

Circa 1904 Farmhouse, Garage & Outbuildings * 8 Beautiful Vacant Tracts
 * Overlook on Sulphur Creek * Big Spring * Walk down to Water

Absolute Auction

Saturday, June 25th at 10 A.M. CDT

Property known as the late Orvis Turner Property

Address: 185 Denver Drive, Columbia, KY 42728

Located just outside the Columbia, KY, city limits via Hwy 206 (Fairground St) or Hwy East 80, then turn on Green Hills Rd. (Hwy 3491) with property having long frontage on Green Hills Rd & Denver Drive with **utilities available.**

Open House: Saturday June 18th, from 10 A.M. to 12 Noon CDT for the house. You may view land anytime at your leisure.



**One of the Finest Pieces of Property
 Bordering Columbia, KY.**

9 Outstanding Parcels to be Offered!



9 Beautiful Tracts of Property Offering Medium and Small Acreage Tracts, Historic Farmhouse - Garage - Outbuildings & More!!! Property totals 18.4 Acres, m/l, (From New Survey) to be Offered in 9 Tracts and Combinations using Golden Rule -Wilson's Computerized Multi-Parcel Selling System Anyone to Bid on Any Individual Tract or Any Combinations of Tracts at Anytime!

PLUS Automobiles, Ford Tractor, Antiques, Household Furnishings, Tools & Supplies.

Sale Order (All Times Are CDT & Are Approximate) (Bring a friend, 2 auctioneers may be going simultaneously!)

**NO MINIMUMS!
 NO RESERVES!
 PROPERTY SELLS
 REGARDLESS OF PRICE!**

10:00 A.M.: Real Estate will be auctioned first.
11:30 A.M.: Personal property will begin with smaller items & collectibles
12:00 Noon: Larger Furniture
12:30 P.M.: Automobiles, Tractor & Lawn Mowers
 Auction will finish up with tools & remaining personal items.

**SEE INSIDE FOR
 MORE DETAILS!**

Two Locations to Better Serve You!

Your "Network" Real Estate Company

GOLDEN RULE - WILSON

Real Estate & Auction #1, LLC

1004 Jamestown Street
 Columbia, Kentucky 42728

270-384-1111 • 1-800-854-9992

Christopher B. Wilson - Broker & Auctioneer
 CFO - Tia White

Sales Associates - Joyce Powell, Annette Burton, Melissa Fudge,
 Elaine Smith, Glenn McQuaide, Kathy Nissley
 Sales Associate/Auctioneer - Jerry Robertson
 Sales Associates & App. Auctioneers - Kelly Hamlett
 App. Auctioneers - Danny Fudge
 Executive Assistant - Donna Popplewell



www.GoldenRuleAuction.com

GOLDEN RULE - WILSON

Real Estate & Auction #2, LLC

21 East Steve Wariner Dr. • Suite A
 Russell Springs, KY 42642

270-866-6600 • 1-800-410-5155

Christopher B. Wilson - Broker & Auctioneer
 Sales Associate & CFO - Pam Emerson
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 Sales Associates - Lary Emerson, Zachary Sapp,
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Executive Assistant - Matthew Brown
 Auctioneer - Alex Popplewell

All announcements made day of sale take precedence over any previous advertisement.

Experience Could Pay Dividends

Specializing In Estate Auctions



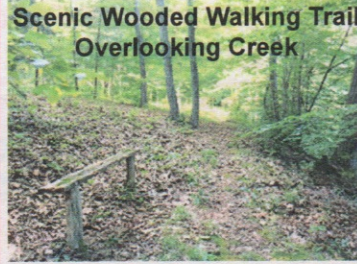
Tract #3: Offers 1.69 Acres, m/l. This historic two story circa 1904 farmhouse has lots of character and charm featuring up to 4 bedrooms, 1 & 1/2 baths (plus an outhouse for your convenience), eat-in kitchen w/oak cabinetry plus utility area and large living room. The house also has a screened in rear porch and deck, lovely front wrap-around porch. The house was updated with new vinyl siding & windows in 1997 and refinishing the original hardwood flooring was completed. The house also has a large crawl space access area, propane gas heat and optional window air conditioning.

House has many unique features including a one-of-a-kind chestnut staircase banister and an oval top rear entry door. House has city water & septic system. This tract also offers an approx. 10ft x 20ft guest quarters known as "the well house", with a very nice poured concrete wall storm cellar. Also a nice 20ft x 40ft metal garage with overhead door and electric. You will love the peaceful yard, mature shade, blacktop drive & more this beautiful property offers!

