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TERMS: Real Estate: 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 2024 property taxes to be paid by the Sellers. Property to be transferred with a good insurable General Warranty Deed. Purchaser is responsible for own title search 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. All sales are final.

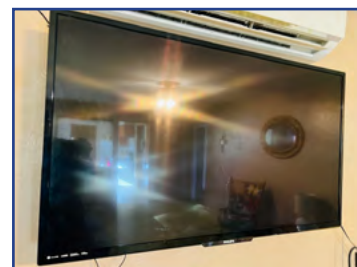
Personal Property: Accepted methods of payment are cash, cashier's check OR Visa, MasterCard or Discover with a 3% processing fee in person (minimum processing fee of \$3). All purchases that have not been paid by Friday, December 20th at 5 P.M. CST will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3). All property/items are sold "AS, IS". **See full terms & details upon registration.**

BUYER'S PREMIUM: 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 sale price, where applicable. Dealers or other exempt parties must provide proper documentation at pickup.

AUCTIONEER'S NOTE: *This is a unique property in a great location. Get online and get bidding at your price!*

Please Note: The purchaser will be required to sign a lead-based paint waiver as required on any property built prior to 1978.



ONLINE ONLY!

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

ABSOLUTE ESTATE AUCTION!

ENDING TUESDAY, DEC. 17TH AT APPROX. 6 P.M. CST



3 Bedroom / 1 Bath, 1-Owner House with Metal Roof and Basement on 0.96 Acres m/l (new survey in progress). Also, some Personal Property including a Huskee LT 4200 Lawn Tractor, Brinkman Smoker, Shop Vac, Tiller, Cast Iron, Household Furnishings and More!

AUCTION HELD FOR THE JEAN GOSSER ESTATE

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: 3694 W Hwy. 80, Russell Springs, KY (near the Russell / Adair Line)

DIRECTIONS: From Russell Springs KY take Hwy 80 west toward Columbia approx. 3.7 miles.

AUCTION BANNERS POSTED.

Two Locations to Better Serve You!

GOLDEN RULE - WILSON

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

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