property features a nice size pond perfect for fishing, making this property a nice get away from Louisville or Lexington. Call today to schedule your own personal tour as unique tracts like this don't last long! Priced as a whole at **\$159,900.**



22 Real estate is an imperishable asset, ever increasing in value. It is the most solid security that human ingenuity has devised. It is the basis of all security and about the only indestructible security. -- Russell Sage

HOOPHOLE RD. DIVISION, LAWRENCEBURG: Located Just Minutes From The Bluegrass Parkway At Exit 48! Come Pick The Tract You Want! Great For Hunting, Recreation Or Your New Home!
 Tract 1-\$56,900 18.2+/- acres
 Tract 2-\$94,900 29.3+/- acres
 Tract 3-\$46,500 14.9+/- acres
 Tr. 4-\$71,000 **SOLD** 22+/- acres
 Tract 5-\$99,000 31.6+/- acres
 Tr. 6-\$29,900 **SOLD** 9.5+/- acres
 Tract 7-\$54,900 17.5+/- acres



23 If you don't like where you are, move. You are not a tree. -- Jim Rohn

110 COLLEGE ST., SPRINGFIELD: History Buffs Wanted!!! This home is a once in a lifetime opportunity, highly sought out and admired for generations. This 4 bedroom, 3 bath home makes you feel like you have stepped back in time. Featuring period brick, period molding, spacious rooms that you must see to appreciate. The current owner has made many improvements including new metal roof, 5 zone HVAC system, new soffiting, re-pointed and repaired brickwork, some new electrical, new baths and much more. All of this on a stately lot! Call today for your personal tour! Priced to sell at **\$275,000.** File #2837



24 "I have always liked real estate; farmland, pastureland, timberland and city property. I have had experience with all of them. I guess I just naturally like 'the good Earth,' the foundation of all our wealth." -- Jesse H. Jones

200 RIZER AVENUE, SPRINGFIELD: This 3 bedroom home is ready for growing families! On the first floor, you will find a welcoming living room perfect for gathering with friends, spacious eat-in kitchen with space for a formal dining area or additional informal living space. Off the kitchen, you'll find a converted carport to living space ideal for the home office that everyone is getting used to. The laundry room located off the hallway in the center of the home is spacious and is additional great storage. The main bedroom with its own full bathroom and double door closet offers plenty of room for any family. Both bathrooms were remodeled with new tile and fixtures. The basement of the home offers yet another great area for entertaining friends and family or additional storage space. The home has had the roof replaced in 2017 and the HVAC was just put in this year. As if this is not enough, the home also features a two car detached garage perfect for all of your hobbies or keeping those vehicles clean and protected from the elements. You get it all for **\$169,900!** Call today to set your own personal tour!

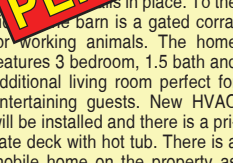


THAT'S WHO WE



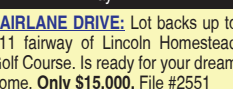
25 "Buying real estate is not only the best way, the quickest way, the safest way, but the only way to become wealthy." -- Marshall Field

4700 HWY. 433, WILLISBURG: Country Convenience! This brick home with a mobile home is ready for your family to move in! The home features a 60x40 barn with a horse stall in place. To the side of the barn is a gated corral for working animals. The home features 3 bedroom, 1.5 bath and additional living room perfect for entertaining guests. New HVAC will be installed and there is a private deck with hot tub. There is a mobile home on the property as well with 2 bedroom, 2 bath and spacious living room. Ideal for family or an "Air B and B." There is an additional tobacco barn on White Hall Rd., with access to your own pond. There are numerous potential building lots as well. You get it all on 12.6+/- acres for **\$249,900!** Call today for your own personal tour! File #2832



26 The best time to buy a home is always five years ago. -- Ray Brown

FAIRLANE DRIVE: Lot backs up to #11 fairway of Lincoln Homestead Golf Course. Is ready for your dream home. **Only \$15,000.** File #2551



