

TERMS: REAL ESTATE: Non-refundable 10% deposit to be made to Golden Rule-Wilson Real Estate & Auction #2, LLC Escrow within 48 hours of auction ending via cashier's check, personal check or wire transfer. Purchaser to sign a **NON-CONTINGENT Contract to Purchase** via email, fax or in person within 48 hours of auction ending. Purchaser to pay in full and close cash with deed on or before 30 days from auction date. **No contingencies - IF YOU CAN'T CLOSE, DON'T BID.** A ten percent buyer's premium will be added to the final bid to determine the final sales price. Property taxes paid by seller for 2022. Property to be transferred with a good insurable General Warranty Deed. Purchaser responsible for own title search if desired. All fees incurred by wired transfers will be paid by the purchaser. If you are the winning bidder, auction company reserves the right to charge the credit card used at registration, plus any fees. **PERSONAL PROPERTY:** Accepted methods of payment are cash, cashier's check or local personal/business check (Must have I.D), OR Visa, MasterCard or Discover with a 3% processing fee in person (minimum processing fee of \$3). Personal and business checks will be verified for sufficient funds before items are removed from the auction site. All purchases that have not been paid by Friday, October 21st at 5 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 is **sold in "AS IS" and "WHERE IS" condition.**

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

SALES TAX: Sales tax does NOT apply to the house. 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 is a great buying opportunity! **So, get online & get bidding at your price!**

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

SEE FULL DETAILS AND MORE PHOTOS ONLINE @ www.GoldenRuleAuction.com

OVER 220 LOTS OF ITEMS!!!



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



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

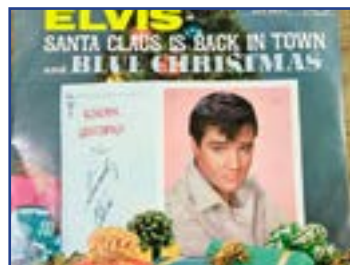
ONLINE ONLY

ABSOLUTE ESTATE AUCTION!

ENDING TUESDAY, OCTOBER 18TH AT APPROX. 6 P.M. CDT



3 Bedroom Brick House and Lot, Autographed Elvis "Blue Christmas" 45 LP, Primitive Antiques, Farm-House Style Furnishings, Several Cocks, Hand Made Baskets (Thorton & Others), Rolling Pin Collection, Oil Lamps, Barbie & Ken Star Trek and Others, Historic Courier Journal Newspaper Books, Several Quilts, Enamelware, Other Furniture and More!



Auction Held for the Mack & Phyllis Burton Estate

OVER 220 LOTS OF ITEMS!

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 USER NAME & PASSWORD ALONG WITH SECURED CREDIT CARD REGISTRATION FOR AUTHENTICATION. THEN GET READY TO BID!

LOCATION: 88 Grider Lane, Russell Springs, KY 42642.

DIRECTIONS: At the Stoplight at the junction of Hwy. 80 & Hwy. 127, travel West on Hwy. 80 for approx. 1.6 miles turn left onto Aaron Rd and travel approx. 0.4 mile to Grider Lane, turn left. **AUCTION BANNERS POSTED.**

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