

**VIEWING: VIEW LAND ANYTIME OR OPEN HOUSE,
SATURDAY, DECEMBER 7TH FROM 10 AM TO 12 NOON CDT.**

PROPERTY OVERVIEW: Commercial or residential property with high visibility from Hwy 80 and the Louie B. Nunn Cumberland Parkway. County water, electric, high-speed internet available to all tracts. Each tract has long road frontage and there is also a 25ft ingress / egress easement parallel to Hwy 80 allowing additional accessibility for Tracts #3 - #7 as needed. **Restricted against single wide mobile homes & junkyards; however, "tiny homes" and RV's are permitted.**

Tract #1: 0.94 AC, m/l.

Tract #2: 0.84 AC, m/l, Former A & J Barbecue Building featuring a modern 32'x 34' metal building that was built in approx. 2018. Building offers a versatile layout & features a main room, kitchen area w/ 3-compartment sink - mop sink - hand wash sink, side room w/ storage shelving, 2 commercial restrooms, rear 7'x16' covered grilling porch with stainless steel Ansul Hood System, 10'x 32' covered front porch and an unfinished 14'x 32' upstairs. Building has insulated windows & doors, 9'x 7' garage door, county water, mini-split heat & air unit, 1,000-gallon grease trap, LED lighting, circle drive & good visibility from both Hwy 80 & the Louie B. Nunn Cumberland Parkway.

See Aerial Map on Back

Tract #3: 1.25 AC, m/l.

Tract #4: 1.13 AC, m/l.

Tract #5: 0.97 AC, m/l.

Tract #6: 1.10 AC, m/l.

Tract #7: 1.27 AC, m/l

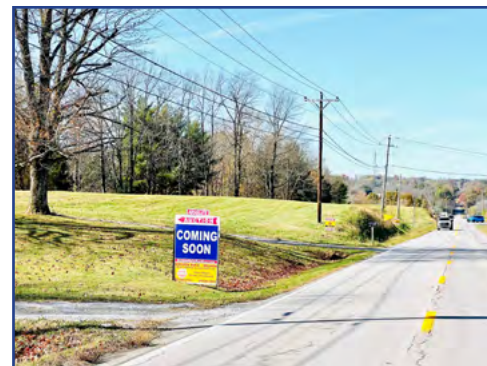
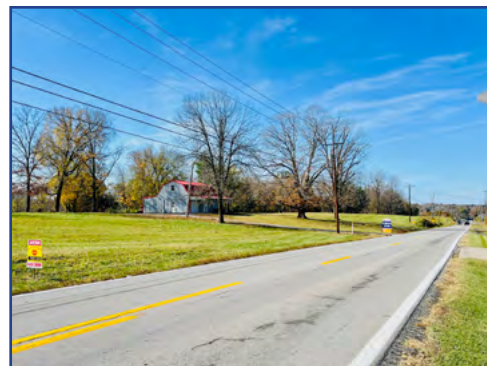
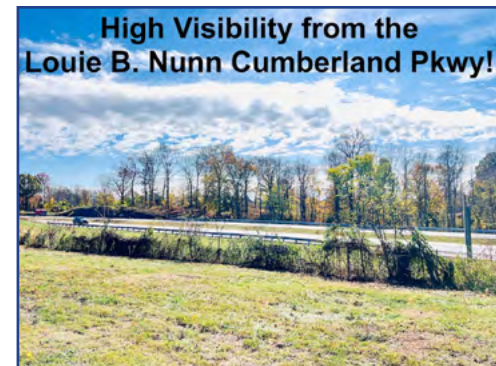
SALE ORDER

(All times are CST & are approximate)

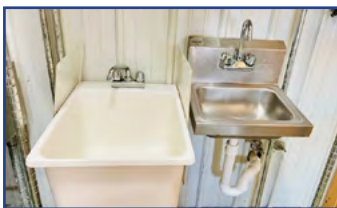
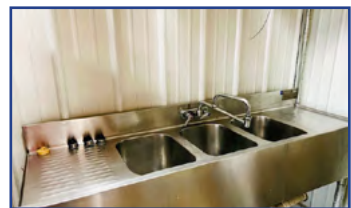
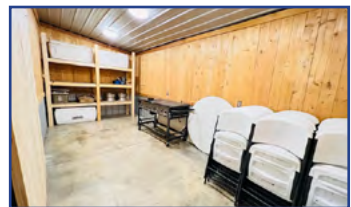
10:00 AM: Real Estate