27 "Spring is the time of plans and projects." -- Leo Tolstoy

TR. 2 DEEP CREEK RD., PERCYVILLE (Washington Co.): Hunters & Gatherers wanted! This 34.16+/- acre tract is ready for the hunting enthusiast! Tucked back a privately maintained road way, you will enjoy the seclusion and wildlife that you will encounter. There is a low lying creek that flows through the middle of the property and mature trees ideal for stalking game. The open ridge in the back would be perfect for a getaway or small cabin to watch the deer and turkey! Not sure I mentioned it but this tract is suitable for hunting! Don't delay and call today to schedule your own tour! Priced to sell at **\$109,500!** File #2739



28 "What you take from the earth, you must give back. That's nature's way." -- Chris d'Lacey, The Fire Within

3825 DEEP CREEK RD., HARRISBURG: The old homestead farm! This 65+/- acre farm has everything you need for weekend getaways or preparing for this year's hunting season. With two natural ponds and rolling topography you will enjoy this 50/50 wooded farm all year around. There is a good stand of grass in the open fields that could support livestock if you wanted to convert the farm back for cattle. There is a good mixture of mature trees and natural cover for deer and turkey. You also get the original home, that could be used for weekend hunts or be returned to its original glory. Behind the home you get a handy 2 car garage workshop, that is ideal for tractor or side by side storage. You get it all for **\$229,000!** Call today to schedule your own tour! File #2852

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100 FERRELL AVE., LEBANON

This quaint home has a lot of space for the money. As you come in the front door, the living room welcomes you in with lots of room for hosting friends. The kitchen has enough room to prepare Sunday afternoon dinners and an adequate dining area with its own entrance. Two bedrooms are good size with nice closet spaces and third one makes a great nursery or office. Plus there is a separate laundry room and basement!!! The rear deck area is ideal for summer barbecues and overlooks the backyard that backs up to a large farm. Nestled at the end of a dead end street, you get the benefit of feeling like you're in the country while being right next door to the city park and a short drive to town. Don't delay as these gems do not last long! Priced to sell at **\$129,900!**



This Is An Entrepreneurs Dream!



1347 POLIN RD., WILLISBURG

This 6,000+/- sqft building with basement is currently being utilized as a thriving country store. It is built on trusses and can easily be manipulated to accommodate other ventures. With no zoning in the county it would be ideal for a restaurant, construction business, store liquidation business, or it would make an ideal hunting lodge for guided hunts. You have ample parking and three phase electric available. The possibilities are endless. Next door you have a quint 3 possibly 4 bedroom home with some hardwood floors and basement, in a beautiful country setting. You have numerous outbuildings for storage behind the home and your very own stocked fishing pond. All of this is situated on 75 acres per deed, but the GIS maps suggest it is closer to 85+/- . The wildlife is abundant and the current owners harvested two nice sized bucks this past season. The location is ideal, minutes from the BG Parkway and is right off of HWY 555. You do not want to miss this opportunity as it checks all the boxes! Priced as a whole for **\$575,000!** File #2853



Ready For Growing Families!



200 RIZER AVE., SPRINGFIELD



This 3 bedroom home is ready for growing families! On the first floor, you will find a welcoming living room perfect for gathering with friends, spacious eat-in kitchen with space for a formal dining area or additional informal living space. Off the kitchen, you'll find a converted carport to living space ideal for the home office that everyone is getting used to. The laundry room located off the hallway in the center of the home is spacious and is additional great storage. The main bedroom with its own full bathroom and double door closet offers plenty of room for any family. Both bathrooms were remodeled with new tile and fixtures. The basement of the home offers yet another great area for entertaining friends and family or additional storage space. The home has had the roof replaced in 2017 and the HVAC was just put in this year. As if this is not enough, the home also features a two car detached garage perfect for all of your hobbies or keeping those vehicles clean and protected from the elements. You get it all for **\$169,900!** Call today to set your own personal tour!



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half of booth rental.

NEW LISTING!



