

OLD FASHIONED
LIVE-ON-THE-
PROPERTY!

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

ABSOLUTE AUCTION!

SATURDAY, OCTOBER 3RD AT 10 A.M. CDT

PROPERTY FRONTING HWY. 127 • PLUS COMMERCIAL TIMBER

10.65 ACRES, M/L OFFERED IN 2 TRACTS!



PLUS PERSONAL PROPERTY!

10.65 Acres, m/l, Fronting Hwy 127 Offered in 2 Tracts, Plus a Small Boundary of Commercial Timber to be offered Separately or in ANY Combinations. Property Features a Solid, Well-Kept House w/ Full Basement, Carport, Covered Front Porch & Rear Deck, Plus a 36.5ft x 40ft Metal Garage / Workshop. Also, a 1966 2-Door Chevy Malibu, 1950 Ford 2-Door Custom, 1989 Chevy Silverado 4x4, 1977 Oldsmobile Cutlass Supreme, 8N Ford Tractor, Bush Hog, 5 Guns, Household Furnishings, Tools & Supplies!

AUCTION HELD FOR SUE LUTTRELL & ALSO KNOWN AS THE LATE BILL LUTTRELL ESTATE PROPERTY

LOCATION: Located only 5 miles north of Russell Springs fronting Hwy. 127 at 5379 N. Hwy. 127, Dunnville, KY (Russell County). **AUCTION BANNERS POSTED.**

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

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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

**VIEWING: OPEN HOUSE, SATURDAY, SEPTEMBER 26TH
FROM 2 P.M. TO 4 P.M. CDT.**

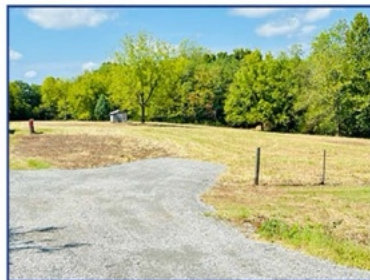
Tract #1: House & 36.5ft x 40ft Garage / Workshop on 0.63 Acres, m/l.

This **comfortable** house appears **well-built** & maintained, plus the **cut stone exterior** offers a timeless appeal. The house has a **brand new** 3-dimensional shingle roof, **practically new central heat & air**, 2 nice bedrooms w/ **beautiful wood flooring**, 1 **main-level bath**, plus a large tiled shower in the **full basement**! House also has a large **living room**, **eat-in kitchen w/ kitchen appliances**, full **basement w/ outside entrance**, offering **lots of storage** and a **convenient wood stove**. The house has mostly **double-pane tilt replacement windows**, **city water** (also has well), **attached carport**, nice level **0.63 Acre, m/l, yard** with additional acreage available. The **massive, detached metal garage / shop** has **electric**, partial **concrete floor** and **overhead door**.



**36.5FTX40FT GARAGE/
WORKSHOP!**

MANNER OF SALE: Buy House & Garage! Buy Land! Buy Timber! Buy ALL! This is a live, on-site auction, w/ absentee bidding available by contacting auction company in advance. Tracts will be offered individually & in **ANY combinations** using Golden Rule-Wilson's Multi-Parcel Selling System allowing anyone to bid on any tract or 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 bids!



Tract #2: 10.02 Acres, m/l, Fronting Hwy. 127.

This beautiful, **unrestricted acreage** is a hard find along Hwy 127. This property offers **good visibility**, lays well along the frontage and has **utilities available**. Property also has a handy **15ft x32.5 ft metal equipment shed**, pretty good **livestock fencing**, **spring branch along one side & small creek in the back**. The larger commercial timber (limited size w/ limited removal time) will be offered separately and ALSO in combination so you can bid on both if you choose. The smaller trees will remain w/ the property.

COMMERCIAL TIMBER: Timber (on Tract #2) will be offered separately and in combinations during the multi-parcel bidding. Timber has several **Walnut, White Oak, Red Oak and Poplar**. Larger trees down to a **12-inch cut** (to be measured 12 inches above the ground at the stump) will be offered separately with **6 months** for removal w/ standard timber contract. Timber smaller than this will remain w/ the property.