Property to be offered in 9 Individual Tracts with combinations being offered as well by using Golden Rule - Wilson's Computerized Multi-Parcel Selling System which gives the buyer the ability to defend their bid on any tract or combination of tracts! New Survey shows a total of 18.40 Acres, m/l being offered as follows:

- Tract 1: 3.16 Acres, m/l, Walk Down to Creek! (old barn wood farmhouse to be offered separately).
- Tract 2: 3.16 Acres, m/l, Walk Down to Creek!
- Tract 3: 1.69 Acres, m/l, With 2-story, circa 1904 farmhouse, garage & outbuildings.
- Tract 4: 0.88 Acre, m/l, Building Lot
- Tract 5: 0.77 Acre, m/l, Building Lot
- Tract 6: 0.79 Acre, m/l, Building Lot
- Tract 7: 0.61 Acre, m/l, Building Lot
- Tract 8: 3.68 Acres, m/l, Nice Small Acreage, Partially Wooded!
- Tract 9: 3.66 Acres, m/l, Beautiful Creek Overlook & Some Good Timber Remains!

LOCATION! LOCATION! LOCATION!
This is some of the best remaining land
bordering Columbia, KY!!!



TURNER HEIRS FARM DIVISION RESTRICTIONS

1. All property is considered residential. No commercial use or activity allowed. All dwellings shall be single family residential.
2. No manufactured housing or no mobile homes of any kind allowed. Property is restricted to on-site construction only.
3. All construction shall be of new materials. All dwellings shall contain a minimum of at least 1,250 square feet of heated floor space, excluding carports, basements, attached garages & porches.
4. All construction shall be completed within 12 months after construction begins. All outside walls shall be brick, stone, aluminum, vinyl, concrete board (i.e. Hardieplank, or other comparable brand), treated wood or log homes. All outbuildings shall be of same materials. New painted metal may also be used for outbuildings. Pier-type foundations may be used for porches or decks. No open pier-type foundation for the dwelling may be used.
5. Personal gardens are permitted on all tracts. Tracts or combinations of tracts with 3 acres or more can be used for agricultural purposes; except all tracts are restricted against confined feed lots, poultry houses, or swine houses.
6. It shall be the duty of the Owner of

each tract to keep the grass cut and to keep the tract free from weeds and trash and otherwise neat and attractive in appearance.

7. Developed lots and tracts shall comply with all state & local health & sanitation laws.
8. Restricted against abandoned vehicles & junk.
9. Minimum building set back to be thirty (30) feet on the front and ten (10) feet on all other sides.
10. All tracts are subject to a 15-foot general utility easement along the roadways and all tracts are subject to a 10-foot general utility easement along the centerline of each tract division for installation and / or maintenance of utilities.
11. Satellite dishes, outbuildings or other structures shall be contained to the backyard of the primary structure.
12. These restrictions may be modified or may be null and void if one hundred percent (100%) of the property owners in this division agree to do so in writing and have recorded in the Adair County Court Clerk's Office.



A Partial List of Personal Items Include:
 Old Barn Wood house & contents on Tract 1 will be offered separately after the Real Estate. **Old house is possibly Chestnut Boards.** Purchaser will have 45 Days to Move.

Automobiles:

1984 Ford Ranger Pickup – V6 – showing 68,747 Miles
 1986 Ford F150 XL King Cab Pickup – V8 – showing 65,075 Miles
 1997 Chevy Astro Conversion Van, Plush Interior, Automatic, TV, Remote Start, 7 + Passengers. (Low mileage)

Farm Machinery & Equipment:

Ford 2000 Tractor w/4420 Hours, Gas, PTO, Good Rubber, 3 Pt. Hitch
 TSC 5 Ft. 3 Pt. Hitch Bush Hog Statesman, 15 HP, 42 In. cut Riding Mower w/Leaf Bagger
 Lawn Chief, 14.5 HP 42 In. cut Riding mower
 Agri-Fab Pull Behind Lawn Sweeper
 Craftsman Push Mower
 Murray Push Mower
 Stihl Weed Eater
 Stihl Leaf Blower
 Redmax Weed Eater Curved Shaft
 Stihl Straight Shaft Weed Eater
 Pull Behind Lawn Wagon
 Campbell Hopfield 5 HP 20 Gal. Air Compressor
 Manual Seed Sower
 Briar Blades

Many other shop items!