29 The wise young man or wage earner of today invests his money in real estate. -- Andrew Carnegie

6895 POLIN ROAD, WILLISBURG: Life in the country! This charming 3 bedroom home with a spacious yard gives you all the quiet country without leaving the city. It has a beautiful view overlooking rolling hills. Newer windows and flooring can be found throughout the home and the open concept kitchen and living room offer a welcoming entertaining area. The laundry room right off the kitchen is a great size, and easily accessible. Outside the carport is great for storage and has a handy space for tools and implements. The yard is large enough to add a garage and perfect for pets and children to play! Call today before this one is SOLD! Priced at **\$125,000**. File #



30 "I would give a thousand furlongs of sea for an acre of barren ground." -- Shakespeare

6560 ALUM SPRINGS ROAD, DANVILLE: Calling all entrepreneurs! This turnkey business is ready for you to start your new stage in life. This building and overflow lot for parking has been a staple in the Parksville community for years. Having been renovated within the last two years, you need nothing but a strong work ethic and an amazing staff to start your new venture. The property is equipped with grills, freezers, tables, chairs, and outside you'll find outdoor picnic table seating ideal for warm summer nights! The kitchen area has adequate space for prepping meals and offers a break area in case you have a minute between orders. Call today to schedule your own personal tour and start the career you have always wanted! Priced to sell at **\$299,000**. File #2848



31 "Ninety percent of all millionaires become so through owning real estate." -- Andrew Carnegie

MAYES CREEK RD., SPRINGFIELD: Talk about a perfect hobby farm! This gently rolling 52.2 acre farm is perfect for your dream home or weekend get away. The open ground is currently being cut for hay and has a good stand of grass on it. The trees are mature and are conducive to all sorts of wildlife! Plus you get your own pond and equipment shed! The property is secluded ready for you to getaway! Own this farm today **\$254,900!** File #2767

NEW LISTING!



32 "In the real estate business, you learn more about people, and you learn more about life, you learn more about the impact of government, probably than any other profession that I know of." -- Johnny Isakson, U.S. Senator

6914 MACKVILLE RD., SPRINGFIELD: Country living with a view! This charming 2 bedroom home just 7 miles from town has all the space and amenities you could want. The kitchen offers a great space for preparing those stay at home meals, right off of the living room so you can talk with the family as you cook. The two bedrooms are a great size and the full bathroom offers a walk in shower. The home also offers a great room with handy space for the washer and dryer. The great room could easily have a wall added to gain a 3rd bedroom if needed. However, it is a great space for holiday gatherings for friends and family. The rear deck offers great views of the neighboring farms and pond. As an added bonus you get a detached garage with a concrete floor perfect for storage or hobbies. You get it all on a manicured lot for **\$149,900**, and the curb appeal is free! Call today to schedule your own personal tour!



33 "Real estate investing, even on a very small scale, remains a tried and true means of building an individual's cash flow and wealth." -- Robert Kiyosaki

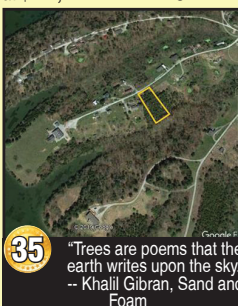
TR. 1 RUSSELL'S BRANCH RD., HARRODSBURG: This secluded 43.172 acres has several building sites and plenty of mature trees for natural shade. The thickets are ideal for deer and rabbits, and would make a handy hunting tract. There are two ponds one would make a perfect fishing hole. The farm has partial fence and could easily be completed for livestock. Call today to make it yours! Priced at **\$129,900**. File #2788

CALL TODAY FOR A TOUR OF ANY OF THESE PROPERTIES!



34 "Heaven is under our feet as well as over our heads." -- Henry David Thoreau, Walden

TR. 2 SIMMS LN., SPRINGFIELD: This 39.7+/- acre tract is the best of both worlds! Almost 50/50 woods and open ground. It has been cropped over the years and can continue if you so choose. Numerous building sites atop the ridges overlooking Mayes Creek Rd. City water and electric are available and the seclusion offered by private roadway is ideal for weekend getaways. Don't delay as tracts this size close to town do not come up for sale often. Call today as this tract is priced to sell at **\$154,900.00** File #2836



35 "Trees are poems that the earth writes upon the sky." -- Khalil Gibran, Sand and Foam

MALLARD POINT, WILLISBURG: Take me to the water! This ideal weekend getaway lot is ready for your tiny home or recreational cabin. Situated on the back of Willisburg Lake, you will enjoy all the seclusion this tract has to offer. Call today as smaller lots like this do not come up for sale often. Double wide manufactured homes welcome! Ready to sell at **\$11,500!** File #2810



