

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

**ONLINE
ONLY!**

ABSOLUTE ESTATE AUCTION!

ENDING TUESDAY, AUGUST 4TH AT APPROX. 6 P.M. CDT

NEAR LAKE CUMBERLAND'S LILY CREEK BOAT RAMP & JAMESTOWN MARINA!

LAKE AREA HOUSE & ADDITIONAL VACANT LOT



**Lake Area 3 Bedroom, 3
Bath House with LARGE
Basement Garage Addition
plus Screened and Covered
Porches on Nice Lot w/
Blacktop Circle Driveways,
PLUS an Additional Vacant
Lot to be offered Separately.
ALSO, Portable Greenhouse
and Personal Property
including Furniture, Lamps,
Home Décor and More!**

AUCTION HELD FOR THE RAYMOND EVERETT WILDER 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: 38 Jordan Court, Jamestown, KY - just a short drive over the hill to Lily Creek Boat Ramp & less that 2 minutes to the Safe Harbor "Jamestown" Marina.

DIRECTIONS: From Jamestown, KY square, take KY- 92 E 2 miles towards the Safe Harbor "Jamestown" Marina, then left onto Woodland Estates Drive & proceed a short distance to Jordan Court. **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

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

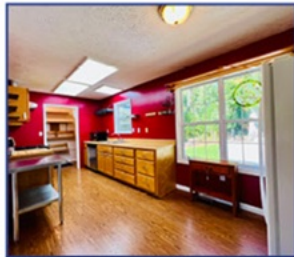
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Specializing In Estate Auctions

**VIEW ONLINE, BY APPOINTMENT OR PREVIEW AT OPEN HOUSE
SATURDAY, AUGUST 1ST FROM 10 A.M. TO 12 NOON CDT.**



PROPERTY DESCRIPTION: TRACT #1: This spacious lake area house is within a short golf cart ride to Lily Creek Boat Ramp on beautiful Lake Cumberland! House boasts 2,252 +/- sq ft, all on 1 level, plus a large 28ft x 32ft lower level garage with nice tall ceilings and 2 big 10ft overhead doors, ideal for boat storage and all your lake toys! House has 3 bedrooms (including 2 en-suites), 3 full baths, living room, galley-style kitchen w/ **appliances included - large pantry & grilling / fish frying porch having ventilation fan & gas hookup**, dining / sun room, large utility room w/ mop sink and so much more! You will love the 12ft x 16ft covered screen porch, just perfect for summer fun, family & guests OR relax on the 6ft x 43ft covered front porch! Amenities include 2 newer central heating & air systems, **GENERAC** whole house back up generator, double-pane tilt windows, walk-in closets, large tiled shower, hardwood flooring, owner's suite kitchenette security & camera system, composite decking, metal roof, county water, blacktop circle driveway, outdoor patio & grilling area, outdoor shower, 10ft x 16ft storage building and beautiful yard!!! Buy this property and make it a perfect lake get-a-way, or personal residence! New survey on file. Tract #1 size is 0.441 acre +/-.



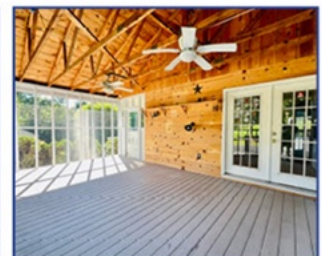
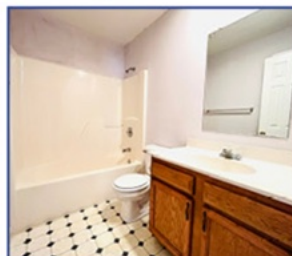
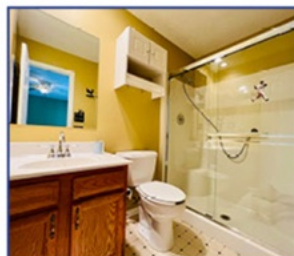
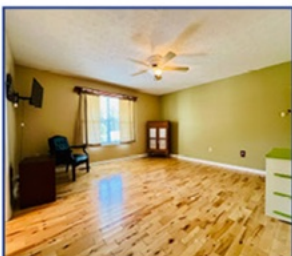
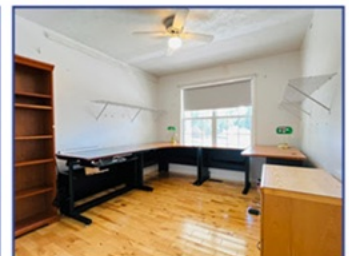
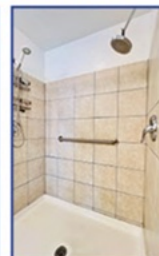
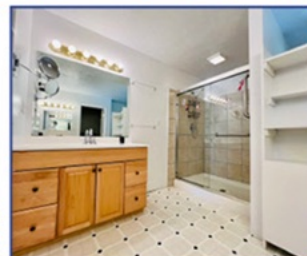
LARGE PANTRY!



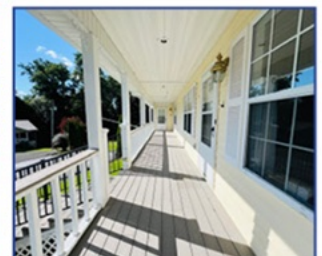
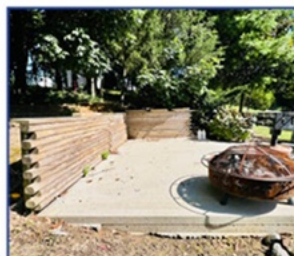
LARGE OWNER'S SUITE!



