

Location! Location! Location! French Valley Community! Fronting
New French Valley Rd. (HWY 3280)

ABSOLUTE ESTATE AUCTION

Saturday, July 31st at 10 A.M. CDT

Modern Brick House with Full Finished Basement Apartment Situated on Approx. 1 acre, m/l with beautifully landscaped yard having mature shade and garden space. Plus Household Furnishings, Antiques, & Collections.

Location: 1723 French Valley Rd, Russell Springs, KY 42642. This property is prominently located along the new French Valley Rd. between HWY 379 (Hale's HWY) & HWY 127, very convenient to most locations!

Sale Order (all times CST):

The sale begins with the smaller personal items. **The house will be auctioned around 11 A.M. CDT** immediately followed by the kitchen appliances, guns, & pockets watch collection. The sale will finish up with any remaining personal items.

Auction held for the Cletta Aaron Estate
Auction Banners Posted

Directions: From HWY 127 in front of the new Russell County Auditorium/Natatorium, take French Valley Rd. (HWY 3280) West only 1 1/2 miles to property. AUCTION BANNERS POSTED.

Open House: Saturday, July 24, 2010 from 1-3 P.M. CDT



Walk-out Basement Apartment!

Also, Golden Rule- Wilson will be doing their annual St. Jude's Children's Benefit in conjunction with this sale. An item will be donated with proceeds going to this charity. Your participation and donation is invited!

The **one owner brick house** was built by the Aaron Family, well known builders of Russell County. This modern brick house has **3 bedrooms, 2 baths**, living room, large kitchen/dining room combination with plenty of cabinets and eat-in bar, master suite with double closets, utility area and attached garage with room for storage. The **daylight basement** offers several windows and separate walk out entrance, and **separate living quarters** including **another kitchen, 2 bedrooms**, bath, living room, and storage room. House has **central heat and air**, flue for choice of heat, county water, **mature shade**, and **garden space**. It is prominently situated facing new French Valley Rd. in a very **nice community!**



Nice Finished Basement! Kitchen in Basement!

A Partial List of Items are as Follows:

Guns

- Winchester Model 12-Y - 12 Gauge
- Winchester Model 12 Skeet - 12 Gauge
- Winchester Model 1500 - 12 Gauge
- Winchester Model 67 - 22 Rifle

Pocket Watch Collection

(8) Antique Gold Pocket watches – over 100 years old - Elgin, Illinois Waltham & etc.

Appliances

- Amana Self Cleaning Range/Oven
- Sharp Microwave
- Whirlpool Refrigerator (white)
- Upright Freezer

Tools

- Axe
- Pitch Fork
- Briar Blades
- Hammers
- Misc Tools



Household Items

- Oak Dining Table w/ 6 Chairs & Oak Hutch
- Couch (Green Brother's)
- Loveseat (Flex Steel, Floral Pattern)
- Maple Coffee Table & 2 end tables
- Entertainment Center
- 4 Oak Kitchen Chairs
- 7 Lamps
- 4 pc. Maple Bedroom Suit
- Full Size Maple Bed
- Pictures
- Magnavox VHS/ DVD Player
- RCA TV
- Cabinet Style Record Player
- Iron Skillets-One Griswald
- Assorted Dishes
- Pressure Cookers
- Set of China
- Set of Rebecca Stanhome Dishes
- Small Cast Iron Wood Stove
- Roper Washer & Dryer
- Fishing Poles
- Several Box Lots

Collectibles/Antiques

- Old Books (Some Readers)
- Including: Harper's United States Readers, With Pencil & Pen, The Mother Tongue, The Old Herb Doctor, Red Feather's Adventures, and others copyrighted over 100 yrs. Ago.
- Stone Jugs
- Crock(Cracked)
- Shadow Box Salt & Pepper Shakers collection (Some Occupied Japan)
- 2 Old Smoothing Irons
- Old Pocket Watches (Some Railroad)
- Antique Treadle Sewing Machine
- Antique Occasional Chair
- Canning Jars (Some green, Ball Standard & Special)
- Antique Walnut Dressor
- Howard Miller Anniversary Clock
- 1878-1976 Russell Co. Court House Print
- Antique Picture & Frame
- Bernard Ridge Church of God Print by Phillip Stapp

Outdoor Items

- Bird Bath
- Lawn Chairs
- New Metal Swing
- Concrete Flower Pots
- Plus many other items too numerous to mention!**



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GOLDEN RULE - WILSON
Real Estate & Auction #1, LLC

1004 Jamestown Street
Columbia, Kentucky 42728

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Christopher B. Wilson - Broker & Auctioneer
Sales Associate & CFO - Joyce Powell
Sales Associates - Annette Burton, Melissa Fudge,
Jerry Robertson, Elaine Sinclair, Brad Conover
Executive Assistant - Diane Benningfield



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Sales Assoc. & App. Auctioneer - Lonnie Popplewell
Sales Associates - Larry Emerson, Zachary Sapp,
Betty Brown, Greg Popplewell, Anthony Carnes,
Executive Assistant - Kim Ford

Auctioneer's Note: This house is in an ideal location, second to none. House appears to have been well maintained and cared for. **Remember the date, Saturday, July 31, 2010 at 10 A.M. CDT and come prepared to buy at your price!**

Terms: Real Estate: 10% down and balance with deed on or before 30 days. **No buyer's premium on real estate.** Property taxes to be pro-rated at closing for 2010. **Personal Property:** Cash or good check day of sale. **No buyer's premium on personal property.** ID may be asked for.

Note: This successful bidder will be required to sign a lead based paint waiver, required by law on any house that may have been built prior to 1978.

Experience Could Pay Dividends

Specializing In Estate Auctions