

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

ONLINE ONLY!

# ABSOLUTE AUCTION!

ENDING TUESDAY, JULY 7TH AT APPROX. 7 P.M. EDT (FAST TIME)

JUST MINUTES FROM CAMPBELLSVILLE & NEAR GREEN RIVER LAKE!



**BEAUTIFUL CREEK - BARN - NOSTALGIC LOG STORAGE BLDG - GORGEOUS PROPERTY!**

**Custom Log House w/ Basement on 3.91 Acres, m/l. Property also includes a Metal Barn & Historic Log Building. Property features a Beautiful Location w/ creek - just minutes from town and Green River Lake!**

**Also, OVER 600 LOTS OF PERSONAL PROPERTY including a 2015 Kia Rio, IH 784 Tractor w/ Loader, Household Furnishings, Antiques, Collectibles, Tools, Shop Equipment, Household Items & more!**

**AUCTION HELD FOR MONNIE KNIFLEY, ALSO KNOWN AS THE LATE JIMMIE KNIFLEY PROPERTY.**

HOW TO BID: FOLLOW THE PROMPTS & BID ONLINE NOW @

## [www.GoldenRuleAuction.com](http://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: 340 Meadow Creek Rd., Campbellsville, KY. From Hwy. 55 (at Cox's Interior) take Old Columbia Rd. (Hwy 3183) 1.7 miles, then right onto Meadow Creek Rd. (Hwy. 3098) & go less than a half mile. ONLY A SHORT DRIVE TO GREEN RIVER & GREEN RIVER LAKE STATE PARK! Auction Banners Posted.**

*Two Locations to Better Serve You!*

*Your "Network" Real Estate Company*

### 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

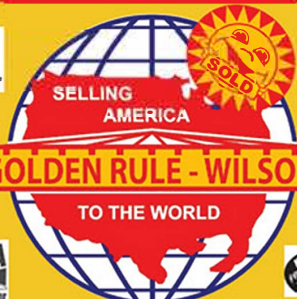
Sales Associates - Elliot Burton, Logan Sandusky,  
Simon Wilson, & Abigail Walker

Sales Associate & Auctioneer - Danny Mouser

Sales Associate & Apprentice Auctioneer - Eli McGuffin

Apprentice Auctioneer - Dillan Thompson

Executive Assistant - Christine Ussery



### 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

Christopher B. Wilson - Broker & Auctioneer  
Sales Associate & CFO - Pam Emerson

Sales Associates - Larry Emerson, John David Hale,  
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Sales Associate & Apprentice Auctioneer - Troy Coffey

Auctioneer - Alex Popplewell

Executive Assistant - Robin St. Pierre

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

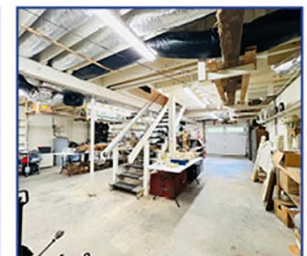
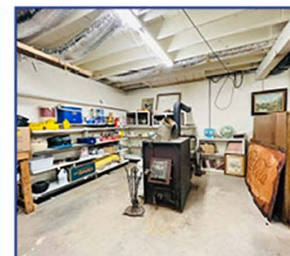
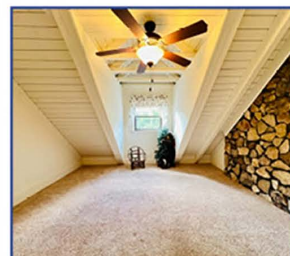
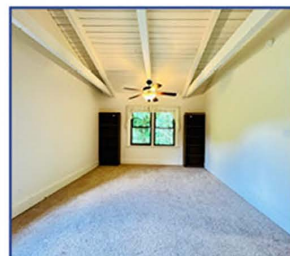
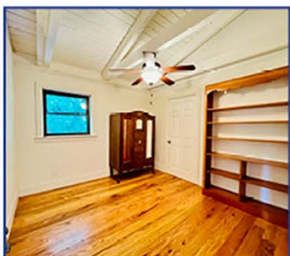
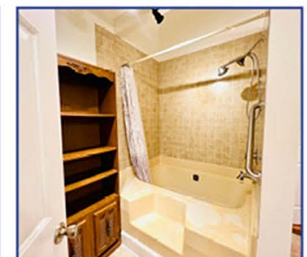
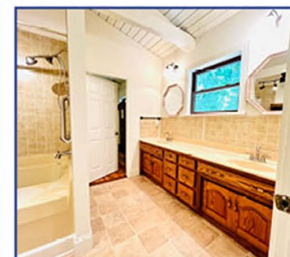
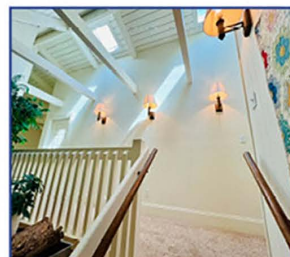
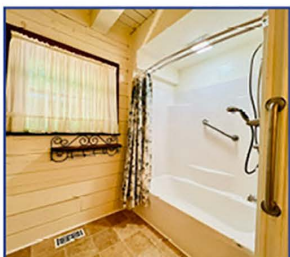
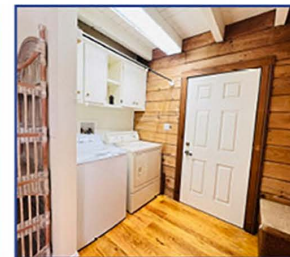
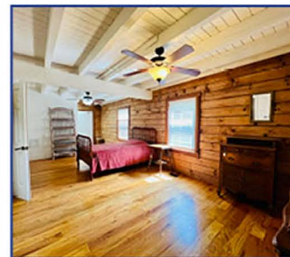
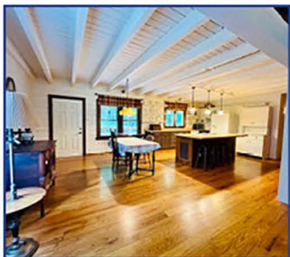
*Experience Could Pay Dividends*

