

View Online, by Appointment by calling Auctioneer at 270-250-3850 or
 Preview at OPEN HOUSE Saturday, February 4th from 10 A.M. to 12 NOON CST.



PROPERTY DESCRIPTION: This beautiful house is situated on 2.59 Acres, m/l, of wooded land with small stream & 2 nice outbuildings! House offers approx. 1,693 sq. ft. +/-, plus attached 2 car garage, 10ft x 12ft screened porch & private rear deck. House offers 3 bedrooms, 2 baths, large living room with beautiful vaulted wood ceiling, kitchen w/ appliances - pantry - breakfast nook - built in desk, formal dining area, foyer with extra closets, large utility room w/extra closet & more! House has practically new central heat & air, double-pane roll out windows, blacktop circle drive, some newer wood flooring, city water, city sewer & metal roof. The 2 nice outbuildings are as follows: 12ft x 16ft w/ concrete floor, overhead door & electric. 20ft x 32ft w/ Advantech floor, overhead door & electric. This house shows very nice, but it has had previous termite damage and treatment. As per a recent inspection, some of the crawl space areas of the house have been reinforced. Some of the substructure may need repairing or replacing. The house was treated for termites in July 2022 and has a termite warranty. Please inspect prior to bidding. Property is sold AS IS.



20ft x 32ft



12ft x 16ft



OVER 400 LOTS OF ITEMS! SEE FULL DETAILS & MORE PHOTOS OF THE HOUSE
 AND PERSONAL PROPERTY ONLINE @ www.GoldenRuleAuction.com



OVER
 400
 LOTS OF
 ITEMS!



PAY & PICK UP LOCATION: 355 Bluebird Drive, Russell Springs, KY
PICK UP DATE: FRIDAY, February 10th from 12 P.M. to 4 P.M. CST at the above location by appointment through signugenius - NO EXCEPTIONS. You can pay at pick up.
 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. Please bring help for heavy items. All purchased items must be removed by the deadline stated above.

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.



Aluminum
 Handicap Ramp