

No Minimums! No Reserves! Everything Sells Regardless of Price!

**ONLINE
ONLY!**

ABSOLUTE AUCTION!

ENDING TUESDAY, NOVEMBER 3RD AT APPROX. 6PM CDT

**COMMERCIAL BUILDING ON CORNER LOT AT THE 4-WAY STOP
IN HIGH TRAFFIC AREA OF DOWNTOWN RUSSELL SPRINGS, KY!**



Richard's
**LAWN & GARDEN
CENTER**
Richard Antle, Owner

**Commercial Building & Corner Lot at the 4-Way of Lakeway Drive and
Maple Street plus Equipment and Bulk Sale of NEW PARTS INVENTORY
including Stihl, Briggs & Stratton, Tecumseh, Kawasaki, MTD, Husqvarna,
Toro, Lawnboy, Kohler, Silver Streak, Rotary, Hydro Gear, Walbro, Zama
plus Display Stands, Shelving Units, Office Equipment & More!**

AUCTION HELD FOR RICHARD & DIANE ANTLE FORMERLY KNOWN AS RICHARD'S LAWN EQUIPMENT.

HOW TO BID: FOLLOW THE PROMPTS & BID ONLINE NOW @

www.GoldenRuleAuction.com

You can manually bid each time or conveniently use the Maximum Bid feature & let the computer automatically bid for you in increments just over the next highest bidder or until it reaches your max bid.

PLEASE FOLLOW THE PROMPTS TO REGISTER BY CLICKING THE ONLINE BIDDING LINK & OBTAINING A USERNAME & PASSWORD ALONG WITH SECURED CREDIT CARD REGISTRATION FOR AUTHENTICATION. THEN GET READY TO BID!

LOCATION: 1469 Lakeway Drive, Russell Springs, KY at the 4-Way Intersection of Maple Street & Lakeway Drive. AUCTION BANNERS POSTED.

Troy Coffey, Coordinating Agent (270) 585-1172

Chris Wilson, Broker & Auctioneer

Two Locations to Better Serve You!

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 - Katie St. Pierre

Sales Associates - Elliot Burton, Logan Sandusky,
Simon Wilson, & Abigail Walker

Sales Associates & Auctioneers - Danny Mouser &
Dillian Thompson

Sales Associate & Apprentice Auctioneer - Eli McGuffin
Executive Assistant - Christine Ussery



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Your "Network" Real Estate Company

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

Sales Associates - Larry Emerson, John David Hale,
GaVon Antle, Jamie Robertson & Adam St. Pierre

Sales Associate & Apprentice Auctioneer - Troy Coffey
Auctioneer - Alex Popplewell

Executive Assistant - Robin St. Pierre

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

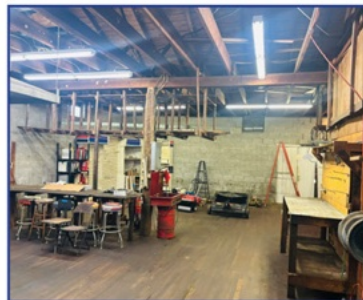
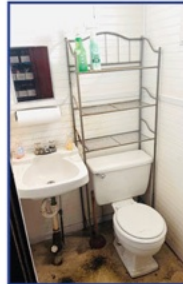
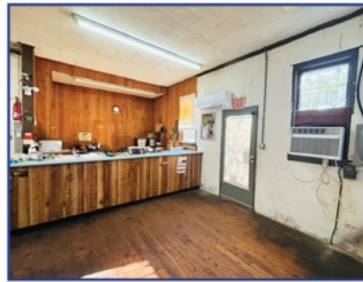
Experience Could Pay Dividends

Specializing In Estate Auctions

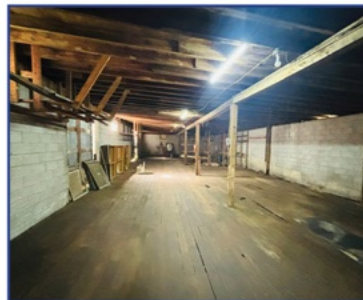
**VIEW ONLINE, BY APPOINTMENT OR PREVIEW AT OPEN HOUSE
SATURDAY, OCTOBER 31ST FROM 10 A.M. TO 12 NOON CDT.**