36 "Some old-fashioned things like fresh air and sunshine are hard to beat." -- Laura Ingalls Wilder

113 W. HIGH ST., SPRINGFIELD: This 4 bedroom 2 bath stunning home has a fully renovated kitchen, standard appliances, a new roof, new hardwood floors. The entire home has been repainted. The first floor features a suite with a full bathroom, open concept living room flowing into the dining room. The kitchen has new cabinetry with granite counter tops and new appliances. The laundry room with a new water heater is completely separate and very spacious. The second floor features 3 bedrooms and a full bathroom. The lot is spacious and has a handy outbuilding for storage and if that isn't enough, the full basement can handle the rest. Call today as this home won't last long! Priced to sell at **\$179,000**.



PENDING

NEW LISTING!



37 "The earth will not continue to offer its harvest, except with faithful stewardship. We cannot say we love the land and then take steps to destroy it for use by future generations." -- Pope John Paul II

1347 POLIN ROAD, WILLISBURG: This is an entrepreneurs dream! This 6,000+/- sqft building with basement is currently being utilized as a thriving country store. It is built on trusses and can easily be manipulated to accommodate other ventures. With no zoning in the county it would be ideal for a restaurant, construction business, store liquidation business, or it would make an ideal hunting lodge for guided hunts. You have ample parking and three phase electric available. The possibilities are endless. Next door you have a quint 3 possibly 4 bedroom home with some hardwood floors and basement, in a beautiful country setting. You have numerous outbuildings for storage behind the home and your very own stocked fishing pond. All of this is situated on 75 acres per deed, but the gis maps suggests it is closer to 85+/- . The wildlife is abundant and the current owners harvested two nice sized bucks this past season. The location is ideal, minutes from the BG Parkway and is right off of HWY 555. You do not want to miss this opportunity as it checks all the boxes! Priced as a whole for **\$575,000!** File #2853

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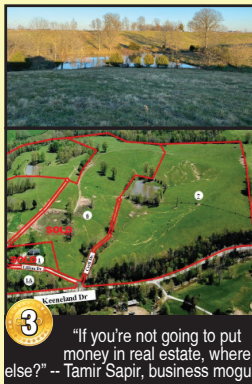
1 "Buy land, they're not making it anymore." -- Mark Twain, writer and humorist

1170 MACKVILLE ROAD, SPRINGFIELD: Must See To Appreciate! Calling all developers and forward thinkers! This versatile 150.07+- acre farm fronts on two highways and currently sits in the county and has no zoning restrictions. The rear boundary for the property even borders the industrial park. The property is currently being leased for crops, and could continue to do so. However, the development potential far exceeds agriculture for highest and best use. The property also has a large pond, barn with lean-to that was previously used to conduct auctions, implement shed, and garage. Oh, by the way, it also features a perfect welcome center or main office home with period trim and molding with large rooms & a stairwell you must see to appreciate! **\$2,250,000!**



2 "Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world." -- Franklin D. Roosevelt, U.S. president

TR. 2 RUSSELL'S BRANCH RD., HARRODSBURG: This 64.811 acre tract is an amazing secluded potential cattle farm. It is currently being cut for hay, but would easily be ready for livestock. It has waterers in place, and 2 handy barns for storage. There are many picturesque building sites as well, and you get your own pond as well. Call today as this one is priced reasonably per acre! Listed at **\$175,000.** File #2788



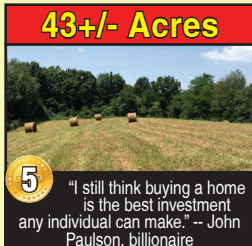
3 "If you're not going to put money in real estate, where else?" -- Tamir Sapir, business mogul

TR. 7 KEENELAND DRIVE, SPRINGFIELD: This 27.95+- acre tract has numerous building sites and picturesque views over Keeneland Rd. It features its own pond with water troughs, and has partial fencing and could be ready for livestock quickly. The back portion has been used for hunting and offer seclusion just minutes from town! Call today and build your forever home! Priced at **\$159,500.**



