

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

ONLINE ONLY ABSOLUTE AUCTION!

ENDING TUESDAY, APRIL 21st AT APPROX. 6 P.M. CDT



1-Level Brick House in Town in Bluegrass Estates

3 Bedroom / 2 Bath, One-Level Brick House on a Nice 0.37 Acres, m/l, Lot. House Offers 1,976 Sq Ft of Finished Space w/ an Attached Garage. Features include Central Heat/Air, Screened-In Porch, Blacktop Drive & More!

PROPERTY KNOWN AS THE LATE EVELYN KOMOSA PROPERTY

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: 103 Bluegrass Drive, Columbia, KY,
in Bluegrass Estates – one of Columbia's nicest subdivisions. 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

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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

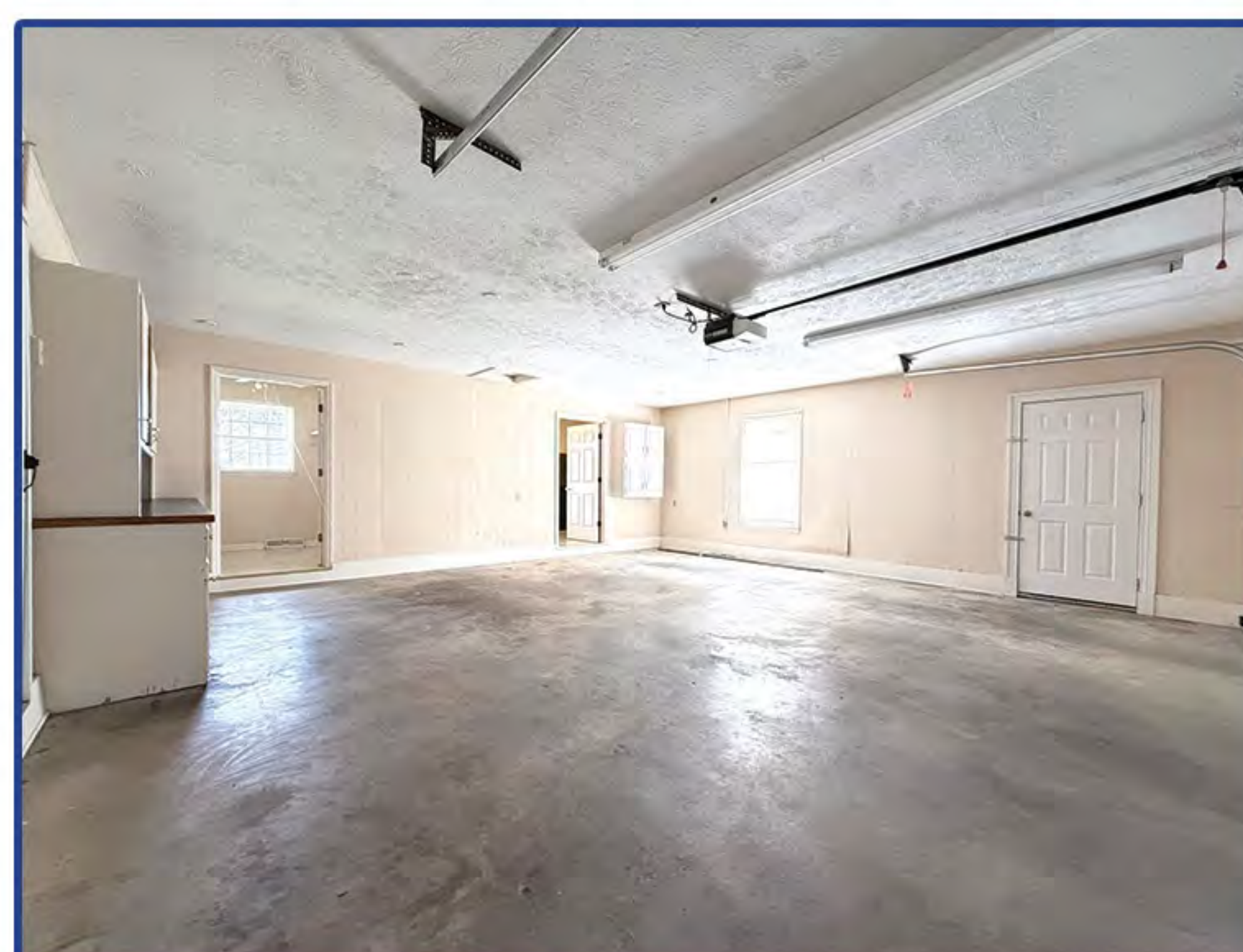
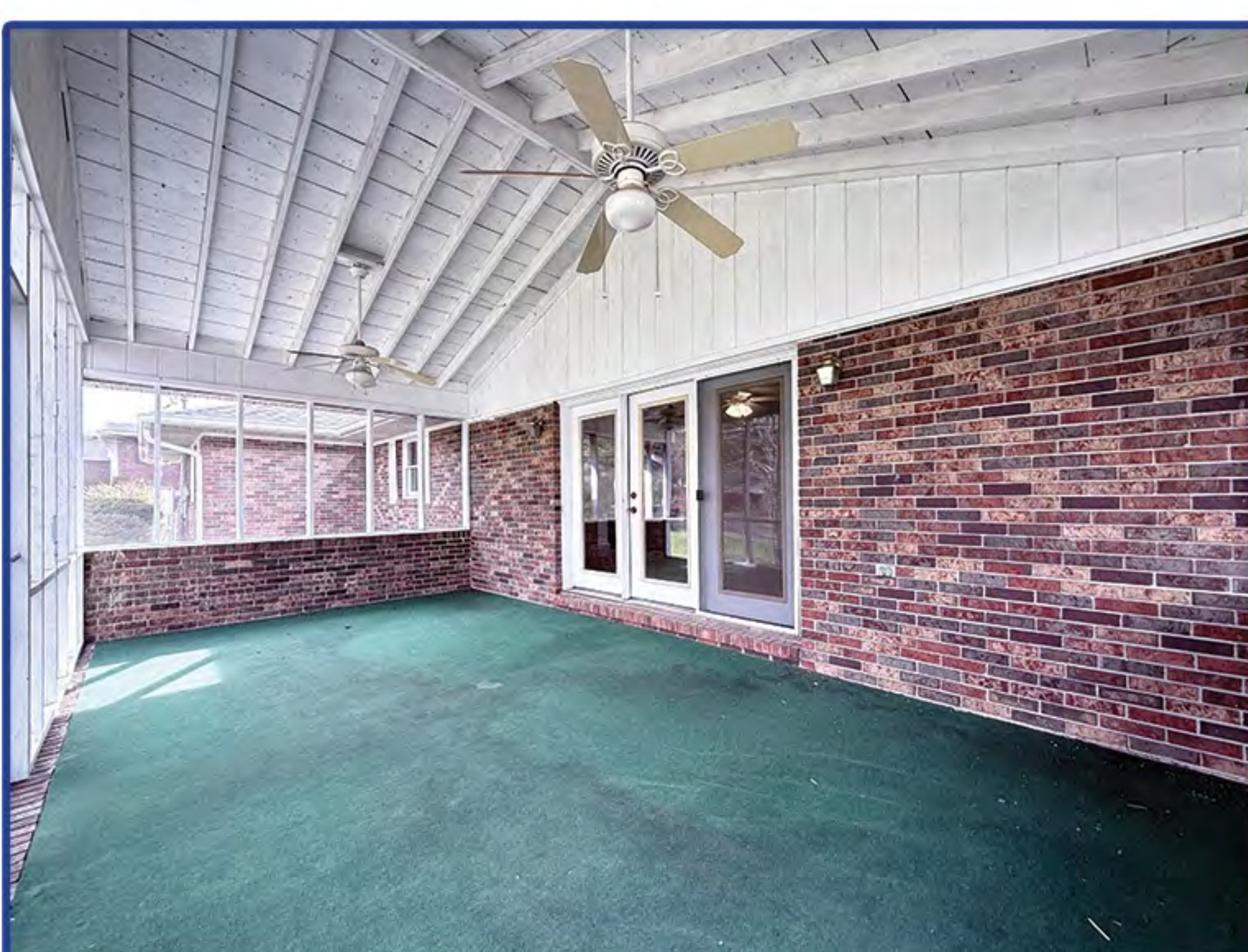