PROPERTY DESCRIPTION: This property is a **Russell County landmark** located at the **highly visible** 4-way intersection of **Lakeway Drive and Maple Street**. This property has been home to **Richard's Lawn Equipment** for the last **40 years!** The **commercial building** features a total of approximately **5,460 sq. ft. +/-** under roof. The building offers a combination of approximately **800 sq. ft. of heated and cooled office space** including a **service counter and restroom**. The balance of the building offers a nice **workshop area** and **storage area** which includes both **wooden and concrete floors!** The building also has a **loading / unloading dock**. Building has **city water, city sewer, mini split heat / cool unit, fuel oil furnace, metal roof**, lots of **storage space** and a **large gravel parking area**. The building does have some age, and it does have some imperfections so please inspect prior to bidding. The **highly visible** and **easily accessible corner lot** consists of **0.529 acres m/l** per new survey.



OIL-RUBBED FLOORS!



MINI-SPLIT UNIT!



LOADING DOCK!



VENTILATION FAN!

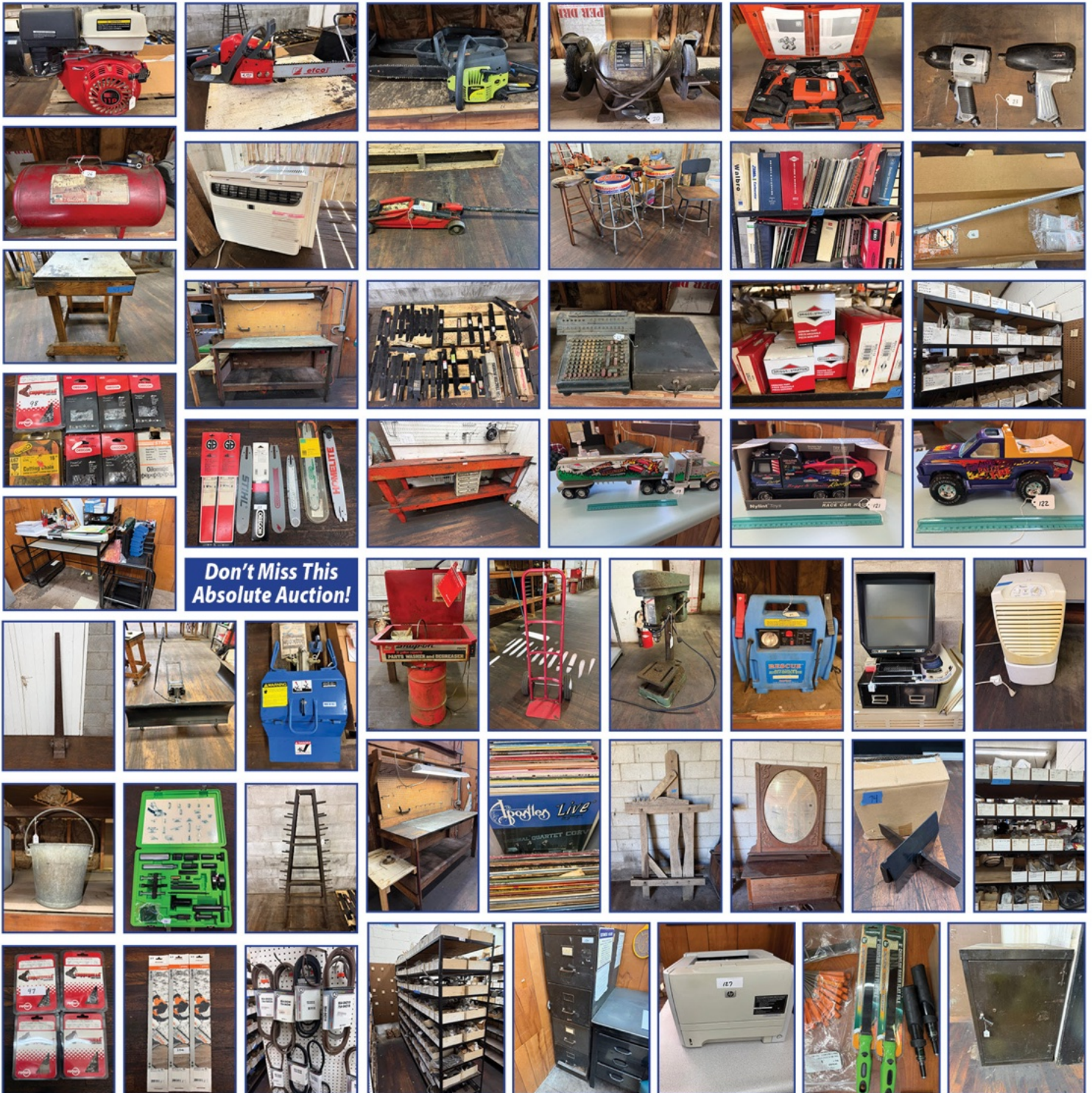


SHELVES & SHELVES OF NEW PARTS INVENTORY!



