

**PROPERTY DESCRIPTIONS: BUY 1 TRACT, BUY 2 TRACTS OR BUY THEM ALL!!!**

**NOTE: TRACTS 1,2 & 3 WILL BE BID ON INDIVIDUALLY, BUT THEY WILL ALSO BE LINKED TOGETHER TO CLOSE AT THE SAME TIME ALLOWING YOU THE OPPORTUNITY TO BID ON MORE THAN ONE TRACT IF DESIRED.**

**TRACT #1**



**TRACT #1:** Vacant lot featuring **0.55 acres, m/l**, (from new survey) of **beautiful, level property** with electric and county water available. Approved for mobile homes no more than 5 years old at time of placement. Also, the **perfect location** for a "tiny home", with a minimum square footage of only 800 sq. ft. This lot would be an **ideal location** for a low maintenance **lake retreat**. Modest restrictions for Parkside Estates apply.

**TRACT #2:** Beautiful, well-kept manufactured home with additions, all on **0.81 acres, m/l**, (from new survey) near **beautiful Lake Cumberland!** You will be only a short drive to **Lake Cumberland Marina** (former Alligator II) and a straight shot to former Alligator I **boat ramp**. This home has **2,243 sq. ft. +/-** under roof of which **1,534 sq. ft. +/-** is beautiful living space, 133 sq. ft. +/- is an **enclosed sun porch** and 576 sq. ft. +/- is an **attached garage** that is drywall finished and offers an **additional canning kitchen!** The main home features **3 bedrooms, 2 full baths**, washer & dryer area, **open floor plan** with large **eat-in kitchen** with appliances and pantry, **formal dining/living room**, additional **den/family room** with **gas log fireplace**. House also has **central heat & air, newer metal roof, newer luxury plank flooring** throughout most of living area, mostly **double-pane windows**, county water, a **12ft. x 23.5ft. rear gazebo, a 12ft. x 24ft. side gazebo**, beautiful landings, landscaping and sidewalks, concrete driveway plus additional parking spaces. Don't miss this awesome buying opportunity for your **permanent residence, Airbnb or lake retreat!**

**TRACT #2**



**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.** 2023 property taxes are to be paid by the Seller. A ten percent buyer's premium will be added to the final bid to determine the final sales price. **PERSONAL PROPERTY:** Accepted methods of payment are cash, cashier's check or local personal/business check (Must have I.D.), OR Visa, MasterCard or Discover with a 3% processing fee in person (minimum processing fee of \$3). Personal and business checks will be verified for sufficient funds before items are removed from the auction site. All purchases that have not been paid by Friday, September 29th at 6 P.M. CDT will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3). ALL real estate & personal property are sold "AS, IS". **All sales are final. See full terms & details upon registration.**

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

**SALESTAX:** Sales tax does NOT apply to 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.

**TRACT #3**



**TRACT #3:** Features a huge **60ft. x 60ft. metal barndominium / garage / boat storage building** with concrete floors, **(2) 10ft. x 10ft. overhead garage doors** (one with automatic opener), **1/2 bath with separate septic system** and more! This building appears **low-maintenance** and offers bubble wrap insulation overhead and some **interior rooms already partitioned**. Main part of building measures approx. 12ft. tall to the bottom of the trusses and **should accommodate most boats, campers or other lake toys!** To the left side of building, there is also an **RV hookup with access to the septic, electric and water**. The building also has its own electric panel box; however, the power and water currently extend from the home on Tract 2. If these tracts should sell separately, the purchaser of Tract 3 will be responsible for obtaining their own water and electric from the readily available nearby sources. This tract consists of **0.87 acres, m/l**, (from new survey) of land located at the very end of the driveway access easement (**Little Ln.**), and the property is large enough to offer a **beautiful building location** or additional **homesite** if desired.



**VIEW ONLINE, BY APPOINTMENT OR OPEN HOUSE SATURDAY, SEPT. 23RD FROM 10 A.M. TO 12 NOON CDT**

**PICK UP LOCATION:** 76 Old Cedar Lane, Russell Springs, KY 42642.

**PICK UP DATE:** Friday, Sept. 29th from 1 P.M. to 5 P.M. CDT at 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. ALL PURCHASED ITEMS MUST BE REMOVED BY THE DEADLINE STATED ABOVE.**

**DYNAMIC SOFT CLOSE:** Golden Rule - Wilson Real Estate & Auction #2, 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 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.