11:00 AM: Personal Property

**High Visibility from the
Louie B. Nunn Cumberland Pkwy!**



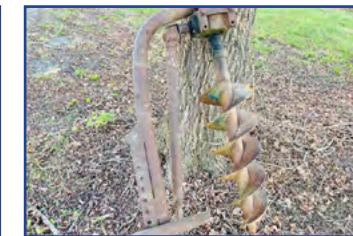
MANNER OF SALE: This is a live, on-site auction, with absentee bidding available by contacting auction company in advance. Tracts will be offered individually and in ANY combinations using Golden Rule-Wilson's Multi-Parcel Selling system - allowing bidders to bid on ANY individual tract & ANY combinations of tracts - also allowing individual tract bidders the ability to defend their bids.



PARTIAL LIST OF PERSONAL PROPERTY ITEMS:

Farm Equipment

- John Deere LX6 - 6 ft 3-point hitch bush hog (appears like new)
- Howse 5 Ft 3-point hitch bush hog
- Unknown brand 5 ft 3-point hitch bush hog
- Ford 12 inch 2-bottom plow
- Tuf Line 6 1/2 ft 3-point hitch disc
- 3-point hitch 1-row cultivator set
- 3-point hitch plow w/ Hiller attachment
- 6 Ft 3-point hitch grader blade
- 3-point hitch post hole digger w/ 12-inch auger
- New set of chrome headers w/ gaskets
- (2) 5-Lug 16-inch aluminum rims



Restaurant Equipment

- (40) Lifetime white chairs
- Lifetime 47 inch white round table
- (3) Lifetime 8 Ft white rectangular tables
- Cookshack SM160 Fixed shelf commercial smoker oven
- 56 inch stainless steel / metal grill. (Heavily used)
- (2) Avantco stainless steel food warmers
- Garb-ko Inc stainless steel server / warmer
- Kratos stainless steel nacho cheese warmer

- Kenco dispenser & warmer
- Uniworld electric super grinder
- (2) Stainless steel crock pots
- (2) Frigidaire refrigerator / freezers
- (2) Frigidaire electric stoves
- Arctic King portable air conditioning unit
- Several stainless steel cooking / roasting pans / mixing bowls / stock pots
- Some stainless steel skillets & cookware
- Commercial 4 Ft Stainless steel table
- 31 in x 77 in 3-tier stainless steel workstation

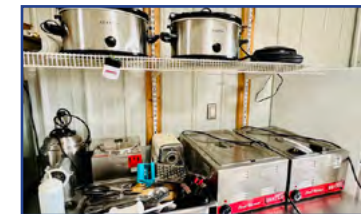
- (2) Stainless steel metal racks in kitchen
- Metal rack
- Metal chip rack
- (2) Propane grill tanks
- (2) Barbecue flags
- Brute commercial mop bucket
- Trash cans
- Cambro commercial insulated warming container w/ cart
- (3) XL Igloo coolers
- Metal paper towel dispenser
- (2) Medium Rubbermaid coolers

TERMS: Real Estate: Non-refundable 15% down day of sale & balance with deed on or before 30 days. 2024 property taxes to be paid by seller. Possession w/ deed. **Personal Property:** Accepted methods of payment are cash, cashier's check or local personal/business check (Must have I.D.) OR debit / credit w/processing fee. **No contingencies. All property is sold in "AS IS" and "WHERE IS" condition - please inspect. ALL SALES ARE FINAL!**

BUYER'S PREMIUM: A 10% percent buyer's premium will be added to all final bids to determine the final sales price.

SALESTAX: KY Sales Tax (6%) applies to personal property. Dealers / Farmers must provide tax-exempt number.

AUCTIONEER'S NOTE: This is a once-in-a-lifetime opportunity. Remember the date Sat, December 14th at 10 A.M. CST & come prepared to buy at your price!



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