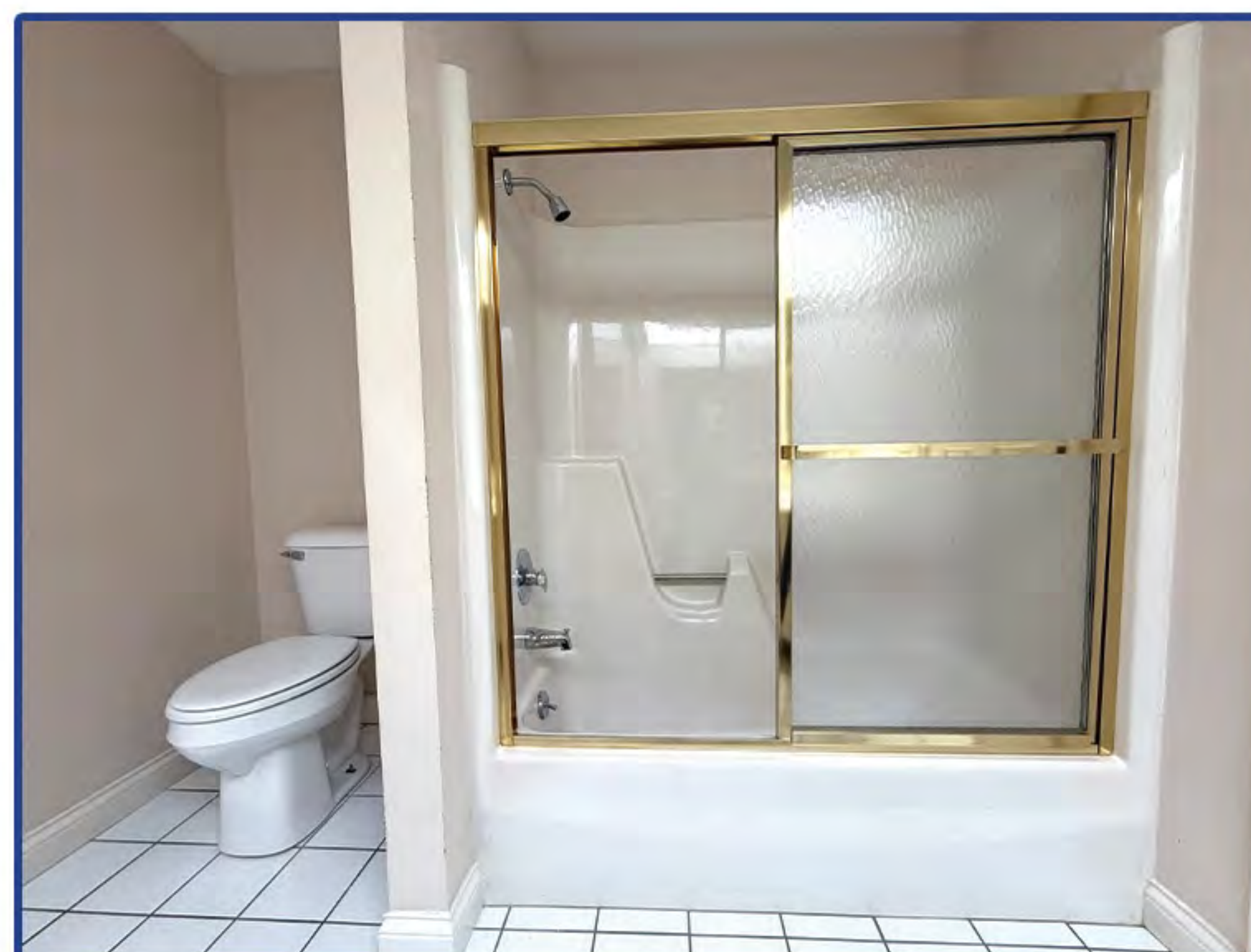
VIEWING: View Online, by appointment or OPEN HOUSE
Saturday, April 18th from 4 PM – 6 PM CDT



PROPERTY DESCRIPTION: This beautiful, **one-level brick house** is in a quiet neighborhood in the heart of Columbia. House features **3 bedrooms, 2 baths,** formal living room, dining room and **spacious kitchen** with **newer stainless-steel appliances**. The kitchen is open to a **large den / family room** which also offers easy access to the **screened-in porch** overlooking the **fenced backyard**. House has **large separate utility room** and attached **2-car garage** with **additional storage area**. You will enjoy the conveniences of **central heat and air, city water, city sewer, blacktop driveway, front sidewalk** and more!

SEE FULL DETAILS & MORE PHOTOS OF HOUSE ONLINE!





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.

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

TERMS: 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 to be pro-rated at closing. A ten percent buyer's premium will be added to the final bid to determine the final sales price. Property description 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: 10% Buyer's Premium applies.

SALES TAX: Sales Tax does NOT apply to real estate



AUCTIONEER'S NOTE: If you are looking for a nice house town, don't wait until the last minute - get online and get bidding at your price!

NOTE: The successful bidder on the house will be required to sign a lead-based paint waiver as required on any house built prior to 1978.

Golden Rule-Wilson Real Estate & Auction #1, LLC.
1004 Jamestown Street
Columbia, KY 42228

