

1.36 ACRES M/L NEAR MULTIPLE BOAT RAMPS ON BEAUTIFUL LAKE CUMBERLAND!

**ONLINE
ONLY!**

REAL ESTATE AUCTION!

ENDING TUESDAY, SEPTEMBER 1ST AT APPROX. 6 PM CDT

LAKE AREA MANUFACTURED HOME WITH ATTACHED AND DETACHED GARAGES!



**Lake Area 4 Bedroom,
2 Bath Manufactured
Home w/ Additions and
having a 3 Stall Attached
Garage, Additional
Concrete Parking Pad and
a 30ft x 40ft Detached
Garage w/ Concrete Floor
- Electric - Overhead
Door - ALL on 1.36 Acres
m/l located in Town Creek
Resort near Multiple
Boat Ramps on Beautiful
Lake Cumberland!**

AUCTION HELD FOR MR. NORMAN MILLER, WHO HAS ALREADY RELOCATED.

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: 364 Golf Trail Road, Jamestown, KY. AUCTION BANNERS POSTED.

DIRECTIONS: From the Jamestown, KY Square, take Hwy 92 (Boat Dock Rd) 1 mile toward Jamestown Marina and turn left onto Lawless Ln, proceed a short distance, then right onto Golf Trail & proceed a short distance to property.

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 Associate & Auctioneer - Danny Mouser

Sales Associate & Apprentice Auctioneer - Eli McGuffin
Sales Associate & Apprentice Auctioneer - Dillan Thompson
Executive Assistant - Christine Ussery



www.GoldenRuleAuction.com

Your "Network" Real Estate Company

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

~

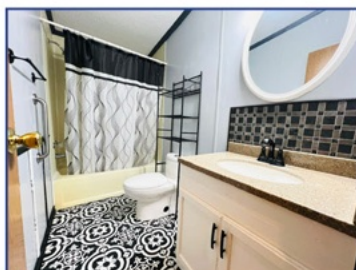
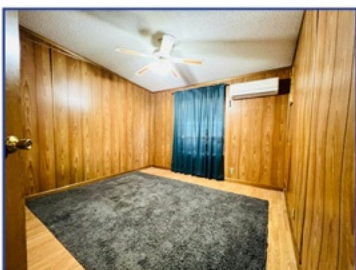
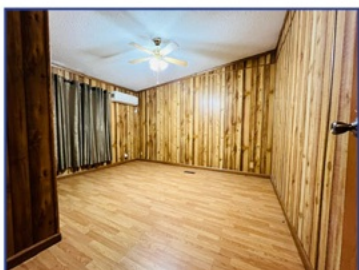
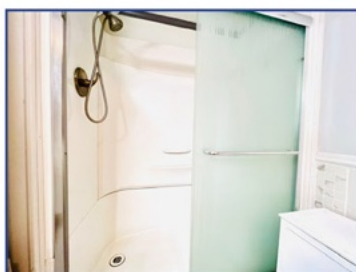
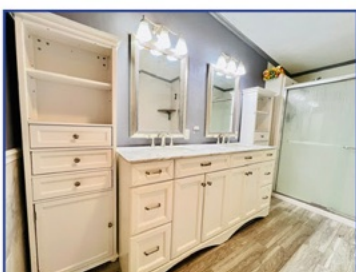
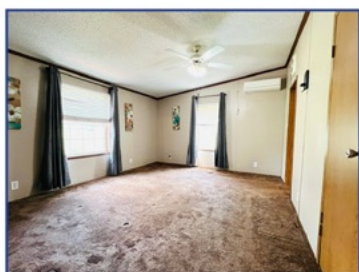
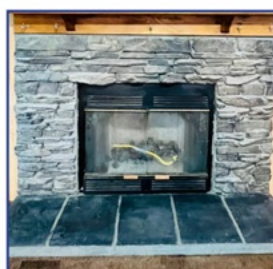
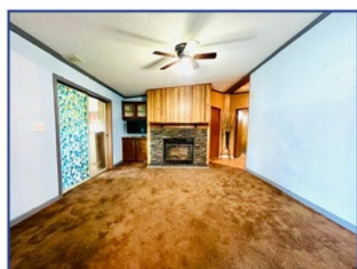
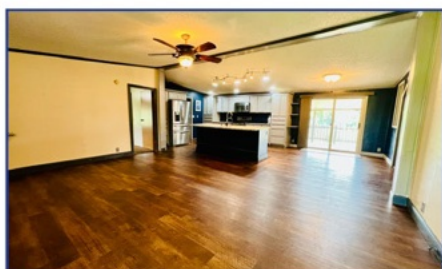
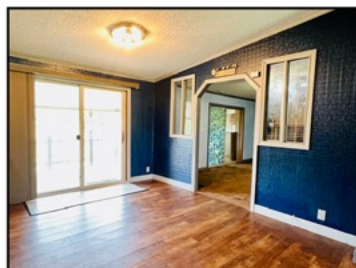
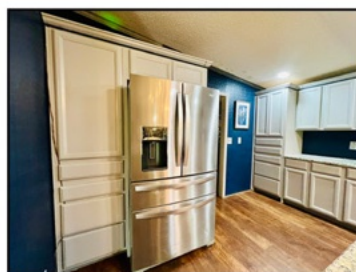
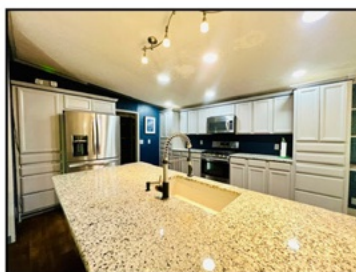
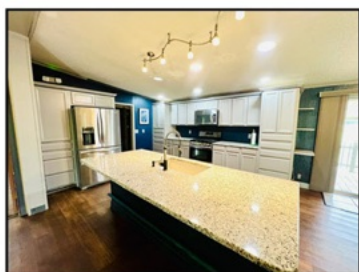
Specializing In Estate Auctions

