

252 ACRE, m/l, WORKING CATTLE FARM NEAR LAKE CUMBERLAND, KY!

Online Only Absolute Auction

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

Bidding BEGINS Oct. 28 & ENDS Tuesday, Nov. 10th at Approx. 6 PM CST



Auction Held for the TARTER FAMILY

252 Acres m/l in 1-Tract, Barn, Equipment Shed, Fenced for Cattle, Large Cropland Creek Bottom, Woods with some Marketable Timber. Excellent Hunting and Long Creek Frontage along Trout Stream (Goose Creek).

LOCATION: Decatur Road, Dunnville, KY (Russell County). Auction Banners Posted.

**HOW TO BID: FOLLOW THE PROMPTS & BID ONLINE
@ www.GoldenRuleAuction.com**

This is an **OUTSTANDING BUYING OPPORTUNITY** on this 252 Acre, m/l, cattle farm! This farmer's sanctuary features excellent fencing, excellent water with springs & year-round creek & pond! Enhancing the property's functionality are 2 barns, an open shed, and carefully fenced areas that divide the land into 3 pastures. In total about 115 acres m/l are cleared. In the top field there are about 38 acres m/l cleared, in the bottom field there are about 77 acres m/l cleared, with about 50 acres being a large open bottom along Goose Creek. This thoughtful setup is perfect for those with a passion for farming & livestock pursuits. The possibilities are as vast as the landscape itself.

