

ONLINE
ONLY!

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

ABSOLUTE AUCTION!

ENDING TUESDAY, OCTOBER 6TH AT APPROX 6 P.M. CDT

BRICK HOUSE AND LOT, PLUS EXTRA LOT IN ROLLING HILLS SUBDIVISION



**Nice Brick House & Lot in Town, Plus Extra Vacant Lot
Offered Separately! Plus OVER 375 LOTS OF ITEMS: Household
Furnishings, Antiques, Collectibles, Coin Collection, Tools & Supplies!**

PROPERTY KNOWN AS THE LATE JOHN & JANIS GARRETT PROPERTY.

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: 302 Center St., Columbia, KY. Just off Greensburg St. & Dillon St., close to Adair County Schools in the highly sought after Rolling Hills Subdivision. 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 Associates & Auctioneers - Danny Mouser &
Dillian Thompson

Sales Associate & Apprentice Auctioneer - Eli McGuffin
Executive Assistant - Christine Ussery



www.GoldenRuleAuction.com

Experience Could Pay Dividends

Your "Network" Real Estate Company

GOLDEN RULE - WILSON

Real Estate & Auction #2, LLC

21 East Steve Wariner Dr. • Suite A
Russell Springs, KY 42642

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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



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

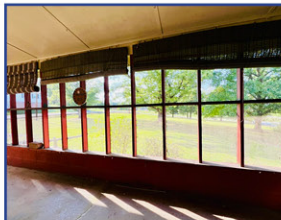
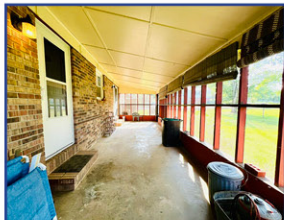
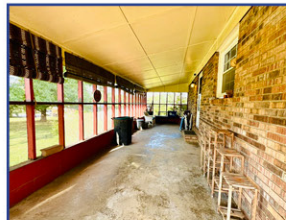
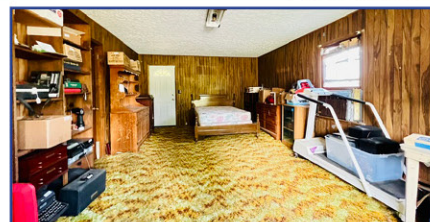
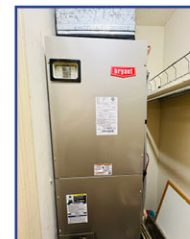
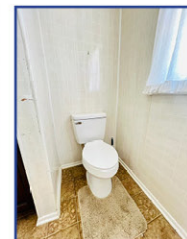
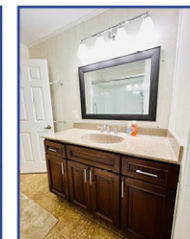
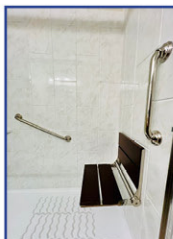
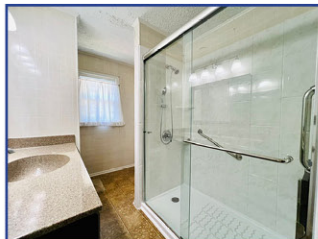
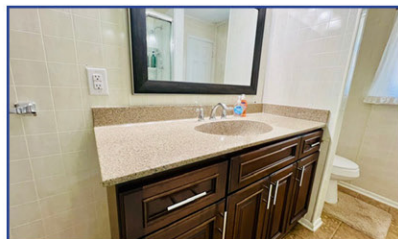
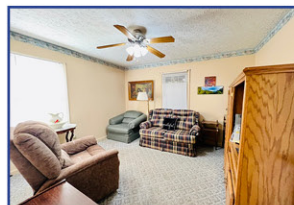
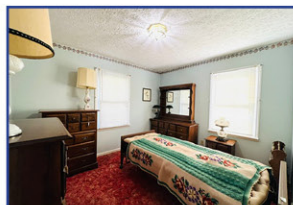
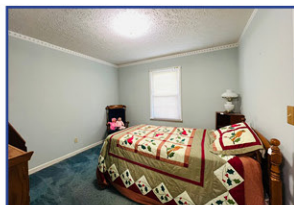
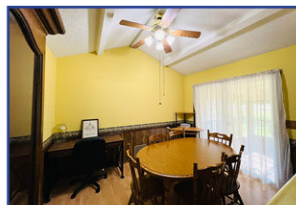
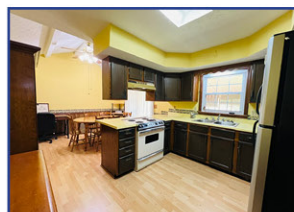
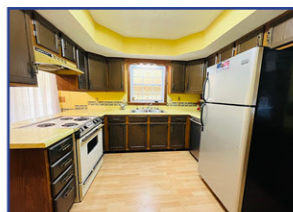
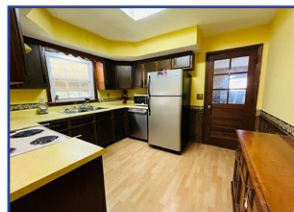
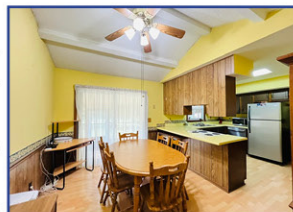
Specializing In Estate Auctions

