

CHARMING BRICK HOUSE IN TOWN BETWEEN THE PUBLIC SQUARE & SCHOOLS!

ONLINE ONLY AUCTION

ENDING TUESDAY, OCTOBER 13TH AT APPROX. 6 PM CDT



Charming 2-3 Bedroom Brick House (w/Full Basement) & Lot w/2 Detached Garages! Also offering Household Furnishings, Antiques, Collectibles, Glassware (Several Beautiful Oil Lamps), Tools & Supplies!

AUCTION HELD FOR JULIE YOUNG, WHO HAS ALREADY RELOCATED

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: 805 Greensburg St, Columbia, KY, conveniently located between the public square and the schools. Auction Banners Posted.

Simon Wilson, Coordinating Agent - 270-634-5530 Chris Wilson, Broker & Auctioneer

Two Locations to Better Serve You!

GOLDEN RULE - WILSON

Real Estate & Auction #1, LLC

1004 Jamestown Street
Columbia, Kentucky 42728

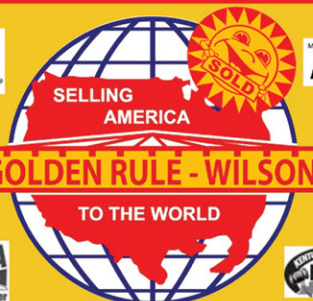
270-384-1111 • 1-800-854-9992

Christopher B. Wilson - Broker & Auctioneer
CFO - Katie St. Pierre

Sales Associates - Elliot Burton, Logan Sandusky,
Simon Wilson, & Abigail Walker

Sales Associates & Auctioneers - Danny Mouser &
Dillian Thompson

Sales Associate & Apprentice Auctioneer - Eli McGuffin
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

**VIEWING: VIEW ONLINE, BY APPOINTMENT OR
OPEN HOUSE SATURDAY, OCTOBER 10TH FROM 10 A.M. – 12 NOON CDT**



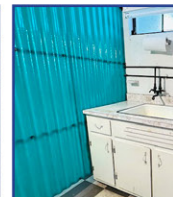
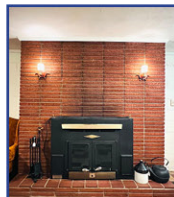
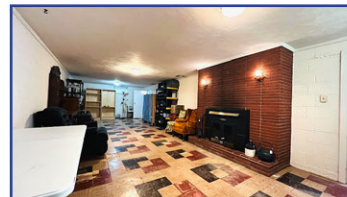
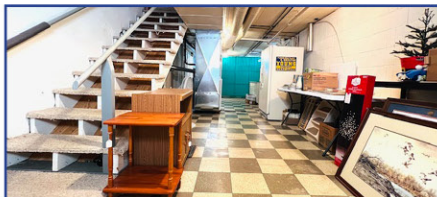
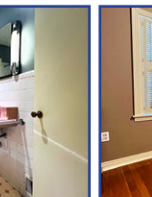
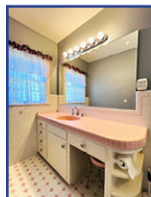
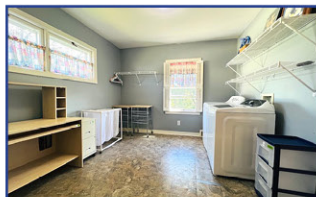
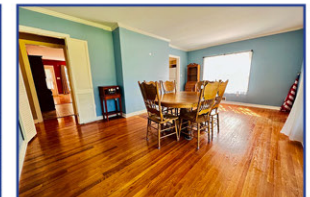
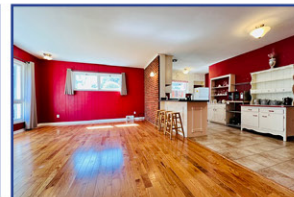
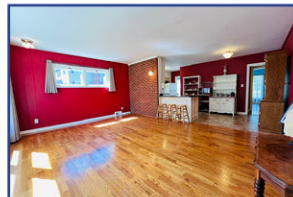
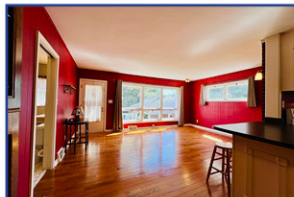
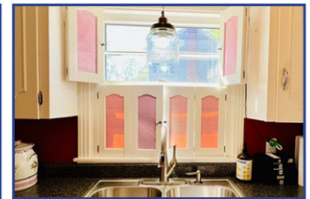
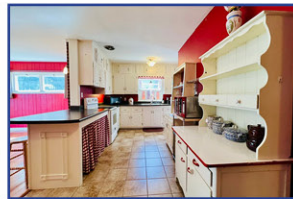
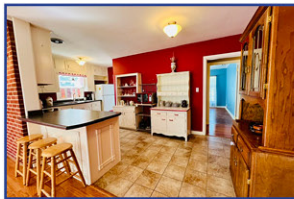
PROPERTY DESCRIPTION: Welcome to this **charming and spacious 2 to 3 bedroom, 2 1/2-bathroom** home conveniently located right in town, offering plenty of room, storage, and versatility. The main level features **beautiful oak hardwood flooring** throughout much of the living space, along with a **large dining room** that is perfect for family meals and entertaining, and a **comfortable living room** where everyone can gather and relax. The **kitchen appliances stay with the home**, making this home move-in ready. The main level bathrooms feature **original ceramic tile**, adding **classic charm**, durability and easy maintenance. The home is equipped with **central heating (natural gas)** and **air conditioning** for year-round comfort. The **third bedroom** on the main level has been converted into a **large laundry room** and includes the **washer and dryer**, plus extra closet. The **basement** provides an abundance of **additional space and storage**, along with an **attached garage and a covered walk-out patio / carport** - offering even more **options for parking, storage, hobbies, or a workshop**. The **basement also offers a semi-finished living space with a large den / family room w/ fireplace**. The basement further offers a **full bathroom & utility sink**; and, if the third bedroom is needed on the main level, the utility room could easily be moved back to the basement area. Outside, the property also includes **two detached garages**, with one garage featuring an **attached carport** for additional covered parking.