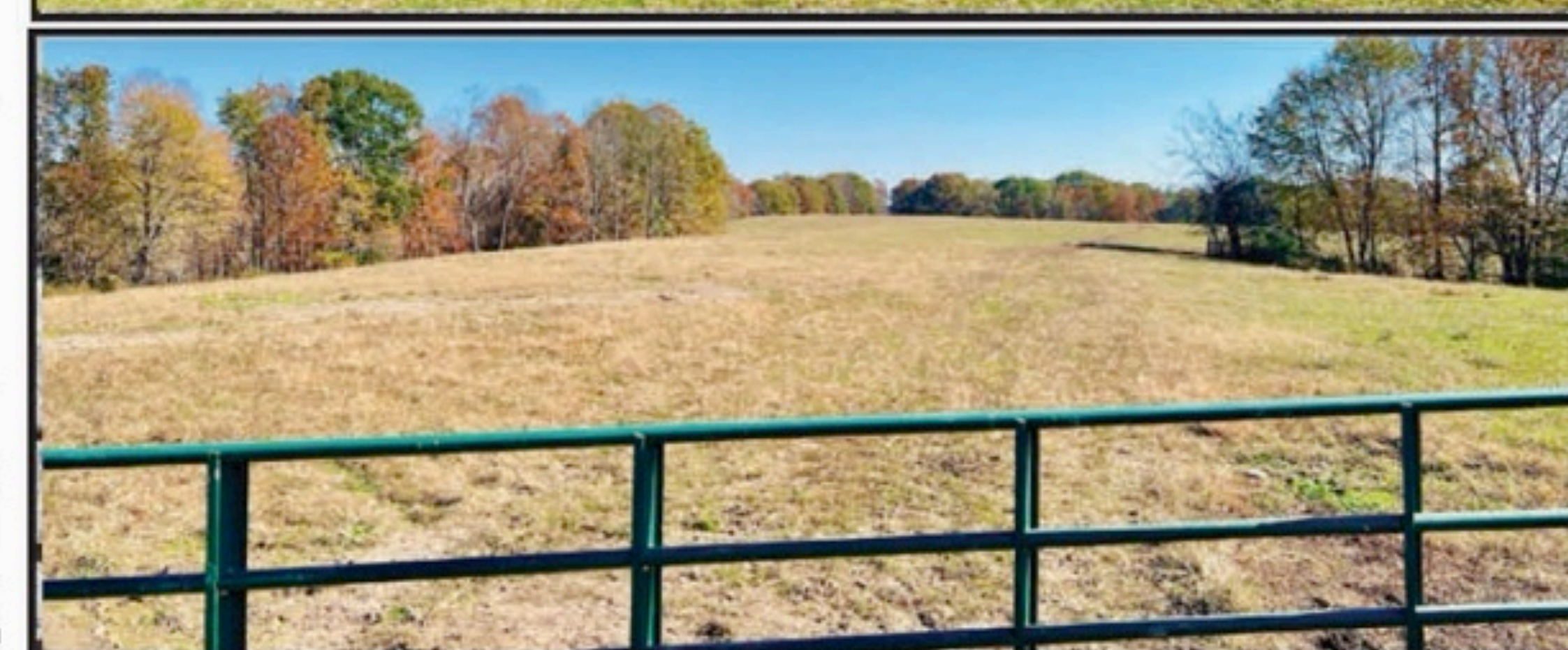
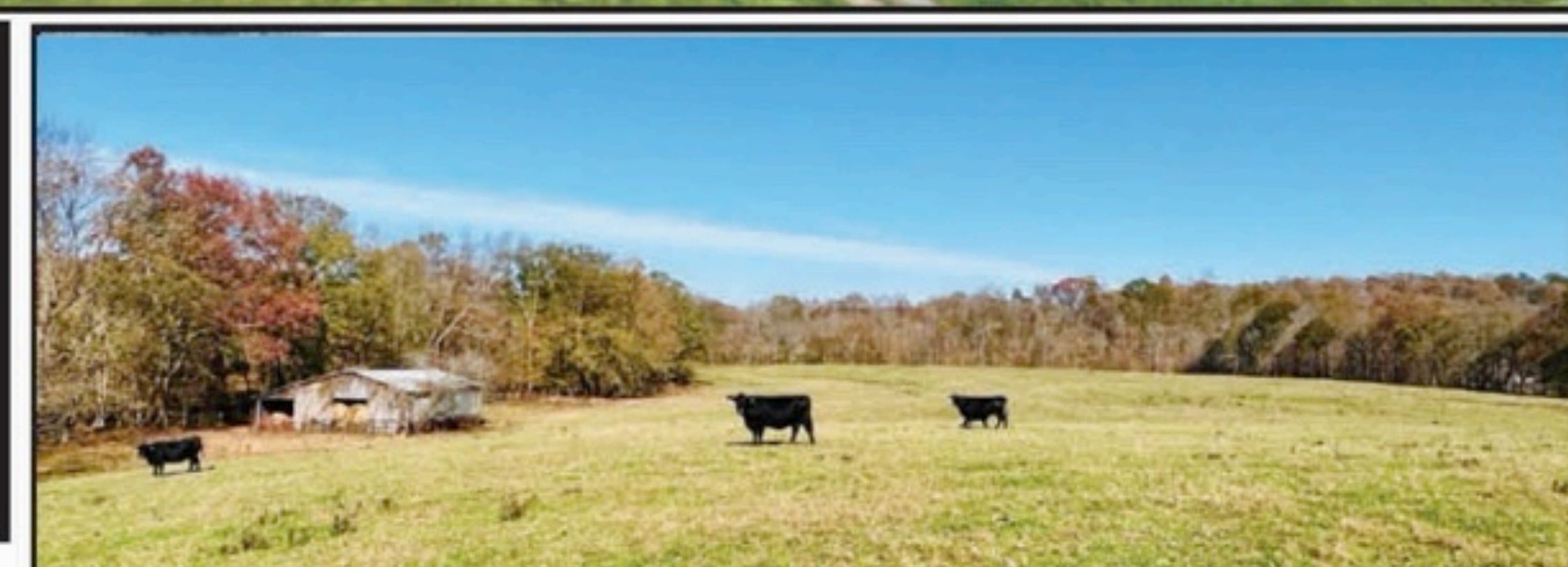
For those who appreciate the **thrill of the great outdoors**, this property is **also a haven for hunting** and exploration. The farm provides ample room for adventures and the creation of lasting memories. Yet, despite its seemingly remote charm, **this countryside escape is conveniently located not far from town, and only minutes to beautiful Lake Cumberland** - ensuring you can easily access the amenities of this nearby recreational lake which offers over 1,255 miles of shoreline to explore. **Another true highlight of this property is the opportunity to build your dream home.** Imagine waking up to the gentle rustle of leaves, the soothing babble of the creek, and the **expansive views of your own private paradise.** This is more than a property; it's an invitation to craft a life surrounded by the beauty of nature while maintaining the convenience of nearby town amenities. **Seize the chance to make this countryside dream YOUR reality.** Call Today!

DYNAMIC SOFT CLOSE: Golden Rule - Wilson's online auctions have an auto extend feature, when a bid is placed in the final 3 minutes of an auction, the close of the auction will be extended until no further bids are received within a 3-minute period.

TERMS: 10% down within 48 hrs. of auction ending & close on or before 45 days. No contingencies - If you can't close don't bid. A 10% Buyer's Premium applies. 2026 property taxes are to be paid by Seller. Property is sold AS IS, please inspect. See full terms and conditions upon registration.

AUCTIONEER'S NOTE: This is a rare opportunity to purchase this amazing property in one tract!

For a private tour call Simon Wilson, Coordinating Agent (270) 634-5530 or Chris Wilson, Broker & Auctioneer (270) 250-3850.



TROUT-STOCKED CREEK!



Christopher B. Wilson
Broker & Auctioneer

GoldenRuleAuction.com

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