

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

**ONLINE
ONLY!**

ABSOLUTE ESTATE AUCTION!

ENDING TUESDAY, JULY 14TH AT APPROX. 7 P.M. EDT (FAST TIME)

NEXT DOOR TO CAMPBELLSVILLE INDEPENDENT SCHOOLS!



NICE HOUSE & GARAGE IN TOWN!

**4 Bedroom / 1 1/2 Bath
House w/ 16ft x 24ft
Detached Garage, PLUS
Household Furnishings,
Antiques, Collectibles,
Tools, & Supplies!**



AUCTION HELD FOR THE LATE GLADYS VANCE WALTERHAM ESTATE

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: 209 Brookside Ave, Campbellsville, KY, next door to the Campbellsville Independent Schools and within easy walking distance to downtown Main Street, restaurants, shopping and other conveniences. 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 Associate & Auctioneer - Danny Mouser
Sales Associate & Apprentice Auctioneer - Eli McGuffin
Apprentice Auctioneer - Dillan Thompson
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

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

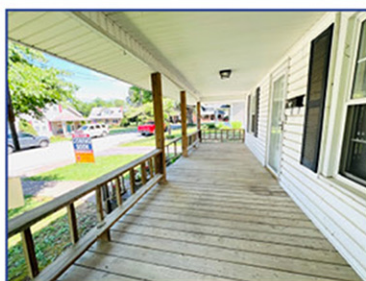
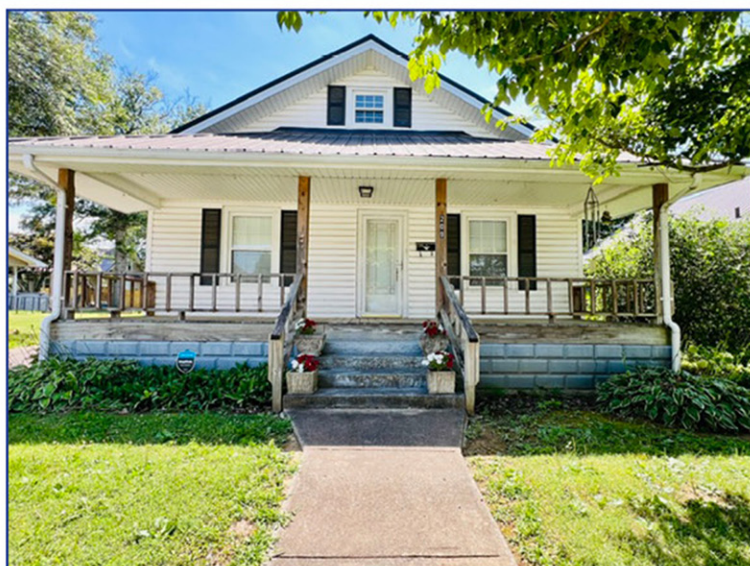
Sales Associate & Apprentice Auctioneer - Troy Coffey
Auctioneer - Alex Popplewell
Executive Assistant - Robin St. Pierre



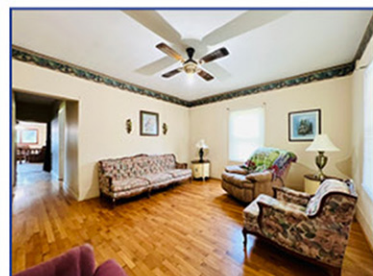
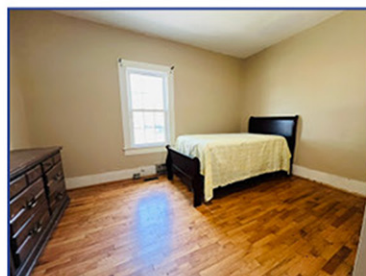
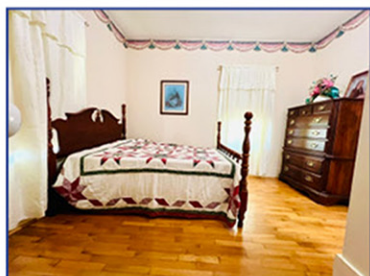
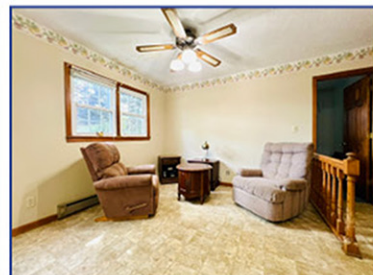
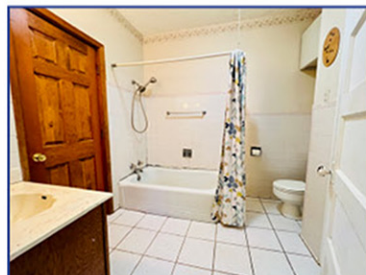
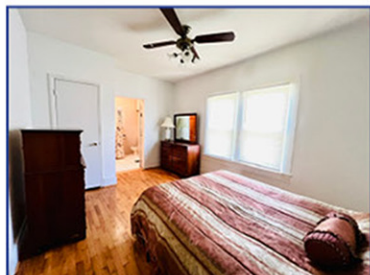
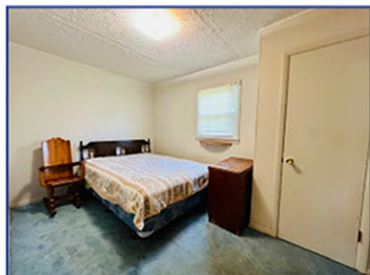
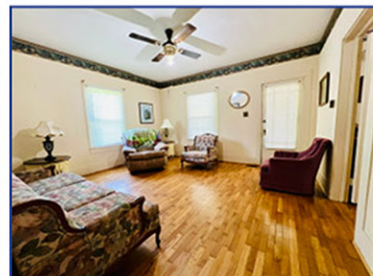
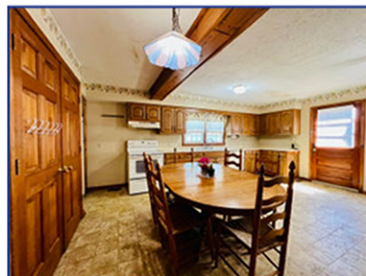
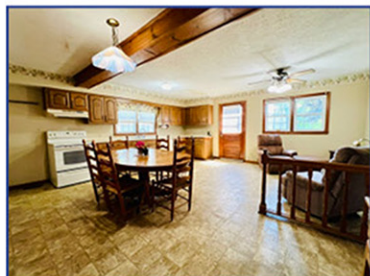
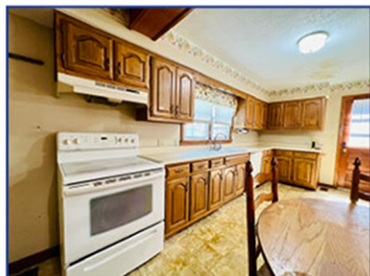
All announcements made day of sale take precedence over any previous advertisement.

