

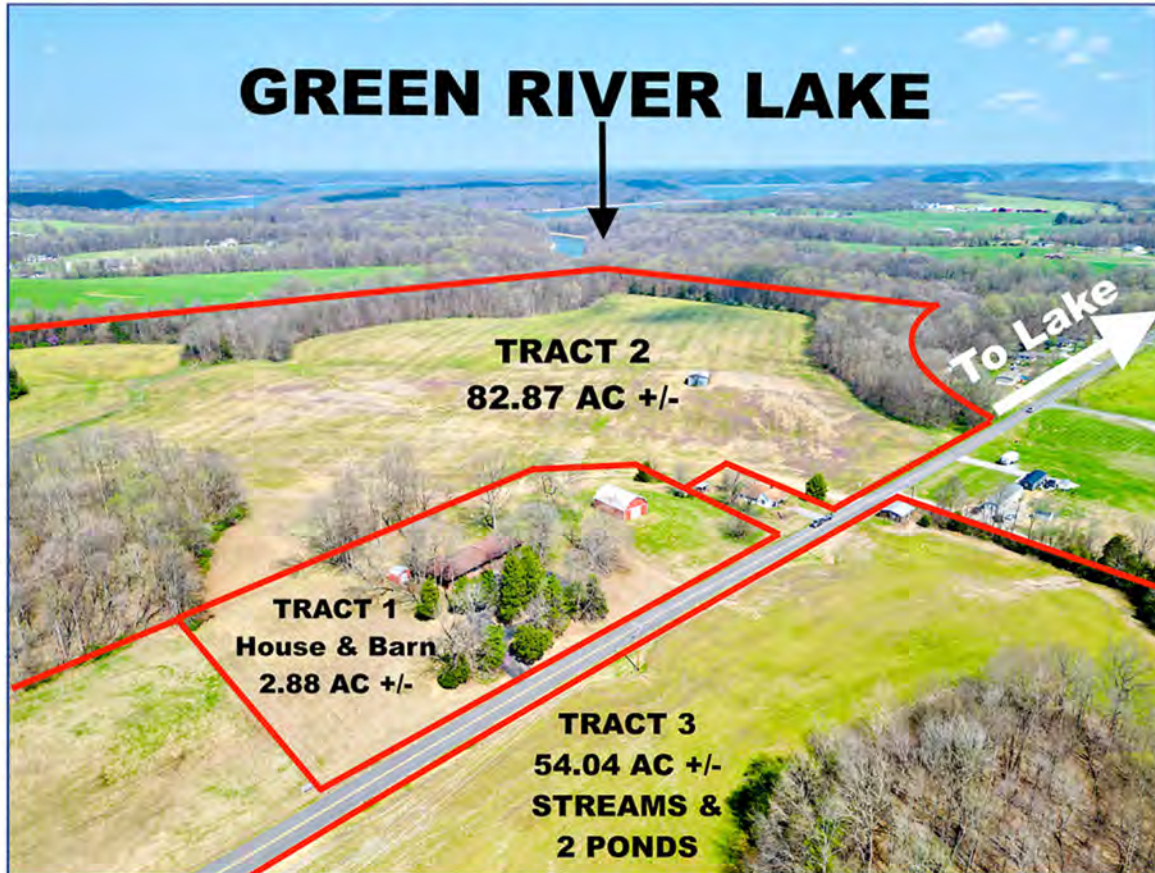
**NO MINIMUMS! NO RESERVES! EVERYTHING SELLS REGARDLESS OF PRICE!**

**LIVE  
ON THE  
FARM**

# **ABSOLUTE ESTATE AUCTION!**

**SATURDAY, APRIL 25TH AT 10 A.M. CDT**

**Between Columbia and Campbellsville! Near Green River Lake!**



**140 Acres, m/l,  
per New Survey  
Offered in  
3 Tracts and ANY  
Combinations.  
Property Offers  
Beautiful  
Homesites,  
Cropland,  
Farmland,  
Development  
Land - Near  
Green River Lake!  
Property Adjoins  
Corp of Engineers  
and has Spring  
Branches, Ponds,  
Excellent Hunting  
and Scenic Views!**