Antique Furniture:

Antique Carved Back Padded Chair
 Antique Carved Back Duncan Phyfe Sofa
 Antique Carved Back Duncan Phyfe Love Seat
 Antique Oval Marble Top End Table
 Antique Oval Marble Top Coffee Table
 Antique Drop Leaf Duncan & Phyfe Table w/6 Carved Back Chairs
 Elgin Decorative Clock
 Antique White Hosiery Cabinet
 Antique Tilt-top Desk
 Antique White Truck
 3 Tier Side Table
 Glider Rocker
 (2) Antique Dresser w/Hand Carved Oak Mirror
 Small Antique Stove
 Twin Size Wrought Iron Bed
 Primitive Green Table
 White Primitive Table
 Vintage Bench
 2) Antique School Desks
 Antique Doors Slabs
 Antique Floor Model Radio
 Vintage Yellow Kitchen Chairs



Antiques & Collectibles:

(2) Antique Chug-a-Lug Tobacco Setters
 Antique Briar Blade
 Antique Upright Corn Sheller
 Antique Horse Hanes
 Antique Kerosene Lantern
 Toy Cast Iron Miniature Cook Stove
 Daisy 1938B BB Gun
 Small Wall Gun Rack
 Old Steel Trap



Jar of Old Marbles
 Vintage Texaco Metal Toy Tank Trailer
 Antique Adding Machine
 Vintage Bicycles
 Old Antique White Door Slams
 Old Antique Natural Wood Door Slams
 Small Antique Wooden Radio
 Vintage Hand Cranked Ice Cream Maker
 Antique Trundle Sewing Machine
 Vintage Hand Cranked Ice Cream Maker
 Antique Pitcher & Bowl (Blue)
 (4) Antique Smoothing Irons
 Antique Oak Table w/Scrolled Legs
 Golden Beam Washboard
 Elgin Decorative Clock
 Wooden Banjo Clock
 Antique Painted Decorative Truck
 (2) Antique Coal Oil Lamps w/Wall Mounts & Mirrors
 (2) Kerosene Lamps
 Antique Cabbage Chopper
 One Man Cross Cut Saw
 (2) Sand Buckets
 Antique Coffee Grinder
 Small Brass Pitcher
 Small Stone Crock
 Antique Round Butter Bowl
 Antique Wooden Bowl
 Old Metal Toy Truck Piece
 Stoneware
 Melton's Farm Print
 Assorted Quilts
 Antique Metal Comb Case
 Vintage Rotary Dial Telephone
 White & Red Granite Pan
 Vintage Electric Irons
 No. 12 Enterprise Tinned Meat Chopper
 Vintage Manual Typewriter w/Case
 Crocheted Afghans
 Several Throws
 Several Old Pilot Magazines
 Several Asst. Old Books
 Globe w/Wooden Platform
 Antique Table Top Radio
 Cigar Boxes
 Several Old Antique School Books
 Miniature Toy Tricycle & Bicycle Figurines
 Misc. Cassettes
 Wooden Nut Cracker
 (2) Vintage Portable Record Players

Household Items:

Frigidaire Top Load Washing Machine
 Matching Frigidaire Dryer
 Maytag Electric Range (white)
 Maytag Electric Refrigerator (white)
 Dehumidifier
 Assorted Portable Heaters
 Assorted Pictures
 Small Cooler
 Small Granite Pots
 Iron
 (2) Coffee Makers
 Small Food Processor
 Crock Pot
 Presto Meal Maker
 Fry Daddy
 Radiant Electric Heater
 Electric Portable Fireplace
 Small Ceramic Aladdin Lamp
 Shop Vac
 Fans

Glassware:

Several Figures & Figurines
 Assorted Dishes
 Cups & Saucers
 Misc. Dishes, Glasses & Coffee Cups
 Pink Glassware
 Green Glassware
 Blue Glassware
 Red Glassware
 Decorative Apple Salt & Pepper Shakers
 Antique Salt & Pepper Shaker Set
 Cut Glass Sugar Dish
 McCoy Pottery (Spinning Wheel Dog & Cat)

Lawn/Garden/Tools

Kensington Bicycle
 Small Step Ladders
 Makita Skill Saw
 Small Yard Windmill
 Aluminum Extension Ladder
 8 ft. Aluminum Step Ladder
 Two smaller Wood Step Ladders
 Asst. Rakes
 (2) Wheelbarrows
 Several Gas Cans
 Several Jars of Bolts, Screw & Nuts
 (2) Sump Pumps w/Hoses
 Asst. Hoes
 Shovels
 Come-a-long
 Shop Creeper
 Grease Guns
 Manual Seed Sower
 Hand Cut Saws
 Bolt Cutters
 Pliers
 Hand Tools
 Small Shop Tools
 6" Bench Grinder
 (2) Vices
 Sanders
 Drills
 Brooms

Many More Items too numerous to Mention!



