

**LIVE
ON THE
PROPERTY**

No Minimums! No Reserves! Everything Sells Regardless of Price!

ABSOLUTE AUCTION!

SATURDAY, AUGUST 29TH AT 10 A.M. CDT

BEAUTIFUL, SECLUDED UNRESTRICTED ACREAGE & PRIVATE HOMESTEAD!



Beautiful Unrestricted 65 Acres, m/I (New Survey in Progress) Offered in 8 Tracts, ANY Combinations & In Its Entirety! Property features a Log-Style Home, 28ft x 48ft Garage w/ Covered Side Patio, 5-Bay Equipment Shed, Gazebo, Outbuildings, (2) Ponds plus a Cabin/ Storage Building being Offered Separately. Mostly Cleared Ground w/ Good Fence & Some Woods w/ Mature Timber - ALL located at the end of the lane near the Eli Exit of the Louie B. Nunn Cumberland Parkway and is only minutes to Beautiful Lake Cumberland.

AUCTION HELD FOR ROBBIE & MARIAN JACKSON WHO ARE RELOCATING

LOCATION: 750 Maynard Lane, Russell Springs, KY (Pulaski County, near Russell Line), only 2.5 miles from the new Eli Exit.

DIRECTIONS: From the **Louie B. Nunn Cumberland Parkway new ELI Exit 70**, take Hwy. 910 east 1/2 mile, then right onto Armilous Rd. & go 1 mile, then right onto Pinetop Rd. & go 1/2 mile toward Brown Ridge, then left onto Maynard Ln. & proceed a short distance to property. **Auction Banners Posted.**

Troy Coffey, Coordinating Agent (270) 585-1172

Chris Wilson, Broker & Auctioneer

Two Locations to Better Serve You!

GOLDEN RULE - WILSON

Real Estate & Auction #1, LLC

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Sales Associate & Apprentice Auctioneer - Troy Coffey
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Executive Assistant - Robin St. Pierre

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

Experience Could Pay Dividends

Specializing In Estate Auctions

**VIEW LAND ANYTIME AT YOUR LEISURE OR OPEN HOUSE:
SATURDAY, AUGUST 22 FROM 10 AM TO 12 NOON CDT**



PROPERTY DESCRIPTION: This beautiful farmland will be offered in 8 parcels, ANY combinations & in its entirety. Property offers picturesque homesites, excellent farmland, bountiful wildlife & excellent investment opportunities! With long frontage along Maynard Ln, each tract has easy access to the practically level farm ground, which is mostly fenced for livestock. Property is about half cleared & half wooded with the mature woodlands being ideal for hunting with lots of mature deer and turkey in the area; they also offer a good variety of quality hardwoods (some of harvestable size) making a growing investment for your future. Electric is available. County water is off of Pinetop Rd. w/ property currently serviced by well.

TRACT #1: 27.51 Acres, m/l, some clear land, but mostly wooded w/ nice timber, excellent hunting & stream!

TRACT #2: 0.81 Acres, m/l, cleared land.

TRACT #3: 0.86 Acre, m/l, cleared land.

TRACT #4: 0.86 Acre, m/l, cleared land.

TRACT #5: 0.87 Acre, m/l, cleared land.

TRACT #6: 12.85 Acres, m/l, mostly cleared with spring-fed pond, some fencing & woods along the side & back perimeter.

TRACT #7: 11.87 Acres, m/l, mostly cleared with some fencing & woods in back.



OFFERED SEPARATELY!

