

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

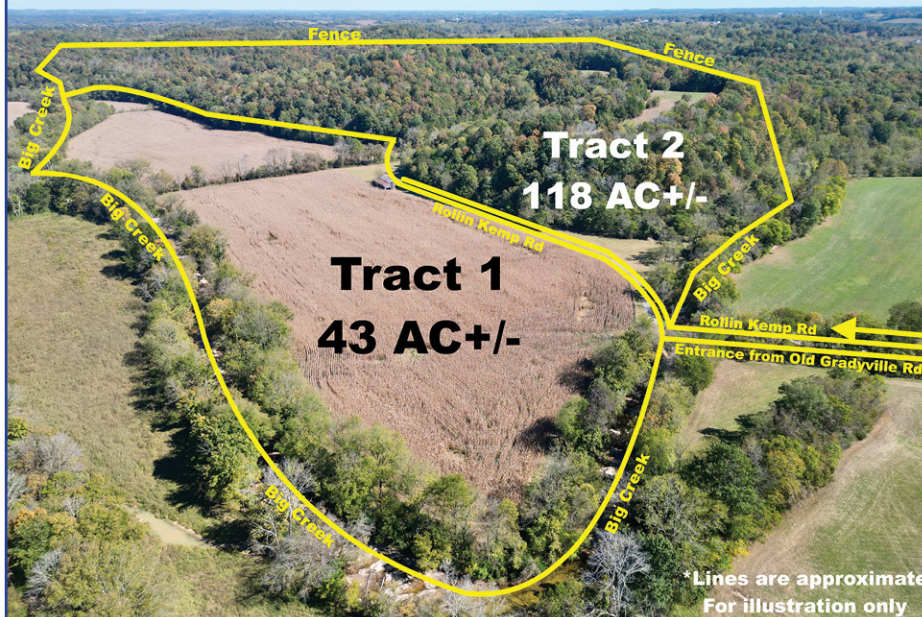
**ONLINE
ONLY!**

ABSOLUTE ESTATE AUCTION!

ENDING TUESDAY, OCTOBER 27TH AT APPROX 6 P.M. CDT

CROPLAND, RECREATIONAL / HUNTING LAND, YEAR-ROUND CREEK!

161 AC +/- Offered in 2 Tracts



161 ACRES, M/L, offered in 2 Tracts, Featuring a YEAR-ROUND CREEK, CROPLAND, EXCELLENT HUNTING, Several SCENIC HILLTOP VIEWS, 2 OLDER BARNs, OIL WELLS, ULTIMATE PRIVACY & MORE!!!

Both Tracts Have Frontage & Access to Rollin Kemp Rd. (County Road) which Dead-Ends on the Property! IMMEDIATE HUNTING RIGHTS W/ DEPOSIT!!!

AUCTION HELD FOR THE DENNIS KEMP 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: Rollin Kemp Rd., Columbia, KY. (Dead-End County Road), in the GRADYVILLE Community of Adair County.

DIRECTIONS: From the Columbia, KY, Walmart, take Hwy 80 West (Edmonton Rd) 5 miles, then right onto Old Gradyville Rd, then right onto Rollin Kemp Rd. **AUCTION BANNERS POSTED.**

Elliot Burton, Coordinating Agent: 270-250-5785

Chris Wilson, Broker & Auctioneer

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 Associates & Auctioneers - Danny Mouser &
Dillan Thompson

Sales Associate & Apprentice Auctioneer - Eli McGuffin
Executive Assistant - Christine Ussery



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Experience Could Pay Dividends

Your "Network" Real Estate Company

GOLDEN RULE - WILSON

Real Estate & Auction #2, LLC

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

270-866-6600 • 1-800-410-5155

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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



