

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

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!



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

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

1004 Jamestown Street
Columbia, Kentucky 42728

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Christopher B. Wilson - Broker & Auctioneer

CFO - Tim White

Sales Associates - Melvin Fudge, Elaine Rousell

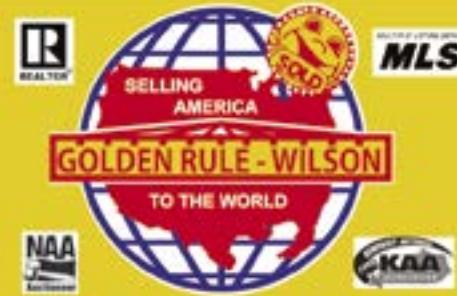
Kathy Nisley, Elliot Burton, Logan Sondak, Paula Caldwell

Sales Associate & Auctioneer - Jerry Robertson, Danny Mouse

App. Auctioneer - Dussey Fudge, Todd Robertson

Executive Assistant - Dennis Popplewell

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Real Estate & Auction #2, LLC

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Christopher B. Wilson - Broker & Auctioneer

Sales Associate & CFO - Pam Emerson

Sales Assoc. & App. Auctioneer - Troy Colley

Sales Associates - Larry Emerson, John David Hale, DeVon Antle

Auctioneer - Alex Popplewell

Executive Assistant - Robin Sc. Pierre

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



Experience Could Pay Dividends

Specializing In Estate Auctions

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