

ATTENTION LAKE LOVERS – FAMILY COMPOUND OR AIRBNB - 2 UNITS ON 1 PROPERTY!

ONLINE ONLY AUCTION!

ENDING TUESDAY, JUNE 2ND AT APPROX. 6 P.M. CDT

LOW Minimum Reserve Bid ONLY \$150,000!



Family Lake Compound Near Jamestown Marina



Lake Area 3 Bedroom / 2 Bath House with Finished Basement plus 34ft. x 38ft. Drive Thru Boat Garage with Finished Studio Living Area and Workshop – ALL on 1.35 Acres m/l with Seasonal Lakeview and Ultimate Privacy adjoining the Lake Cumberland Corps of Engineers!

Also, **PERSONAL PROPERTY** including some Antique & Vintage Furniture and Household Items, Danby Chest Freezer, Outdoor Sporting Equipment, Fishing Supplies such as Rod & Reels, Nets, Tackle & Flotation Devices, Greenworks Battery Operated Lawn Equipment, John Deere 38 Inch Lawn Tractor (needs work), Small Utility Trailer, Garden Carts, Ryobi Professional Brush Cutter, Handcrafted Worktables, Various Tools & More!

SEE PERSONAL PROPERTY LIST ONLINE!

AUCTION HELD FOR MR. JAMES GLAHN, WHO HAS RECENTLY RELOCATED CLOSER TO FAMILY.

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: 58 Goff Road, Jamestown, KY just off Scotts Chapel Road and being only 2 miles to Safe Harbor "Jamestown Marina" on Beautiful Lake Cumberland.

DIRECTIONS: From Jamestown Monument Square travel South on Hwy. 92 / Main Street / Boat Dock Rd for 2.6 miles, turn left onto Scotts Chapel Road and travel 0.8 miles turn right onto Goff Road. **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

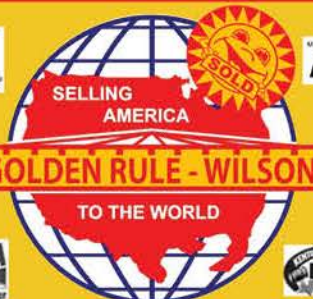
Sales Associates - Elliot Burton, Logan Sandusky,
Simon Wilson, & Abigail Walker

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

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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

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

Experience Could Pay Dividends

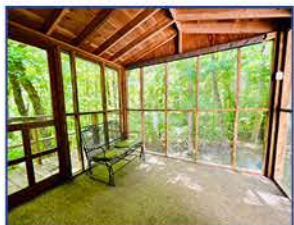
Specializing In Estate Auctions

**VIEW ONLINE, BY APPOINTMENT OR PREVIEW AT OPEN HOUSE
SATURDAY, MAY 30TH FROM 2 P.M. TO 4 P.M. CDT.**

REAL ESTATE DESCRIPTION: Property is being offered as 1 unit and features all of the following amenities: Lake House, Boat Garage w/ Living Quarters, Storage Shed - all on 1.35 Acres, m/l, w/ Lakeview!!! Property adjoins the Corps of Engineers and is very private, has access to 2 dead-end roads plus 2 circle drives & plenty of parking!!!



Lake House: You will love this versatile property offering an adorable lake retreat and awesome boat garage! The original house offers cozy lake cottage offering a nice main level, plus a finished walk-out basement – exiting to a multi-level deck with great seasonal lake view – all surrounded by the peace & quiet of the natural wooded surroundings amidst the backdrop of beautiful Lake Cumberland (Note: property goes way over the hill towards the lake and some trees could be removed to open up and improve the lake view, but we have decided to let the new owner decide which trees to remove, if any). The main level offers 2 bedrooms, bath, kitchen / dining / living room combination w/ floor to ceiling windows towards lake, enclosed screened porch & more! The finished basement has additional living quarters that features a cozy den, large bathroom w/ Jacuzzi tub & separate tiled shower, additional bedroom, plus a 11ft x 12ft utility garage for lake toys or additional storage. The outdoor area boasts lots of deck space with plenty of room for entertaining (deck was redone by Paul Aaron's Construction just a few years ago). This lake cottage offers a total of 1,442 sq ft +/- of living space including the finished basement. The house also has updated 200 amp electrical service, city water, Carrier central heat & air, septic system, aluminum siding, shingle roof & roll-out windows w/ storm windows. Come and escape to this private retreat in the hills of Lake Cumberland!



Boat Garage w/ Living Quarters:

Tired of paying boat storage? Why pay rent, when this property includes this awesome **34ft x 38ft vinyl-sided garage** w/ upstairs **22ft x 34ft finished studio** (748 sq. ft. +/-) for when all the family and friends gather in! This nice building features a drive-thru boat garage with high ceiling and a **10ft W and 12ft T doors** on each end. The garage / workshop offers nearly a **7ft T x 16ft W double door** for vehicles, golf cart and all those other lake toys! This unit also has **separate electric, double-pane tilt windows, concrete floors** and extra access behind the building to Tall Timbers Rd (Formerly Piney Ln - currently not used). This building is a great attribute to this entire property; and depending upon the desire of the future owner(s), it could possibly be a stand-a-lone property by itself with separate access off of Tall Timbers Rd!



TALL CEILING FOR BOAT!



YOU DON'T WANT TO MISS THIS PROPERTY!



Privacy & Relaxation Await!



Storage Shed: 10ft x 16ft Storage Shed w/ Double Loft & Ramp.

PICK UP LOCATION: 58 Goff Road, Jamestown, KY

PICK UP DATE: FRIDAY, JUNE 5th from 2 P.M. - 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. **BRING HELP FOR HEAVY ITEMS.** All purchased items must be removed by the deadline stated above.

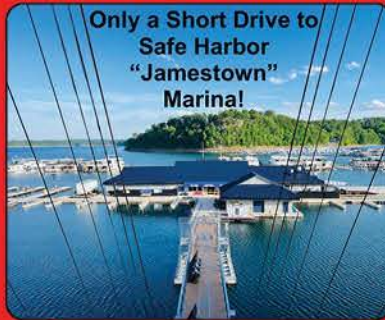
DYNAMIC SOFT CLOSE: Golden Rule - Wilson Real Estate & Auction #2, LLC (Hereinafter referred to as Golden Rule - Wilson, LLC) Online Auctions are timed events and all bidding will close at specified time. Golden Rule - Wilson's online auctions also have an auto extend feature. If a bid is placed in the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

Lake Cumberland



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

TERMS: Non-refundable 15% 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 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, check (w/ I.D.) 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 5th 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 & details upon registration. 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 personal property, where applicable. **Dealers or other exempt parties must provide proper documentation at pickup.**

AUCTIONEER'S NOTE: *This is a great opportunity to get that lake house you've always wanted in the great community of Russell County plus some nice personal property! Get online and 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.

