

View Online, by Appointment by calling Auctioneer at 270-250-3850 or Preview at OPEN HOUSE Saturday, December 14th from 2 P.M. to 4 P.M. CST.



PROPERTY OVERVIEW:

This **affordable 1-owner** house is conveniently located only 3 ½ miles West of Russell Springs on Highway 80. This **comfortable** house features **3 bedrooms**, full bathroom, **kitchen with plenty of cabinets and appliances**, living room, **large den / family room** plus a **semi-finished basement** offering an **additional bedroom**, a **large laundry area with washer and dryer and plenty of storage room**. House has **some original hardwood flooring**, **double pane tilt replacement windows**, **county water**, **metal roof**, **energy efficient mini-split heat and air units**, propane gas **fireplace**, and **wood stove in basement**. The house sits on a **well-drained 0.96 acre m/l lot**, offering a **beautiful yard** surrounded by trees and has a **nice garden area** out back. This house is conveniently located for anyone wanting a personal residence or it would make an excellent rental or investment property. This house is centrally located **between Green River Lake and Lake Cumberland**.



PARTIALLY FINISHED BASEMENT

4TH BEDROOM IN BASEMENT

SEE FULL LIST AND MULTIPLE PHOTOS ONLINE @ www.GoldenRuleAuction.com



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



PICK UP LOCATION: 3694 West Highway 80, Russell Springs, KY
PICK UP DATE: FRIDAY, December 20th from 2 P.M. - 4 P.M. CST 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. Please bring help for heavier 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.