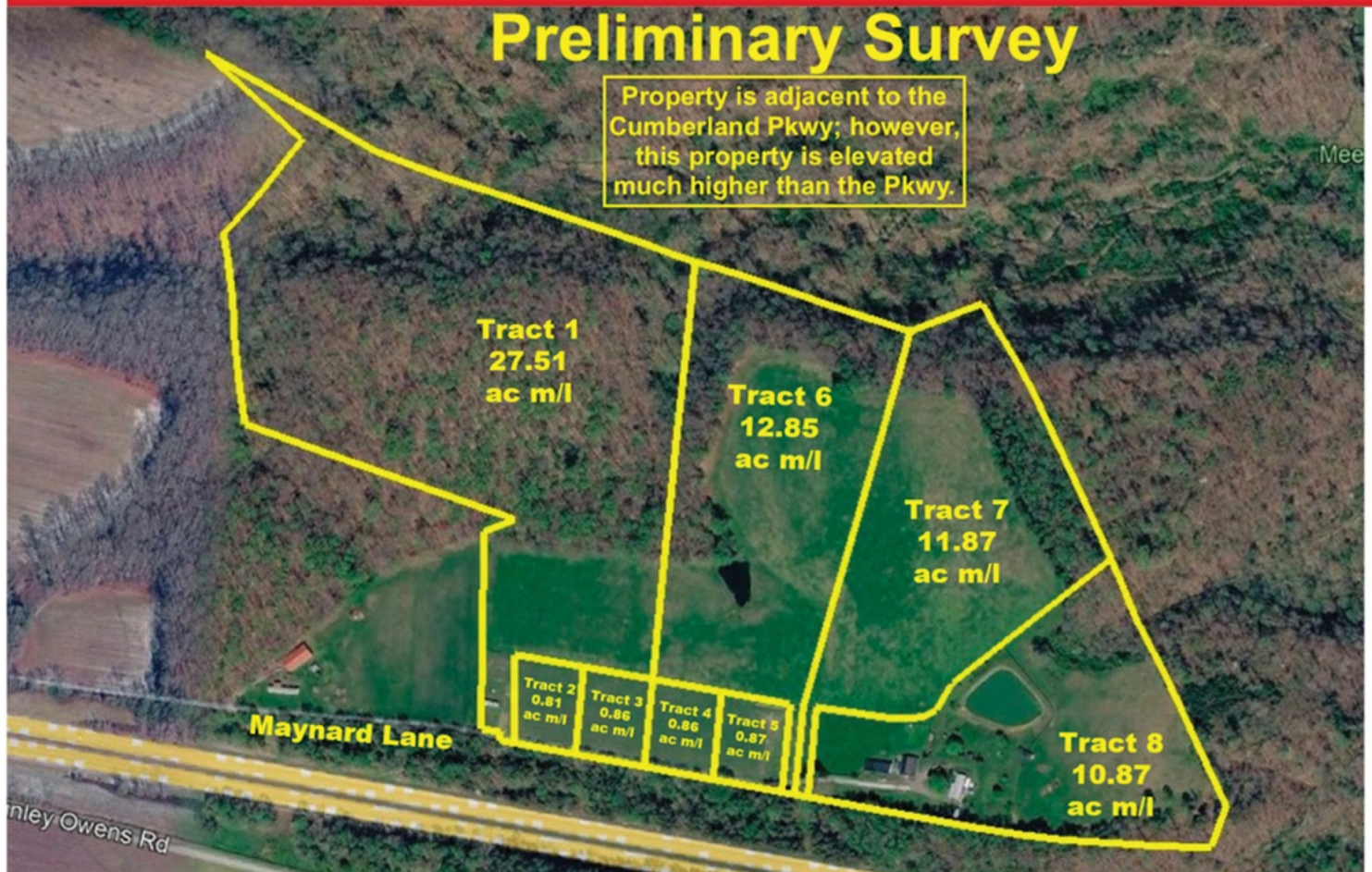
TRACT #8A: Portable Bldg Offered Separately: Purchased new in 2024, 12ft x 20ft Rustic-Style Outbuilding w/ 4ft porch (interior semi-finished w/ electric, insulation & flooring).



MANNER OF SALE: This is a live, on-site auction, with absentee bidding available by contacting auction company in advance. Tracts of land will be auctioned individually, in ANY combinations & in its entirety using Golden Rule-Wilson's Multi-Parcel Selling System allowing anyone to bid on ANY tract or ANY combination of tracts at ANY time. This allows bidders to make or break a combination, ultimately allowing purchasers to bid only on the tract / tracts they want and allowing individual tract bidders the ability to defend their bids!

Preliminary Survey

Property is adjacent to the Cumberland Pkwy; however, this property is elevated much higher than the Pkwy.



TRACT #8: This tract has it all - log-style home (original true log home & addition added w/ rustic board & batten siding), 28ft x 48ft garage (concrete floor & electric) w/ 12ft x 48ft covered side patio, 5-bay 23ft x 68ft equipment shed w/ electric, 12ft x 40ft loafing shed, outbuilding, 18ft gazebo overlooking large stocked pond, swing-set & playground - all on 10.87 Acres, m/l. This beautiful tract also features black plank fencing, 2 automatic waterers with separate pastures. House has 1,448 sq ft +/- per PVA having 3 to 4 bedrooms, 2 baths, kitchen / dining area w/ new appliances, living room, like-new central heat and air, double-pane windows, propane fireplace, flue for choice of heat, well water, metal roof, large porches / decks w/ easy access ramp & mature shade. Located at the end of the road offering ultimate privacy! View by appointment or at open house.



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Estate & Auction #2, LLC
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Golden Rule-Wilson Real Estate & Auction #2, LLC.
21 East Steve Wariner Drive, Suite A
Russell Springs, KY 42642



TERMS: REAL ESTATE: Non-refundable 10% down day of sale & balance with deed on or before 30 days. Property taxes for 2026 paid by the Sellers. Possession with deed. **No contingencies – if you can't close, don't bid.**

OUTBUILDING: Cash or good check. ALL PROPERTY IS SOLD "AS-IS" and "WHERE-IS" - ALL SALES ARE FINAL! A 10% Buyer's Premium will be added to all winning bids to determine the final sales price.

AUCTIONEER'S NOTE: *This property offers some great farmland and homestead at the end of this county road. REMEMBER THE DATE, SATURDAY, AUGUST 29TH AT 10 A.M. CDT & COME PREPARED TO BUY AT YOUR PRICE!*

Note: Announcements made day of sale take precedence over previous advertisements.