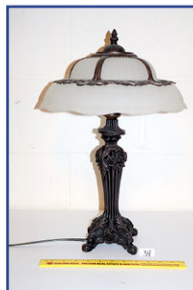
**NICE, SHADED
BACKYARD!**



With **multiple garage and carport options**, a **full basement**, **spacious living areas**, **hardwood floors**, **included appliances**, and a **convenient location right in town**, this property offers a **great combination of comfort, functionality, and storage** with plenty of possibilities for its new owner!



**LOTS OF ITEMS! SEE FULL LIST, DETAILS AND MULTIPLE PHOTOS ONLINE
@ www.GoldenRuleAuction.com**



SEE MORE PHOTOS ONLINE @ WWW.GOLDENRULEAUCTION.COM



PICK UP LOCATION: 805 Greensburg St., Columbia, KY

PICK UP DATE: FRIDAY, October 16th from 1 P.M. to 5 P.M. CDT
at the above location by appointment through signupgenius
- 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: 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 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

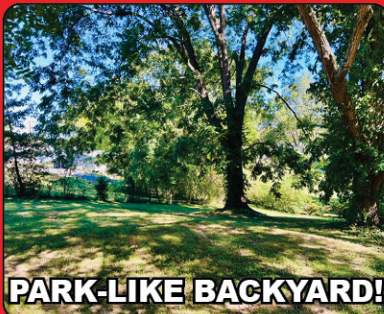


REAL ESTATE
& PERSONAL
PROPERTY

AUCTION

ENDING TUESDAY, OCT. 13TH AT APPROX. 6 P.M. CDT

**CHARMING 2-3
BEDROOM BRICK
HOUSE IN TOWN
BETWEEN THE
PUBLIC SQUARE
AND SCHOOLS!**



PARK-LIKE BACKYARD!

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Estate & Auction #1, LLC**
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Golden Rule-Wilson Real Estate & Auction #1, LLC.
1004 Jamestown Street
Columbia, KY 42728

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, October 16th 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.**

BUYER'S PREMIUM: 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 or other exempt parties must provide proper documentation at pickup.



AUCTIONEER'S NOTE: This house certainly has classic charm, and it's within easy walking distance of downtown Columbia! **Get Online & Get Bidding at YOUR Price!**

NOTE: The successful bidder on house tract will be required to sign lead-based paint waiver as on any house built prior to 1978.