1-OWNER HOME IN BEAUTIFUL GREEN RIVER LAKE AREA!

ONLINE ONLY!

ESTATE AUCTION!

ENDING TUESDAY, SEPTEMBER 22ND AT APPROX 6 P.M. CDT

ADJOINING THE GREEN RIVER LAKE CORPS OF ENGINEERS!

SPACIOUS, 1-Owner House on 3.55 Acres, m/l, in the Beautiful Green River Lake Area! Also, Household Furnishings - including Solid Oak & Cherry Furniture, Grandfather Clock, Home Interior, Collectibles, a Variety of Tools & Supplies!

AUCTION HELD FOR THE LATE JERRY & BARBARA JONES HEIRS

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: 8807 Knifley Rd, Columbia, KY. AUCTION BANNERS POSTED.

DIRECTIONS: Just north of Columbia, KY, near the junction of bypass on Hwy 55 North, Take Hwy 551 (Knifley Rd) & go 8.8 miles to property on the right. **Property is in VERY close proximity to Arnold's Landing Boat Ramp & just minutes to Holmes Bend Marina!**

Two Locations to Better Serve You!

Your "Network" Real Estate Company

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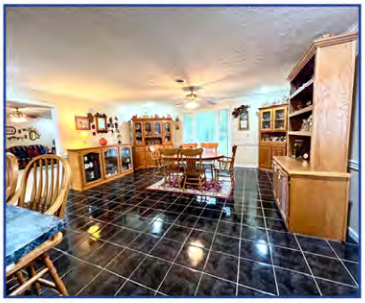
All announcements made day of sale take precedence over any previous advertisement.

Experience Could Pay Dividends ~ Specializing In Estate Auctions

VIEW ONLINE, BY APPOINTMENT OR PREVIEW AT OPEN HOUSE SATURDAY, SEPTEMBER 19TH FROM 10 A.M. TO 12 NOON CDT.

PROPERTY DESCRIPTION: You will fall in love with this **spacious, energy-efficient house** in the beautiful **Green River Lake area, ADJOINING THE GREEN RIVER LAKE CORPS OF ENGINEERS w/ SEASONAL VIEW!** This **1-owner, custom-built partial in-ground** house sits on **3.55 Acres**, m/l, per new survey, and is located at the top of the hill just above **Arnold's Landing Boat Ramp, offering a seasonal view of Green River Lake** with good conditions! You will love the **park-like atmosphere** & yard with house having a **nice setback distance** from roadway. House boasts **2,535 sq ft +/- of 1-level living space**, plus a **12ft x 28ft sunroom & a 23.5ft x 31.5ft attached garage w/extra kitchenette, large pantry & storage areas!** House offers **2 bedrooms (office could be used as possible 3rd bedroom), 2 baths, lots of open floorspace - including a formal living room, large family room / den w/built-in oak display, beautiful kitchen / dining combination w/ oak cabinetry – all appliances – black tile flooring, large utility room w/storage & more! The HUGE master bedroom offers an attached bath & walk-in closet. House has central heat & air, double-pane windows, covered front porch, rear patio, metal roof, county water, blacktop drive, decorative white fencing, beautiful park-like setting, & small pasture area with woods in back!**



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

See More Photos Online @ www.GoldenRuleAuction.com

PICK UP LOCATION: 8807 Knifley Rd., Columbia, KY

PICK UP DATE: FRIDAY, Septmber 25th from 2 P.M. to 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. 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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BEAUTIFUL 1-OWNER HOUSE ON 3.55 ACRES M/L ADJOINING THE GREEN RIVER CORPS OF ENGINEERS!

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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, September 22nd at 7 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.

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

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, farmers or other exempt parties must provide proper documentation at pickup.

AUCTIONEER'S NOTE: ***Don't miss this AWESOME, 1-owner property that appears very well-cared for - Get Online & Get Bidding at YOUR Price!***