

General Information				
<u>Listing Member</u> Richard Hines		Co-listing Member		
Address Information				
<u>Street #</u>	St Dir*	<u>Street</u> Fox Cliff Road Lot-17	St Suffix*	Unit #
<u>City*</u> Leitchfield	<u>County*</u> Grayson	<u>State/Province*</u> KY	<u>Zip Code*</u> 42754	
Contract Info				
<u>Office Exclusive?*</u>	<u>Listing Date</u> Oct 20, 2025	<u>Expiration Date</u> March 25, 2026	<u>Listing Price</u> 36,000	
<u>Property Sub Type*</u> Lakeside	Owner Financing / Lease Option (Y/N)* NO	<u>HOA Y/N*</u>	HOA Annual \$	
<u>HOA Fee*</u>	Primary Contact Phone or Email		Primary Contact Name	
Location, Tax & Legal Info				
Area*	Sub Area*	<u>Parcel ID</u> 161396	<u>Deed Bk</u> PC1-247	
<u>Pg #</u> 666	<u>Block</u>	<u>Lot</u>	<u>Sub-Lot</u>	
Municipality*	Preservation Dist*	Owner Name	<u>Contract Type*</u>	
<u>Disclosure*</u> Yes	REO/Bank Owned/HUD*			
<u>Subdivision/Condo*</u>				
<u>Directions</u> From The courthouse in Leitchfield, take Beaver Dam Road US62 west to intersection of Ky 2777 turn right on KY 54 to Duff Rd KY631 in miles Fox Cliff is on the right at intersection where KY 631 makes hard turn to left . Fox Cliff is on right. Drive 1.2 miles to white building Turn right and proceed for 0.2 mile to Lot 17				
Other Contact				
General Property Description				
<u>Dedicated Road?*</u> yes	<u>Frontage</u> 100 ft	<u>Acres</u> 0.7	<u>Lot Dimensions</u> 105x 301	
<u>Zoning*</u>	<u>Restrictions*</u> yes	Maint By	<u>Flood Plain*</u> no	
Lake/Pond*	Sold As-Is* yes	Lien Holdr/ 3rd Party App Rqd*	<u>First Showing Restriction*</u>	
<u>Offer Response Restriction*</u>	<u>Residential Property Accessibility Improvements*</u>			
Remarks & Misc				
Public Remarks You can drive to the property on Fox Cliff Road. Watch for sign				
Agent Notes Contact listing agent for notes and additional information.				
Agent Notes Cont'd				

SELLER Initials: _____ / _____ Date: _____ / _____ Time _____ / _____

BROKER Initials: _____ Date: _____ Time: _____

Required Field Field with a list*

Showing Instructions

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Agents should contact listing agent for instructions

Office Remarks

Seller Opt Out: ☐ Seller Directs Listing to be Excluded from Internet ☐ Seller Directs Address to be Excluded from Internet ☐ Seller Directs Listing to Not Be Used in AVMs on Internet ☐ Seller Directs Listing to Not Allow Comments on Internet

Publish this listing to: ☐ Zillow ☐ Homes.com

<div><div>Lot Description: 1 to 10 req'd</div><div><div><input type="checkbox"/> Add Land Available</div><div><input checked="" type="checkbox"/> Cleared</div><div><input type="checkbox"/> Covenants</div><div><input type="checkbox"/> Curb & Gutter</div><div><input type="checkbox"/> Developed Lot</div><div><input type="checkbox"/> Fall Away</div><div><input type="checkbox"/> Flood Insurance Req</div><div><input type="checkbox"/> Low</div><div><input type="checkbox"/> Restrictions</div><div><input type="checkbox"/> Sidewalk</div><div><input type="checkbox"/> Storm Sewer</div><div><input checked="" type="checkbox"/> Waterfront</div><div><input type="checkbox"/> Wooded</div><div><input type="checkbox"/> See Remarks</div></div><div><div><input type="checkbox"/> Build to Suit</div><div><input type="checkbox"/> Corner Lot</div><div><input type="checkbox"/> Cul-De-Sac</div><div><input type="checkbox"/> DeadEnd</div><div><input type="checkbox"/> Easements</div><div><input type="checkbox"/> Flat</div><div><input type="checkbox"/> Irregular Lot</div><div><input type="checkbox"/> Near Golf Course</div><div><input type="checkbox"/> Rolling Slope</div><div><input type="checkbox"/> Sloped</div><div><input type="checkbox"/> Survey Available</div><div><input type="checkbox"/> Will Divide</div><div><input type="checkbox"/> Zero Lot Line</div></div></div>	<div><div>Lot Access: 1 to 8 req'd</div><div><div><input type="checkbox"/> City Road</div><div><input type="checkbox"/> Controlled Access</div><div><input type="checkbox"/> Dirt/Clay Road</div><div><input type="checkbox"/> Graded/Maint</div><div><input type="checkbox"/> Near Interstate Exit</div><div><input type="checkbox"/> Paved Road</div></div><div><div><input type="checkbox"/> Comm/Own/Maint Rd.</div><div><input checked="" type="checkbox"/> County Road</div><div><input type="checkbox"/> Easement</div><div><input type="checkbox"/> Gravel</div><div><input type="checkbox"/> No Access</div><div><input type="checkbox"/> State Highway</div></div></div> <div><div>Utilities: 1 to 8 req'd</div><div><div><input type="checkbox"/> Electricity Connected</div><div><input type="checkbox"/> Propane</div><div><input type="checkbox"/> Other</div></div><div><div><input type="checkbox"/> Natural Gas Connected</div><div><input type="checkbox"/> None</div></div></div> <div><div>Water Source</div><div><div><input type="checkbox"/> Cistern</div><div><input type="checkbox"/> Private Well</div><div><input type="checkbox"/> Well</div></div><div><div><input type="checkbox"/> Private</div><div><input type="checkbox"/> Public</div><div><input type="checkbox"/> Other</div></div></div>	<div><div>Sewer</div><div><div><input type="checkbox"/> Private Sewer</div><div><input type="checkbox"/> Septic Tank</div><div><input type="checkbox"/> Other</div></div><div><div><input type="checkbox"/> Public Sewer</div><div><input type="checkbox"/> None</div></div></div> <div><div>Documents Available</div><div><div><input checked="" type="checkbox"/> Building Restrict</div><div><input type="checkbox"/> Soil Survey</div><div><input type="checkbox"/> Site Plan</div></div><div><div><input type="checkbox"/> Soil Map</div><div><input checked="" type="checkbox"/> Survey</div><div><input type="checkbox"/> See Remarks</div></div></div> <div><div>To Show: 1 to 10 req'd</div><div><div><input type="checkbox"/> Appointment Only</div><div><input type="checkbox"/> Call Owner</div><div><input type="checkbox"/> No Appt.</div><div><input type="checkbox"/> CSS</div><div><input type="checkbox"/> Responsible Agent:</div></div><div><div><input checked="" type="checkbox"/> Call List Agent</div><div><input type="checkbox"/> Constr. Not Started</div><div><input type="checkbox"/> No Sign</div><div><input type="checkbox"/> ShowingTime</div></div></div>
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<div>Seller</div>	<div>Date</div>
<div>Seller</div>	<div>Date</div>
<div>Paul Thomas Mossy Oak Properties</div>	<div>Date</div>
<div>Listing Broker</div>	