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*Specializing In Estate Auctions*

**View Online, By Appointment or OPEN HOUSE  
Saturday, July 4th from 10 A.M. – 12 NOON EDT**

**PROPERTY DESCRIPTION:** This beautiful creekside property features 3.91 Acres, m/l with modern log home, nostalgic log storage bldg & 32ft x 40ft metal barn – all with a beautiful country setting just minutes from town! This custom log home offers approximately 2,315 sq ft +/- and has been tastefully remodeled by the current owners, and it offers many modern amenities. Walk into a beautiful 1 & 1/2 story foyer w/ exposed wood beams, then into a beautiful living room w/ stone fireplace, open-concept kitchen / dining area with large serving island – all appliances – large in-wall storage pantry, spacious primary bedroom on main level w/ primary bath, closet & main level utility area. The 2nd level of the home offers an additional 3 bedrooms plus a possible 5th bedroom or family area, large bath w/ double vanity & garden tub, atrium area w/ skylights, plus plenty of closet storage areas. The basement has poured concrete walls, 2 garage door entrances, plus a large concrete safe room w/ vault door lock. Modern amenities include newer central heat & air (natural gas furnace), supplemental window air upstairs, double pane windows, 8ft x 30ft covered front porch, 8ft x 30ft rear deck overlooking beautiful stream, circle drive, nice shade trees, park-like setting and even more...

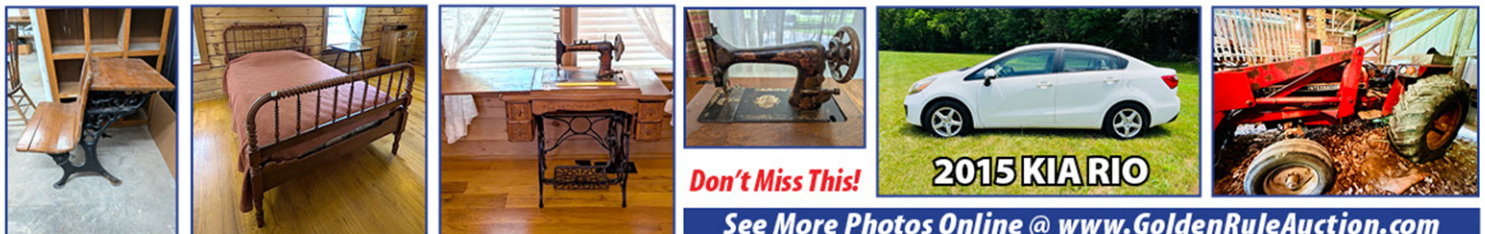


**SEE FULL LIST, DETAILS AND MULTIPLE PHOTOS ONLINE @ [www.GoldenRuleAuction.com](http://www.GoldenRuleAuction.com)**



The nostalgic log structure next door is an "old time" log house that has been reconstructed and measures 18ft x 32ft w/ open upstairs, plus a 20ft x 30ft add-on & 8ft x 30ft covered porch. This unit is currently being used for storage but appears could easily be converted to a guest house, crafting / garden home, small storefront, or anything you can imagine! Unit has electric, a half bath area (currently not in service, but has septic per owner), partial ductwork, but no unit. The 32ft x 40 ft barn has metal covering, electric and offers lots of storage w/ side stalls and upstairs loft.

**Over 600 Personal Property Items. Go to [www.GoldenRuleAuction.com](http://www.GoldenRuleAuction.com) for Full List!**



**See More Photos Online @ [www.GoldenRuleAuction.com](http://www.GoldenRuleAuction.com)**



**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 7:00 receives a bid at 6:59, the close time will automatically extend 7:02. 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.

**PICK UP LOCATION:** 340 Meadow Creek Rd., Campbellsville, KY

**PICK UP DATE:** FRIDAY, July 10th from 1 P.M. to 6 P.M. EDT (Fast Time) 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.

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



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**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. Purchaser is responsible for own title search if desired, if you are the winning bidder. 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, July 10th at 8 P.M. EDT 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 or other exempt parties must provide proper documentation at pickup.



**AUCTIONEER'S NOTE: Don't Miss Your Opportunity to Bid on this Great Property & Personal Items. Get Online & Get Bidding at YOUR Price!**