4 "Don't wait to buy real estate. Buy real estate and wait." -- Will Rogers, actor

1911 BLOOMFIELD ROAD, SPRINGFIELD: Talk about a commercial opportunity! This property has numerous uses for your growing business. It features tractor trailer size doors on both ends for easy entering & exiting, main office space with bathroom, city water, and best of all 12 currently rented storage units generating \$630 per month. With the property being outside the city limits it has no zoning and is ready for your new business adventure! Call today to schedule your own showing! Priced at **\$199,900.00!** File #2717



43+/- Acres

5 "I still think buying a home is the best investment any individual can make." -- John Paulson, billionaire

COCANOUGH RD., PERUVILLE: Farmers Wanted! This pasture/hay farm at the corner of Cocanougher Ln. & Main Rd. has a pond, a barn, and a parlor. 43+- acre tract is decent at the price as you get your very own pond! There are numerous building sites and with the abundance of road frontage dividing the property shouldn't be a problem. So bring the whole outdoor loving family and make this farm your own. Priced to sell at **\$145,000.** File #2803

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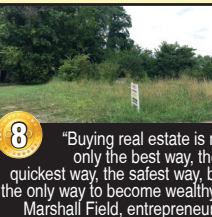
6 "A funny thing happens in real estate. When it comes back, it comes back up like gangbusters." -- Barbara Corcoran, real estate investor

148 W. MAIN ST., SPRINGFIELD: Multi-use potential! This home has been converted to two apartments with a separate store front. The first floor apartment has 3 bedroom & 1 bath and the second floor has 2 bedroom & 1 bath. The store front offer a perfect space for any business, with its great location. This home was completely renovated in 2014 and has many upgrades. This will be the newest old house you've ever been in! Priced to sell **\$179,900.** File #2736



7 "Some people look for a beautiful place. Others make a place beautiful." -- Hazrat Inayat Khan, spiritualist

COCANOUGH LN., SPRINGFIELD: Get ready to hunt! This 27+- acre tract is ready for your deer stands and corn plots. It is currently being cut for hay and could easily be continued to do so, for the farming enthusiast. The perimeter fence is in good shape and is ready for livestock or your large 4 legged pets! The back ridge would be a really nice spot to build and would give you some amazing seclusion. Call today to get away from it all! Priced to sell at **\$99,900.** File #2774



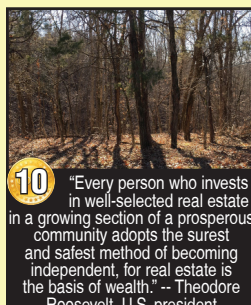
8 "Buying real estate is not only the best way, the quickest way, the safest way, but the only way to become wealthy." -- Marshall Field, entrepreneur

103 E. CHERRY ST., SCOTTSVILLE: This centrally located, zoned B1, deeded as two lots is just a few blocks from downtown Scottsville and is ready for you to start your new business venture! All city amenities are available and the grade to the lot is conducive for an easy construction start. Call today to pick up on this opportunity with it's new price **\$25,000!** File #2821



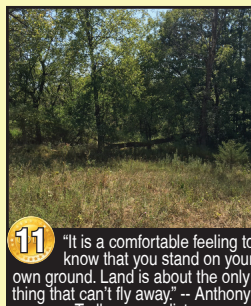
9 "Buy on the fringe and wait. Buy land near a growing city! Buy real estate when other people want to sell. Hold what you buy!" -- John Jacob Astor, real estate and business mogul

TR. 3 CARTWRIGHT RD., SPRINGFIELD: This handy 7.16+- acre tract would be ideal for a little horse farm or small pumpkin patch! There is a building spot right by Cartwright Rd. for easy accessibility for utilities. It is currently being cut for hay and can continue to do so. Call today and make it yours for **\$49,500!**



10 "Every person who invests in well-selected real estate in a growing section of a prosperous community adopts the surest and safest method of becoming independent, for real estate is the basis of wealth." -- Theodore Roosevelt, U.S. president

RIVER WOODS, TR. 17, HEAVENLY WAY, WILLISBURG: This wooded 15+- acre tract is ready for you to build your dream home! The foliage! The view! The creek! The pond! The summer you'll be here! There's plenty of wildlife. Tucked back a private road with city water and electric available you'll be ready to start construction. Don't delay as small tracts like this do not last long! Priced to sell at **\$45,000.** File #1955