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

Specializing In Estate Auctions

**VIEW ONLINE, BY APPOINTMENT OR ANYTIME AT YOUR LEISURE.
CONTACT ELLIOT BURTON: 270-250-5785.**

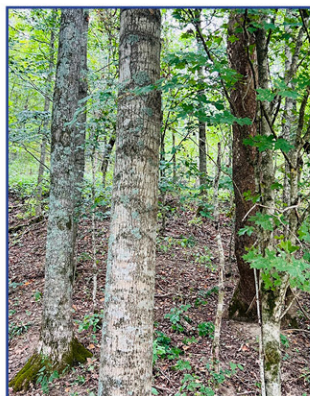
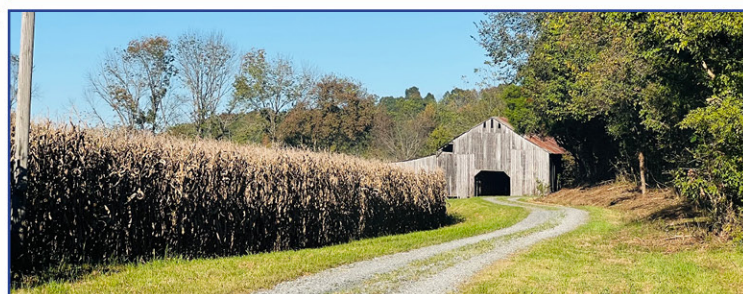
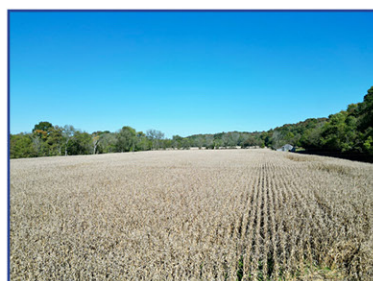
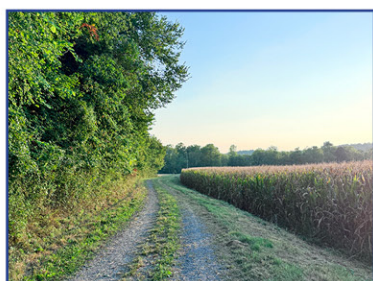
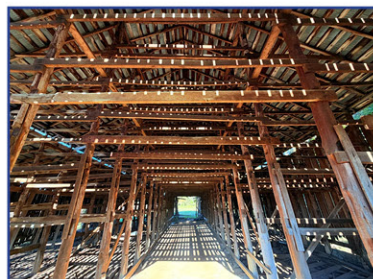
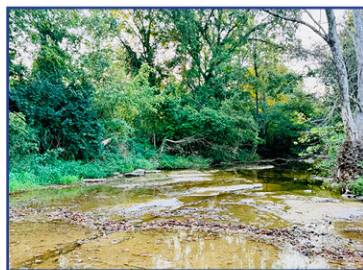
TRACT #1- 43.36 Acres, m/l, per new survey.

Productive Farmland • Big Creek Frontage •

County Road Access • Mineral Rights Convey

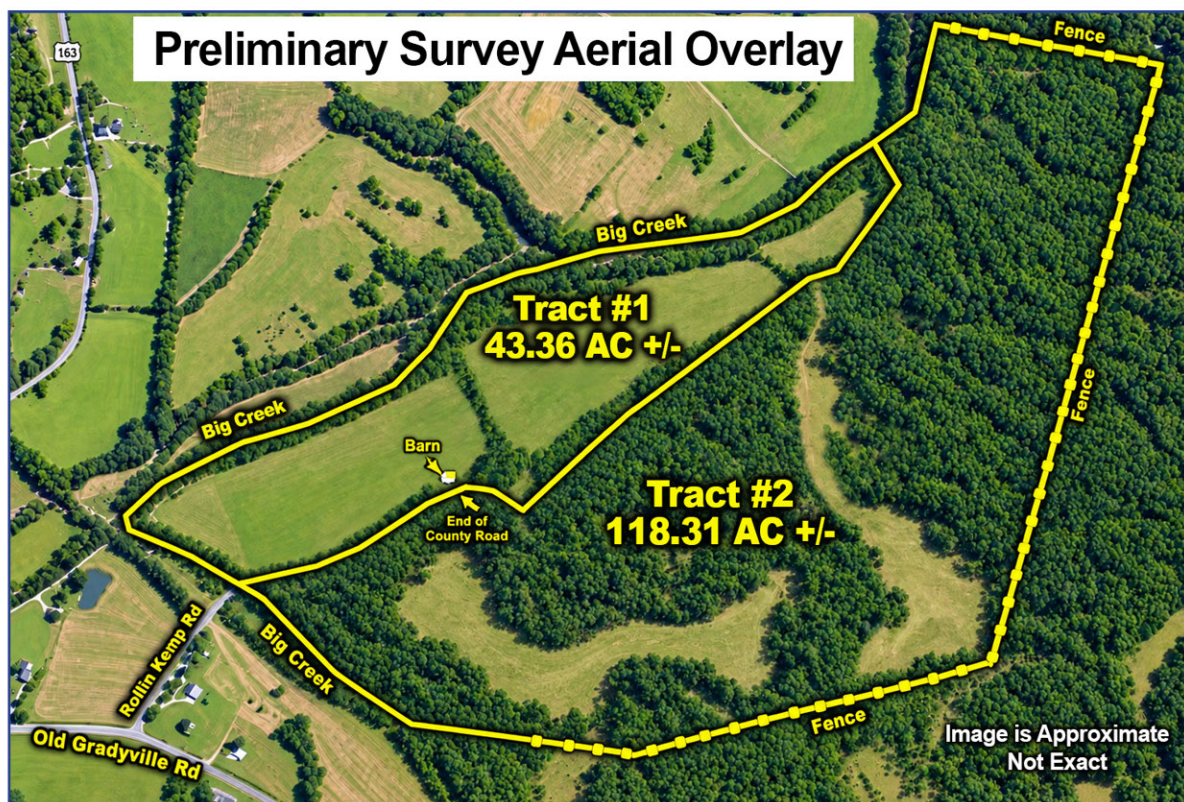
(ON LEFT SIDE OF ROLLIN KEMP ROAD)