SEE MORE PHOTOS ONLINE @ WWW.GOLDENRULEAUCTION.COM

**LOTS OF ITEMS! SEE FULL LIST, DETAILS AND MULTIPLE PHOTOS ONLINE
@ www.GoldenRuleAuction.com**



PICK UP LOCATION: 1469 Lakeway Drive, Russell Springs, KY

PICK UP DATE: FRIDAY, November 6th from 1 P.M. to 5 P.M. CDT at the above location by appointment through signupgenius - NO EXCEPTIONS.

Golden Rule-Wilson, absolutely DOES NOT provide shipping, items to be picked up on location. Removal of items, moving, packaging, loading, transporting, etc. are the sole responsibility of the purchaser. PLEASE BRING HELP FOR HEAVY ITEMS. All purchased items must be removed by the deadline stated above.

DYNAMIC SOFT CLOSE: Golden Rule – Wilson Real Estate & Auction #2, LLC (Hereinafter referred to as Golden Rule – Wilson, LLC) Online Auctions are timed events and all bidding will close at specified time. Golden Rule – Wilson’s online auctions also have an auto extend feature. If a bid is placed in the final 3 minutes of an auction, the close of the auction will be automatically extended 3 minutes from the time the bid was placed. Example: if an auction scheduled to close at 6:00 receives a bid at 5:59, the close time will automatically extend 6:02. The auto extend feature remains active until no further bids are received within a 3-minute time frame. You can manually bid each time or conveniently use the Maximum Bid feature & let the computer automatically bid for you in increments just over the next highest bidder or until it reaches your max bid.

ONLINE ONLY

FORMERLY KNOWN AS RICHARD'S LAWN EQUIPMENT



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BUILDING ON
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OF DOWNTOWN
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**PLUS
COMPLETE
NEW PARTS
INVENTORY
DISPERSAL!**

www.GoldenRuleAuction.com



**Golden Rule - Wilson Real
Estate & Auction #2, LLC**
270-866-6600

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Golden Rule-Wilson Real Estate & Auction #2, LLC.
21 East Steve Wariner Drive, Suite A
Russell Springs, KY 42642

TERMS: REAL ESTATE: Non-refundable 20% down within 48 hrs. of auction ending via cash, good check or wire transfer & close on or before 30 days. **No contingencies - If you can't close don't bid.** This purchase is NOT contingent upon appraisals, inspections, etc. - so please have your financial arrangements made prior to bidding. A 10% Buyer's Premium will be added to the final bid to determine final sales price. The 2026 property taxes to be prorated at closing. Property to be transferred with a good insurable General Warranty Deed. Purchaser is responsible for own title search if desired. Purchasers are responsible for own due diligence and verification of any information provided. Property is sold "AS IS, WHERE IS" condition, please inspect. See full terms and conditions upon registration. **PERSONAL PROPERTY:** Accepted methods of payment are cash, check OR Visa, MasterCard or Discover with a 3% processing fee in person (minimum processing fee of \$3). All purchases that have not been paid by Friday, November 6th at 6 P.M. CDT will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3). All property / items are sold "AS, IS". All sales are final. See full terms & details upon registration.

BUYER'S PREMIUM: 10% Buyer's Premium applies.

SALES TAX: Sales tax does NOT apply to the Real Estate. KY Sales Tax (6%) will be added to the sale price, where applicable. Dealers or other exempt parties must provide proper documentation at pickup.

AUCTIONEER'S NOTE: This property is a Community Landmark and could be suitable for many types of endeavors!
Get Online & Get Bidding at YOUR Price!



Kawasaki

Husqvarna

KOHLER



MURRAY

Rotary



HYDRO-GEAR
FORWARD MOTION THROUGH FORWARD THINKING



Tecumseh

Poulan



COPPERHEAD
MOWER BLADES

LAWN-BOY

TORO

KOHLER