**KNOWN AS THE LATE EVLYN KOMOSA PROPERTY**

**LOCATION:** 281 Kellyville Rd, Columbia, KY, just off Hwy 55 in the **Coburg / Kellyville Community** of Adair County. **ONLY MINUTES TO MT. CARMEL BOAT RAMP, HOLMES BEND MARINA & GREEN RIVER LAKE MARINA.**

**DIRECTIONS:** From **Columbia, KY:** Take Hwy 55 North 7.2 miles, turn right at Cane Valley Rd & go 1/2 mile, then left onto Kellyville Rd. **AUCTION BANNERS POSTED.**

**ELLIOT BURTON, COORDINATING AGENT**

**CHRIS WILSON, BROKER & AUCTIONEER**

*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



[www.GoldenRuleAuction.com](http://www.GoldenRuleAuction.com)

## **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,  
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.

*Experience Could Pay Dividends*

*Specializing In Estate Auctions*

**VIEWING: VIEW LAND ANYTIME AND HOUSE BY APPOINTMENT OR  
OPEN HOUSE SATURDAY, APRIL 18TH FROM 4 PM – 6 PM CDT.**



**Tract #1:** Offers a 1-owner, 2 to 3 bedroom / 2.5 bath brick house w/ finished basement & attached garage on 2.88 acres, m/l, w/ 32ft x 48ft metal barn. Property offers a beautiful, park-like setting with countryside views outback! This brick house offers 1,945 sq ft +/- of living space on main level, plus an additional 1,354 sq ft +/- in the basement having fireplace, utility room, storage, ½ bath & outside entrance. Main level offers a large living room, kitchen that opens to the great room w/ vaulted ceiling and brick fireplace, formal dining area & office / study. Also, additional all-purpose room off the garage. House has large front and rear patio porches, 2 central heat & air units, huge 2-car garage, blacktop circle drive & storage shed. Come enjoy this beautiful country home.

**TRACT #1: BRICK HOUSE & METAL BARN ON 2.88 AC. m/l**



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



**MANNER OF SALE:** This is a live auction with absentee bidding available by contacting auctioneer in advance. Tracts of land will be auctioned on an individual basis & then in **ANY combinations** using Golden Rule-Wilson's Computerized 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 bid.**

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Offered in  
3 Tracts and  
ANY  
Combinations.  
Property Offers  
Beautiful  
Homesites,  
Cropland,  
Farmland,  
Development  
Land – Near  
Green River  
Lake! Property  
Adjoins Corp of  
Engineers and  
has Spring  
Branches,  
Ponds,  
Excellent  
Hunting and  
Scenic Views!**

**Viewing:  
View Land  
Anytime and  
House by  
Appointment or  
OPEN HOUSE  
Saturday, April 18<sup>th</sup>  
4-6pm CDT**



**TRACT #2: 82.87 AC. m/l**

**Tract #2:** Offers 82.87 acres, m/l, mostly cropland, adjoining the Corp of Engineers w/ older barn & mature timber remaining w/ property. Blacktop frontage, county water & electric available, plus springs & streams. Lots of deer & turkey! Approx 46 acres, m/l, of cleared ground have been used for deer crops with balance in nice woodlands. Property is unrestricted.



**TRACT #3: 54.04 AC. m/l**

**Tract #3:** Offers 54.04 Acres, m/l, w/ long blacktop frontage, small bldg, electric & county water available. Property offers beautiful building sites, wooded in back w/ springs, streams & 2 ponds! Approx 8 acres, m/l, of cleared ground along the front and balance in woodlands. A wildlife sanctuary or additional land could be cleared for utilization. Property is unrestricted.



**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, plus immediate crop rights with contract. No contingencies – if you can't close, don't bid. **All property is sold in "AS IS" and "WHERE IS" condition – please inspect. ALL SALES ARE FINAL!**

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to all winning bids to determine the final sales price.



# BEAUTIFUL LAND NEAR GREEN RIVER LAKE!

**AUCTIONEER'S NOTE:**

*This is an incredible buying opportunity to purchase land in an area where property rarely comes available! Remember the date Saturday, April 25th at 10 A.M. CDT & come prepared to buy at your price!*

Announcements made day of sale take precedence over previous advertisements.

Golden Rule-Wilson Real Estate & Auction #2, LLC.  
1004 Jamestown Street  
Columbia, KY 42728