11 "It is a comfortable feeling to know that you stand on your own ground. Land is about the only thing that can't fly away." -- Anthony Trollope, novelist

TR. 3 RUSSELL'S BRANCH RD., HARRODSBURG: This hunter ready 25.560 acre tract is currently being hunted this season and is ready for you to start your new business venture! All city amenities are available and the grade to the lot is conducive for an easy construction start. Call today to pick up on this opportunity with it's new price **\$79,900.** File #2788



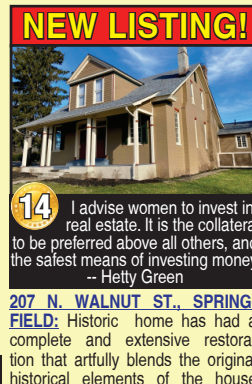
12 "To be successful in real estate, you must always and consistently put your clients' best interests first. When you do, your personal needs will be realized beyond your greatest expectations." -- Anthony Hitt, real estate professional

1345 LONG RUN RD., SPRINGFIELD: Ranchers Welcome! This 46.95 acre farm is a complete working cattle farm with it's own processing space. That's right - you can take them from the field to the freezer without leaving your own farm. The farm features the main work barn with concrete floors, electric and office space. The corral building with space for the head shoot with concrete pad and open access on both side to bring cattle in and load them up. You get another barn perfect for square bale hay storage or livestock run in shelter. Oh, by the way, you get a stunning log home set back off the road with evergreen trees providing a natural buffer. The home features 3 bedrooms and an office that could make a 4th bedroom, 2 bath with new walk-in showers installed. The loft area offers a perfect view of the stone fire place on the first floor with exposed beams that really make the hardwood floors shine! The spacious front porch offers a perfect space for your rocking chairs to sit and relax but if you're entertaining the back newly added concrete patio area is ideal for large gatherings. Lastly, you get your own pond with dock ready for you to fish and swim in. That's right you get it all for one money! So load up the herd today and bring them on home to your new farm! You get it all for **\$449,000!** File #2791



13 Buyers decide in the first eight seconds of seeing a home if they're interested in buying it. Get out of your car, walk in their shoes and see what they see within the first eight seconds. -- Barbara Corcoran

2715 TATUM RIDGE RD., WILLISBURG: Country views! This 2.6 acre tract has a pond and frontage and is ready for you to start your new business venture! All city amenities are available and the grade to the lot is conducive for an easy construction start. Call today to pick up on this opportunity with it's new price **\$19,500!** File #2845



14 I advise women to invest in real estate. It is the collateral to be preferred above all others, and the safest means of investing money. -- Hetty Green

207 N. WALNUT ST., SPRINGFIELD: Historic home has had a complete and extensive restoration that artfully blends the original historical elements of the house (including the four original mantles, original front doors, original windows & most of the original hardwood floors), with the elegance of custom cabinetry, natural quartz and marble countertops & new tiles floors in the 2 1/2 baths including an expansive master suite with double vanity, restored cast iron soaking tub & large tiled walk-in shower with frameless glass door. With all new electrical (400 amp underground service with separate panels for upstairs and down), new plumbing, new multi-system HVAC, a new roof & all new appliances, the present layout offers 3900 square feet of interior living space with the ground floor consisting of a living room, formal dining room, huge kitchen and master suite (all with original fireplaces), as well as a breakfast room, large laundry room with pantry, and office/library (or fourth bedroom), along with outdoor living space consisting of a rear screen porch that is 8 x 25, a large front porch across almost the entire width of the home, and a separate side porch. Upstairs consists of two large bedrooms, and full bath with tiled floor, tiled tub/shower, and marble-top vanity, as well as a nice size third room that could serve as a study, upstairs den or entertainment room. During the renovation, the number of closets in the house was increased to a total of ten to allow for adequate storage and comfortable living. The home is located on a double city lot in historic Springfield, at the corner of Walnut and High Streets, one block off Main Street, and offers off-street parking at both the rear and side of the home. Make this yours today for **\$325,000!**



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