**VIEWING: VIEW ONLINE, BY APPOINTMENT OR
OPEN HOUSE SATURDAY, OCTOBER 3RD FROM 3 – 5 PM CDT**



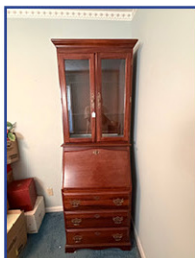
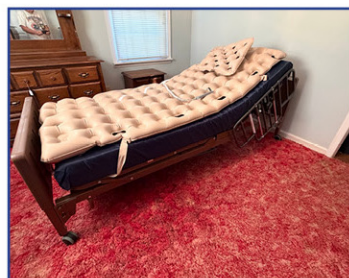
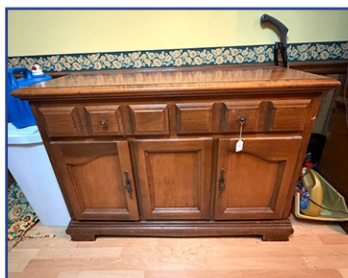
PROPERTY DESCRIPTION:

Lot #1: This 1-Owner, Brick house & lot offers 1,548 sqft +/- featuring 3 bedrooms, large living room, kitchen dining combination w/ **vaulted ceiling** in dining area, **extra family room** / den w/ bay window, a **super-nice remodeled bathroom w/ walk-in shower (handicap accessible w/seat)** & lovely vanity w/ solid surface top. House also has a **24ft x 26ft basement** w/ outside entrance that features a large utility area & plenty of storage. You will love the amenities including **newer central heat & air, 3-dimensional shingle roof, city water, city sewer**, mostly **double-pane tilt windows** (older window in den needs replacing), 9.5ft x 34ft screened back porch & shaded backyard. All this in a great neighborhood between downtown, the bypass & just a short drive to the schools! This is a great opportunity to purchase a **well-located** home and do some cosmetic personalization to suite your tastes. Rolling Hills Subdivision Restrictions apply.



Lot #2: Features a nice city lot w/ city utilities – water, sewer, gas & electric and blacktop road frontage on Clinton St. & Garrett St. This is a great location for your next home build with utilities readily available. Rolling Hills Subdivision Restrictions apply.

**OVER 375 LOTS OF ITEMS! SEE FULL LIST, DETAILS AND MULTIPLE PHOTOS ONLINE
@ www.GoldenRuleAuction.com**



SEE MORE PHOTOS ONLINE @ WWW.GOLDENRULEAUCTION.COM

PICK UP LOCATION: 302 Center St., Columbia, KY

PICK UP DATE: FRIDAY, October 9th from 1 P.M. to 5 P.M. CDT at the above location by appointment through signuption - 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 HEAVY ITEMS. All purchased items must be removed by the deadline stated above.

DYNAMIC SOFT CLOSE: 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.



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**Nice Vacant Lot Offered
Separately!**

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**Golden Rule - Wilson Real
Estate & Auction #2, LLC
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www.GoldenRuleAuction.com**

Golden Rule-Wilson Real Estate & Auction #1, LLC.
1004 Jamestown Street
Columbia, KY 42728

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.** 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 is 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. **Personal Property:** Accepted methods of payment are cash, local 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, October 9th 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). **See full terms upon registration.**

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

SALESTAX: 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 neighborhood - Get Online & Get Bidding at YOUR Price!