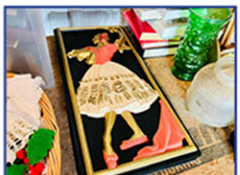
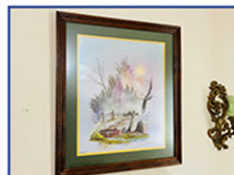
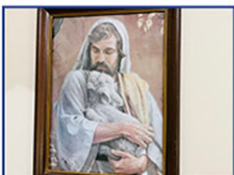
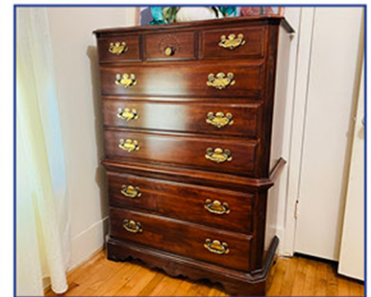
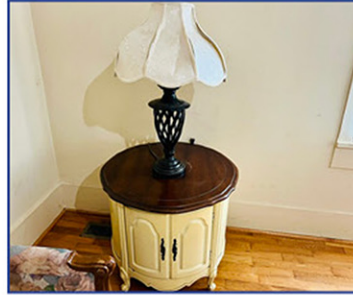
Specializing In Estate Auctions

**VIEW ONLINE, BY APPOINTMENT OR OPEN HOUSE SATURDAY, JULY 11TH
FROM 10 A.M. – 12 NOON EDT**



PROPERTY DESCRIPTION: This nice property is **conveniently located** within **easy walking distance** to downtown Main St, restaurants, school & many other close conveniences! House has **4 bedrooms, 1 & 1/2 baths, large addition w/ modernized eat-in kitchen w/ lots of cabinets & appliances, den / sitting area, main-level laundry area w/ washer & dryer, formal living room and more!** House has **updated central heat & air (natural gas), city water, city sewer, double-pane tilt windows, blacktop drive, covered front porch, rear deck w/ handicap ramp, shaded backyard & more!** The **16ft x 24ft** metal garage has concrete floor, electric & overhead door w/ automatic opener. House also has a large unfinished attic w/ staircase access for storage & a hand-dug basement area w/ staircase access for storm shelter & access to utilities.





DYNAMIC SOFT CLOSE: Golden Rule – Wilson Real Estate & Auction #1, LLC's (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 7:00 receives a bid at 6:59, the close time will automatically extend 7:02. 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.

PICK UP LOCATION: 209 Brookside Ave., Campbellsville, KY.

PICK UP DATE: FRIDAY, JULY 17th from 2 P.M. - 5 P.M. EDT (Fast Time) at the above location by appointment through signugenius - NO EXCEPTIONS.

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 heavier items.** All purchased items must be removed by the deadline stated above.

ONLINE ONLY ABSOLUTE



ESTATE AUCTION!

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



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Columbia, KY 42728

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 pro-rated at closing. Property to be transferred with a good insurable General Warranty Deed. Purchaser is responsible for own title search if desired, if you are the winning bidder. Purchasers are responsible for own due diligence and verification of any information provided. Property is sold "AS IS, WHERE IS" condition, please inspect. **PERSONAL PROPERTY:** Accepted methods of payment are cash, local check OR Visa, MasterCard or Discover with a 3% processing fee in person (minimum processing fee of \$3). All purchases that have not been paid by Friday, July 10th at 8 P.M. EDT 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: A 10% Buyer's Premium applies to all bids.

SALES TAX: Sales tax does NOT apply to the real estate. KY Sales Tax (6%) will be added to the sale price, where applicable. Dealers, farmers or other exempt parties must provide proper documentation at pickup.



AUCTIONEER'S NOTE: Don't Miss Your Opportunity to Bid on this Great Property & Personal Items. Get Online & Get Bidding at YOUR Price!

Note: The successful bidders will be required to sign a lead-based paint waiver as required on any home built prior to 1978.