

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

ONLINE ONLY ABSOLUTE AUCTION!

ENDING TUESDAY, JULY 28TH AT APPROX. 6 P.M. CDT

Prime Commercial / Development Opportunity with Outstanding Visibility!



Offering 15.22± Acres in 3 tracts at the highly traveled corner of Fairground St. - Liberty Road (KY Hwy 206) & Greenhills Road (KY 3491), offering exceptional road frontage on both highways. Ideal for self-storage, boat & RV storage, multi-family development, contractor or equipment yard, vehicle sales, retail, convenience store, garden center, and more! Water, electricity, and natural gas are available along the road frontage. The property also has access to city sewer.

AUCTION HELD FOR EASTON & MERCEDES BRYANT

LOCATION: COLUMBIA, KY - Intersection of Fairground St (Hwy 206) & Greenhills Rd. Conveniently located within easy walking distance of Lindsey Wilson University. Auction Banners Posted.

VIEWING: View Online, By Appointment or ANYTIME at your leisure.

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!

SEE THE DYNAMIC SOFT CLOSE AND AUTO EXTEND FEATURE INFORMATION ON BACK!

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

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PROPERTY DESCRIPTION:

TRACT #1: 1.25 ACRES, m/l, Commercial Corner fronting Hwy. 206 & Green Hills Rd. Excellent frontage, great visibility, prime location.

TRACT #2: 5.58 ACRES, m/l, Excellent Acreage Tract with LOTS of room for **UNLIMITED potential!** Property has a nice shared entrance off Greenhills Rd with an "upper tier" of land ideal for development and a "lower tier" of land that goes all the way to scenic Russell Creek!

TRACT #3: 8.38 ACRES, m/l, Excellent Acreage Tract with LOTS of room for **UNLIMITED potential!** Property fronts **3 roadways** including Hwy. 206, Greenhills Rd., and Allison Ln.! Property is adjacent to "Pyles Point" boat launch area on beautiful Russell Creek - one of the main access areas of Columbia / Adair County's Paddle Trail! Enjoy this natural area with nice frontage on Russell Creek & development potential for campground area with convenient paddle trail access!

FOR ASSISTANCE VIEWING THE PROPERTY, CONTACT COORDINATING AGENT ELLIOT BURTON AT (270) 250-5785

TERMS: Real Estate: Non-refundable 15% 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.** A 10% Buyer's Premium will be added to the final bid to determine final sales price. The 2026 property taxes to be pro-rated at closing. Property to be transferred with a good insurable General Warranty Deed. Winning bidder(s) responsible for own title search prior to closing, 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 & details upon registration.**

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

SALES TAX: Sales tax does NOT apply to the real estate.

DYNAMIC SOFT CLOSE: THIS AUCTION IS A ONE EXTEND, ALL EXTEND - all tracts will be linked to close at the same time, so if one tract extends, all other tracts will extend to offer extending bidding on all tracts in case a purchaser wishes to purchase multiple tracts. Golden Rule - Wilson Real Estate & Auction #1, LLC's (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.

AUCTIONEER'S NOTE: Don't miss YOUR opportunity to BID, BUY & WIN this well-located property! Get Online & Get Bidding at YOUR Price!