**VIEW ONLINE, BY APPOINTMENT OR PREVIEW AT OPEN HOUSE
SATURDAY, AUGUST 29, FROM 2-4 PM CDT**

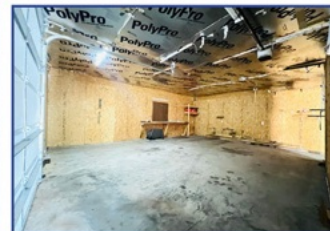


PROPERTY DESCRIPTION: If you are looking for a **nice home, nice garages** & located **just minutes from town and the lake**, this is it! This property offers approx **2,170 sq ft +/-** of living space, an **attached 40ft x 42ft 3-bay garage** plus a nice **30ft x 40ft detached metal garage w/ concrete floor, electric & overhead door!** The original manufactured home is on a concrete block foundation & has been converted to real estate. Home features **4 bedrooms, 2 full baths**, open-concept kitchen - dining - living room combination, separate den w/ fireplace, sunroom / bar area addition, large utility room addition and a **8.5ft x 20ft covered rear deck**. Some nice upgrades include a **remodeled kitchen w/ new cabinetry - granite countertops - stainless steel appliances**, master bedroom ensuite w/ **new double vanity - handicap walk-in jetted tub - separate shower**, **energy-efficient mini-split heating / cooling units (3 units / 5 zones)**, **10ft x 19ft covered front porch w/ decorative railing**, **chain-link fenced backyard**, **partially blacktop drive & a 28ft x 38ft concrete parking pad ideal for RV, boat & other parking** - and all this sits on **1.36 Acres, m/l**, on a dead-end street!





DYNAMIC SOFT CLOSE: Golden Rule – Wilson Real Estate & Auction #2, LLC (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.



ONLINE ONLY

REAL ESTATE AUCTION!

ENDING TUESDAY, SEPT. 1ST AT APPROX. 6 P.M. CDT

**LAKE AREA
MANUFACTURED
HOME WITH
ATTACHED AND
DETACHED
GARAGES!**

IDEAL FOR BOAT STORAGE



OR OTHER STORAGE!

www.GoldenRuleAuction.com



**Golden Rule - Wilson Real
Estate & Auction #2, LLC
270-866-6600
www.GoldenRuleAuction.com**

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



TERMS: REAL ESTATE: Non-refundable 15% 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.** This purchase is NOT contingent upon appraisals, inspections, etc. - so please have your financial arrangements made prior to bidding. A 10% Buyer's Premium will be added to the final bid to determine final sales price. The 2026 property taxes to be prorated at closing. Property to be transferred with a good insurable General Warranty Deed. Winning bidder is responsible for own title search if desired prior to closing. Purchasers are responsible for own due diligence and verification of any information provided. Property is sold "AS IS, WHERE IS" condition, please inspect. See full terms and conditions upon registration.

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

AUCTIONEER'S NOTE: *This is a nice, affordable place near town and also near Lake Cumberland, get online and get bidding at your price!*