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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 Taxes are to be prorated. A ten percent buyer's premium will be added to the final bid to determine the final sales price. **No contingencies - If you can't close don't bid.** **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, November 17th at 6 P.M. CST will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3). **See full terms & details upon registration.**

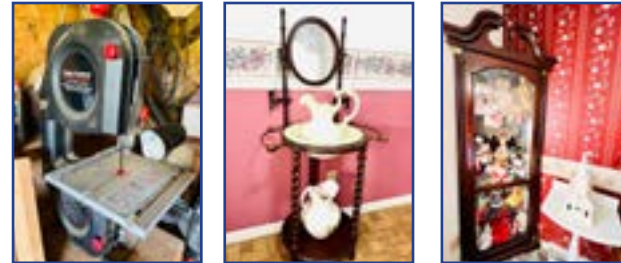
BUYER'S PREMIUM: 10% Buyer's Premium applies.

SALES TAX: 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.

AUCTIONEER'S NOTE: This is a nice brick house in town! Get online and get bidding at your price!

Note: The successful bidder will be required to sign a lead-based paint waiver as required on any house that may have been built prior to 1978.

View Online, by Appointment or OPEN HOUSE Saturday, December 9th from 10 A.M. to 12 Noon CST.



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

Online Only! **ABSOLUTE ESTATE AUCTION!**

ENDING THURSDAY, DECEMBER 14TH AT APPROX. 6 P.M. CST



OVER 270 LOTS OF ITEMS!



3 Bedroom Brick House with Added Sunroom on 1/2 Acre lot m/l w/ Chain Link Fenced Yard, Storage / Wood-Working Building, Attached Carport & Blacktop Driveway! Also, 1998 Ford Ranger Long Bed Pick Up Truck, 1997 Toyota Camry, Woodworking Tools & Equipment, Lawn Mower, Household Furnishings, Antiques & Collectibles!

AUCTION HELD FOR THE AVERY ROOKS ESTATE

ELLIOT BURTON COORDINATING AGENT: 270-250-5785

HOW TO BID: BID ONLINE BY CLICKING THE ONLINE BIDDING LINK AT

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 USER NAME & PASSWORD ALONG WITH SECURED CREDIT CARD REGISTRATION FOR AUTHENTICATION. THEN GET READY TO BID!

LOCATION: 1098 Maggie St, Columbia, KY – Just off Greensburg St. in town. AUCTION BANNERS POSTED.

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