OWNER'S SUITE KITCHENETTE!



LARGE 28FT X 32FT BOAT GARAGE!

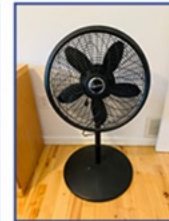
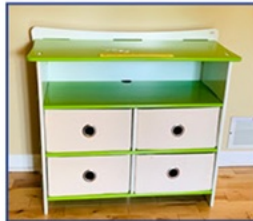
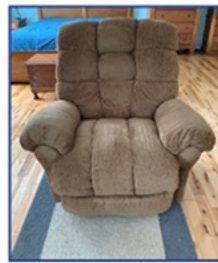
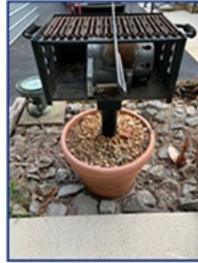


SEE FULL LIST, DETAILS AND MULTIPLE PHOTOS ONLINE @ www.GoldenRuleAuction.com

TRACT #2: This beautiful vacant corner lot is super close to Lily Creek Boat Ramp! Lot has county water & electric available, plus blacktop road frontage on Woodland Estate Drive & Jordan Court. This lot is an **excellent building site** or can be purchased to go along with the house tract, depending on your needs. **Modest restrictions apply.** New survey on file. Tract #2 size is 0.376 acre +/-.



See More Photos Online @ www.GoldenRuleAuction.com

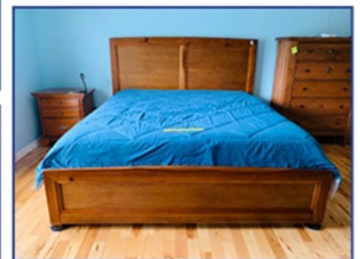


PICK UP LOCATION: 38 Jordan Ct., Jamestown, KY

PICK UP DATE: FRIDAY, August 7th from 2 P.M. to 5 P.M. CDT 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 HEAVY ITEMS.** All purchased items must be removed by the deadline stated above.

DYNAMIC SOFT CLOSE: THIS AUCTION IS A ONE EXTEND, ALL EXTEND FOR THE REAL ESTATE - Tracts 1 & 2 will be linked to close at the same time, so if one tract extends, they both will extend in case a purchaser wishes to purchase both tracts. 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 ABSOLUTE



ESTATE AUCTION!

ENDING TUESDAY, AUGUST 4TH AT APPROX. 6 P.M. CDT

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NO RESERVES!
EVERYTHING
SELLS
REGARDLESS
OF PRICE!**



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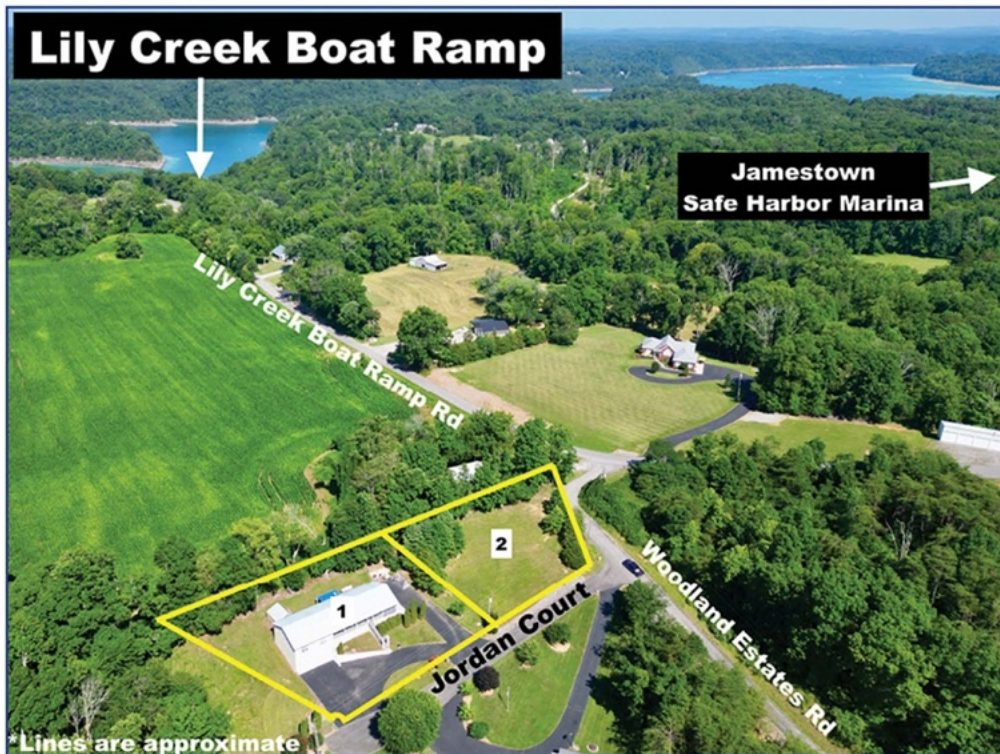
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Golden Rule-Wilson Real Estate & Auction #2, LLC.
21 East Steve Wariner Drive, Suite A
Russell Springs, KY 42642

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.** 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. Purchaser is responsible for own title search if desired. 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.

PERSONAL PROPERTY: Accepted methods of payment are cash, cashier's 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, August 7th at 6 P.M. CDT will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3). All property / items are sold "AS, IS". All sales are final. See full terms & details upon registration.

Lily Creek Boat Ramp



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

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: A location this CLOSE TO THE BOAT RAMP IS SOOOO HARD TO FIND, so get online and get bidding at your price!