Automotives

- 1950 Ford Custom Tudor (2-Door)
- 1966 Chevrolet 2D Chevelle Malibu
- 1977 Oldsmobile 2D Cutlass Supreme
- 1989 Chevrolet Silverado 1500 4x4 Z71

Farm Related Items

- 8N Ford Tractor
- 3 Point Hitch 5ft. Bushhog,
- 3 Point Carry All
- 3 Point Hitch Disc & Blade
- Old Pull Type Harrow
- 32 Inch Yard Roller
- Hay Ring

- Assorted Metal Gates & Posts
- Squirrel Cage & Sawhorses
- 1/2 Roll Chain Link Fence
- Set of Single Trees, Hames
- 30 Inch Tractor Rim
- Building Clean Outs

Guns / Sporting Equipment

- Remington Model 1100 12 Gauge - Semi-Automatic
- H&R 12 Gauge 3 Inch Modified Single Shot Shotgun
- Marlin 22 Model 60 Semi-Automatic w/Scope
- 410 Gauge Made in Brazil w/ Trigger Guard Release 3 Inch Chamber
- H&R 32 Revolver Model 732

Shop Equipment & Tools

- Portable Air Tank
- Step Ladders
- Shop Table & Vise
- Assorted Shop Tools & Hand Tools
- Drills, Saws, Sharpeners, Wrenches
- Vintage Oil & Gas Cans
- Craftsman Shop Vac
- Air Compressors
- 2500 PSI Pressure Washer
- Wheelbarrow
- Poulan Pro Chainsaw
- 6 Inch Bench Grinder
- Squirrel Cage Fan
- Set of Chevy 15 Inch Rims

- Variety of Wooden Shelving Sets
- Variety of Other Shop Related Items

Appliances / Furniture / Household Items

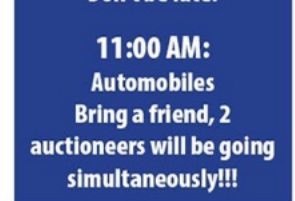
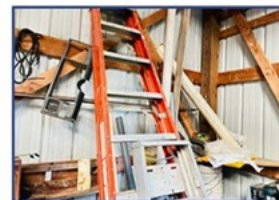
- Whirlpool Chest Type Deep Freeze
- Whirlpool Washer & Dryer
- Bissell Vacuum
- Continental Wood Double Twin Bedroom Suite
- 3pc. Queen Bedroom Suite
- Wooden Desk
- Table Lamp w/Magazine Rack
- Chest of Drawers
- Kitchen Table w/ (4) Chairs

- Several Framed Prints - F. Thrasher, Stapp & Others
- Metal Hall Tree
- Exercise Equipment
- Convalescent Items
- Metal Kitchen Garbage Can
- Quilts & Needle Point Pieces
- Oster Blender
- Electric & Other Oil Lamps
- Stoneware Pitchers and Others
- 16 QT. Canner
- Char-Broil Propane Grill
- Glass Top Patio Table w/ (2) Chairs
- Several Older Metal Storm Doors
- Some Cabinets & Shelving
- Metal Shelving Units

Collectibles / Vintage Items

- Canning Jars & Old Blue Jars
- Wooden Coca-Cola Crate
- Mid Century Modern Iron and Wood Chair
- Concrete Yard Jockey
- Avon & Soda Pop Bottles
- Cassette & 8 Track Stereos
- Barbicide Barbers Flask
- Console Record Player
- Cuckoo Clock with Elk Head
- Antique Oil Lamp
- Vintage Radios
- Some Fenton Glassware
- Dixon 6 String Guitar w/ Case

Many More Items Too Numerous to Mention!!



SALE ORDER
(All times are CDT)
10:00 AM:
Real Estate & Timber will be auctioned FIRST!
Don't be late!

11:00 AM:
Automobiles
Bring a friend, 2 auctioneers will be going simultaneously!!!