An **excellent opportunity** to purchase **43.36 acres, m/l**, of **productive farmland** featuring approximately **35 acres of tillable cropland**, currently planted in corn (more could be cleaned up along ditches). This tract offers a beautiful stretch of frontage along **Big Creek** and is **accessible from Rollin Kemp Road, a county-maintained road**. Electric service is accessible, adding to the property's versatility, and property also offers an older tobacco / storage barn. Whether you're looking to expand your farming operation, invest in productive agricultural ground, or purchase a scenic piece of Kentucky countryside, this tract offers tremendous potential!

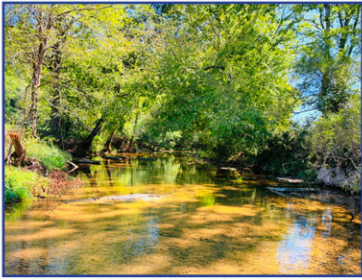


**NICE HARDWOODS &
CEDAR TIMBER REMAIN
WITH PROPERTY!**

Preliminary Survey Aerial Overlay



**SEE DETAILS, MULTIPLE PHOTOS AND VIDEO
ONLINE @ www.GoldenRuleAuction.com**



SEVERAL SCENIC VIEWS!



ELECTRIC AT BACK OF PROPERTY!



WILD TURKEYS!



**TRACT #2 – 118.31 Acres, m/l, per new survey.
Prime Hunting & Recreational Land • Wooded Acreage
• Scenic Hilltop Views • County Road Access • Oil Wells •
Mineral Rights Convey**

(ON RIGHT SIDE OF ROLLIN KEMP ROAD)

An outstanding opportunity to own **118.31 acres m/l** of Kentucky hunting and recreational land! Approximately two-thirds of this tract is wooded (more could be cleared), providing **excellent wildlife habitat and hunting opportunities**, with the remaining acreage offering **open ground including a small creek bottom & larger ridge-top fields**. Property is accessed by county road that dead ends on property and a private gravel road leads to the larger fields on the ridgeline offering **scenic views in all directions**. The property also **adjoins Big Creek**, adding another desirable feature for outdoor enthusiasts. This parcel also features some **excellent hardwood timber & mature cedars remaining with the property**. Electric service is accessible at the front and at the back of the property, plus **existing oil wells** are located on the property. All **oil & gas/mineral rights will convey to the purchaser**, as supported by a **completed mineral title search**. At least **4 oil wells had pump jacks** at time of photos / video; however, the equipment (pumps & tanks) are being removed by the previous tenant / producer and pumps & tanks are not included in the purchase). New owner may wish to produce wells themselves or re-lease them! Whether you're looking for a **private hunting retreat, recreational getaway, or long-term land investment**, **this property has plenty to offer!**



DYNAMIC SOFT CLOSE: Golden Rule – Wilson Real Estate & Auction #1, LLC's 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.

LINKED TRACTS: TRACTS 1 & 2 will be linked together to close at the same time, so if one gets extended the other will also extend in case you want to buy both tracts.

ONLINE ONLY ABSOLUTE



ESTATE AUCTION!

ENDING TUESDAY, OCT. 27TH AT APPROX. 6 P.M. CDT

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



FARM, HUNT, INVEST!

www.GoldenRuleAuction.com



**Golden Rule - Wilson Real
Estate & Auction #1, LLC**
270-384-1111
www.GoldenRuleAuction.com

Golden Rule-Wilson Real Estate & Auction #1, LLC.
1004 Jamestown Street
Columbia, KY 42725

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.** 2026 property taxes paid by sellers. **Possession: with deed, subject to corn crop, PLUS IMMEDIATE HUNTING RIGHTS w/ deposit & signing of purchase contract & liability waiver!!** A 10% buyer's premium will be added to the final bid to determine the final sales price. Property descriptions and information are believed to be accurate but not guaranteed. Purchasers are responsible for their own due diligence and verification of any information provided. Information has been provided for convenience purposes only. **See full terms upon registration.**

BUYER'S PREMIUM: A 10% Buyer's Premium applies.

SALES TAX: Sales tax does NOT apply to the real estate.



AUCTIONEER'S NOTE: *If you're looking for an excellent investment, just minutes from town with ultimate privacy - this property offers beautiful building sites, farmland, hunting land & more! Don't wait until the last minute - get online and get bidding at your price! Remember, buyer gets IMMEDIATE HUNTING RIGHTS w/ deposit & signing of purchase contract & liability waiver!!*