

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

ONLINE ONLY!

ABSOLUTE ESTATE AUCTION!

ENDING TUESDAY, JUNE 23RD AT APPROX. 6 PM CDT

NICE, AFFORDABLE 1-OWNER HOME WITH GARAGE IN TOWN!



NICE HOME & GARAGE IN DOWNTOWN RUSSELL SPRINGS!

1-Owner, 3 Bedroom / 2 Bath / Mobile Home with Metal Roof and Covered Porch Additions plus a 24ft. x 24ft. Detached Garage on Approx. 1/2 Acre m/l Lot. Home Appears Extremely Well-Cared for and Features Double-Pane Tilt Windows, Central Heat & Air, City Water & Sewer, Double Blacktop Drive, Sidewalks and More! Plus, a 2003 Mercury Grand Marquis, Furniture, Household Items, Tools and Supplies!

AUCTION HELD FOR THE LENA CAMP ESTATE

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: 84 Wilson Street, Russell Springs, KY, located in the Heart of Russell Springs, just off Main St. within Easy Walking Distance to the Bank, Restaurants, Churches and other Downtown Attractions. Auction Banners Posted.

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

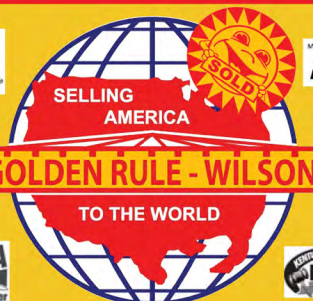
Sales Associates - Elliot Burton, Logan Sandusky,
Simon Wilson, & Abigail Walker

Sales Associate & Auctioneer - Danny Mouser

Sales Associate & Apprentice Auctioneer - Eli McGuffin

Apprentice Auctioneer - Dillan Thompson

Executive Assistant - Christine Ussery



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

www.GoldenRuleAuction.com

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, June 20th
10 A.M. to 12 Noon CDT.**

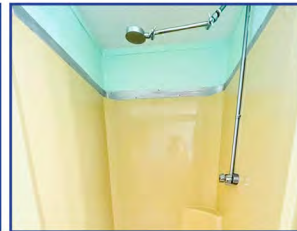
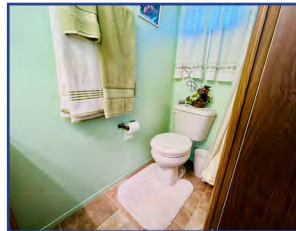
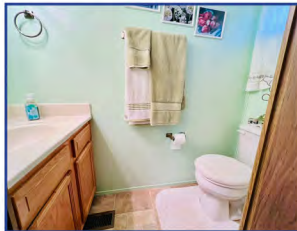
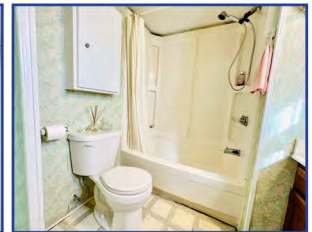
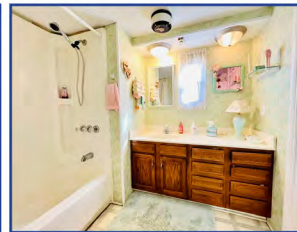
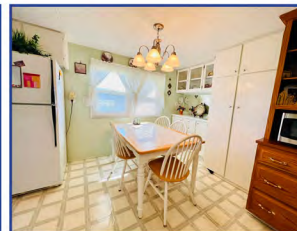
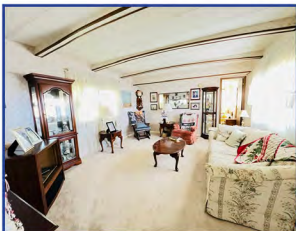


24FT X 24FT GARAGE



LOVELY BACKYARD!

PROPERTY DESCRIPTION: This 1-owner mobile home appears very clean and well-kept. Home features **3 bedrooms, 2 baths**, nice living room, kitchen dining combination with lots of built-in cabinetry – stove – refrigerator – dishwasher, laundry area w/ **washer & dryer included** and more! Conveniences include several built-in storage & closet spaces, **city water, city sewer, central heat & air (fuel oil furnace), double-pane tilt windows, plus a nice metal roof & covered porch combination.** Property also features a **24ft x 24ft detached vinyl-sided garage** w/ overhead door, concrete floor & electric, plus a **double blacktop drive and lovely shaded back yard!** Don't miss this great buying opportunity for your very own personal residence or investment opportunity!



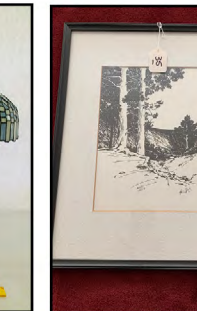
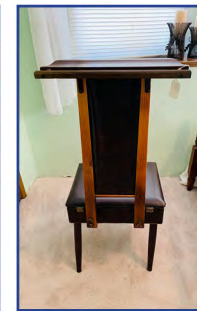
DYNAMIC SOFT CLOSE: Golden Rule – Wilson Real Estate & Auction #2, LLC (Hereinafter referred to as Golden Rule – Wilson, LLC) Online Auctions are timed events and all bidding will close at specified time. Golden Rule – Wilson's online auctions also have an auto extend feature. If a bid is placed in the 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.

PICK UP LOCATION: 84 Wilson Street, Russell Springs, KY

PICK UP DATE: FRIDAY, June 26th from 2 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 heavier items. All purchased items must be removed by the deadline stated above.

SEE FULL LIST, DETAILS AND MULTIPLE PHOTOS ONLINE @ www.GoldenRuleAuction.com



**2003
Mercury
Grand
Marquis**

A white 2003 Mercury Grand Marquis sedan.

ONLINE ONLY ABSOLUTE



ESTATE AUCTION!

ENDING TUESDAY, JUNE 23RD AT APPROX. 6 P.M. CDT

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



**2003 MERCURY
GRAND MARQUIS**

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Russell Springs, KY 42642

TERMS: REAL ESTATE: Non-refundable 10% 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, cashier's 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, June 26th 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: A 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 is a great downtown Russell Springs home, plus there are nice household furnishings too, so get online and get bidding at your price!*

Note: The successful bidders will be required to sign a lead-based paint waiver as required on any home built prior to 1978.