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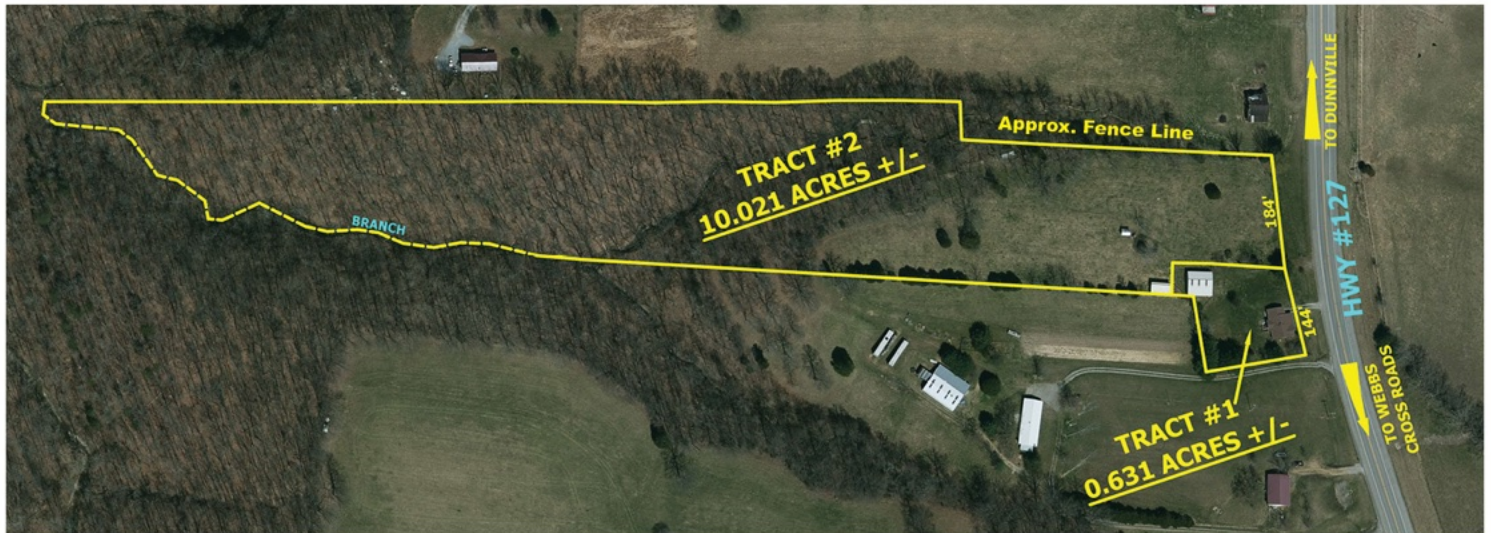


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Estate & Auction #2, LLC
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Golden Rule-Wilson Real Estate & Auction #2, LLC.
21 East Steve Wariner Dr. • Suite A
Russell Springs, KY 42642



TERMS: REAL ESTATE: 15% down day of sale & balance w/ deed on or before 30 days. 2026 taxes paid by the seller. Possession w/ deed.

TIMBER TERMS: Non-refundable 15% down day of sale w/ signing of standard timber contract & balance on or before 30 days – with 6 months for removal of timber down to a 12-inch cut at the stump (measured 12 inches above the ground).

PERSONAL PROPERTY: Cash, good check or credit card and / or wire with processing fee paid by the buyer.

ADDITIONAL GUN TERMS: Positive I.D. required. YOU MUST BE A KY RESIDENT TO PURCHASE A GUN. 21 years of age or older on handguns. 18 years of age or older on long guns. No felons. Gun paperwork required w/ \$20 per gun transfer fee.

A 10% Buyer's Premium will be added to ALL winning bids to determine the final sales price, plus sales tax were applicable. ALL property is sold in "AS-IS" and "WHERE-IS" condition – please inspect. ALL SALES ARE FINAL!

Announcements made day of sale take precedence over previous advertisements.

AUCTIONEER'S NOTE: Don't miss this RARE opportunity to buy property on Hwy 127! Remember the date, Saturday, Oct 3rd at 10 A.M. & come prepared to buy at your price!

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