

**TERMS: REAL ESTATE:** A Non-Refundable 15% deposit to be made to Golden Rule-Wilson Real Estate & Auction #2, LLC Escrow within 48 hours of auction ending via cashier's check, personal check, wire transfer; and balance due with deed on or before 30 days from auction date. **No Contingencies – IF YOU CAN'T CLOSE, DON'T BID.** A ten percent (10%) buyer's premium will be added to the final bid to determine the final sales price. Taxes paid by the purchaser for 2020. Property to be transferred with a good insurable General Warranty Deed.

**All property is sold in "AS IS" and "WHERE IS" condition. ALL SALES ARE FINAL! SEE FULL TERMS UPON REGISTRATION.**

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



**SEE FULL DETAILS AND MULTIPLE PHOTOS ONLINE**  
**@ [www.GoldenRuleAuction.com](http://www.GoldenRuleAuction.com)**

**AUCTIONEER'S NOTES:** We are thankful to be able to host this **ABSOLUTE** property auction. What a fantastic opportunity for YOU to own **PRIME Commercial Real Estate** on the ever-populated Highway 127 in the Middletown Community nestled between Russell Springs and Jamestown. Don't wait until the last minute, get online & get bidding at your price! has great curb appeal and has been admired for years. **Get online & get bidding at your price!**

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

**COMMERCIAL PROPERTY - LOCATION! LOCATION! LOCATION!**

**ONLINE ONLY ABSOLUTE AUCTION!**

**ENDING TUESDAY, FEBRUARY 25TH AT APPROX. 6 P.M. CST**

**LOCATED ON THE PATHWAY TO PROGRESS ON THE ROAD TO LAKE CUMBERLAND!**



**Prime 0.691 ACRE, m/l, Commercial Lot** in the Middletown Community, **Fronting Highway 127** with Existing Highway Entrance. **Water, Sewer, Natural Gas and Electric Available.** **Property Lays Extremely Well, Level with the Roadway** and also has an Older House & Concrete Block Storage Building.

**PROPERTY KNOWN AS BELONGING TO THE LATE AMOS AND LETHA FOX AND HAS BEEN IN THEIR FAMILY FOR OVER 80 YEARS!**

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

**[www.GoldenRuleAuction.com](http://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 USER NAME & PASSWORD ALONG WITH SECURED CREDIT CARD REGISTRATION FOR AUTHENTICATION. THEN GET READY TO BID!**

**LOCATION:** Conveniently located in the Middletown Community between Russell Springs and Jamestown with a property address of **3106 Hwy 127, Russell Springs, KY 42642** (directly across from Bethesda Church and Jamestown Auto Sales). **Auction Banners Posted.**

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

*Two Locations to Better Serve You!*

**GOLDEN RULE - WILSON**

*Real Estate & Auction #1, LLC*

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Sales Associates - Melissa Fudge, Elaine Rowlett

Kathy Nisley, Elliot Barrow, Logan Sundusky, Paula Caldwell

Sales Associate & Auctioneer - Amy Robertson, Danny Mosser

App. Auctioneer - Danny Fudge, Todd Robertson

Executive Assistant - Dorcas Popplewell



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Sales Assoc. & App. Auctioneer - Troy Colley

Sales Associates - Larry Emerson, John David Hale, GaiVon Andle

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



*Specializing In Estate Auctions*

Golden Rule-Wilson Real Estate & Auction #2, LLC.  
21 East Steve Wariner Dr., Suite A  
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