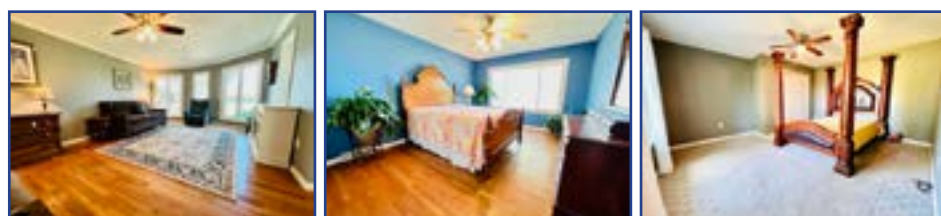


View online, by appointment or OPEN HOUSE Saturday, Nov. 4th from 10 A.M. to 12 Noon CST



PROPERTY DESCRIPTION:

Beautiful 3 bedroom, 2 bath custom home on a gorgeous **16.61 acres, m/l**, with **30ft. x 74ft. detached garage / shop** having electric – 3 overhead doors – mostly concrete floors! This house is very **stylish** and offers all the **modern amenities** including a newer **kitchen with appliances**, newer **double pane windows**, some hardwood flooring, **large utility room** on main level with **washer and dryer**, **two central heating and cooling units**, **covered porches and decks**, long **blacktop driveway and privacy galore!** The main level also features a nice dining area with a bay window view! The second level offers a **huge primary suite** offering a **large master bedroom, sitting area, 3 closets, and master bath**. The 16.61 acres, m/l offers cropland (income producing), garden space, seasonal stream, **plus lots of deer, turkey and wildlife!**

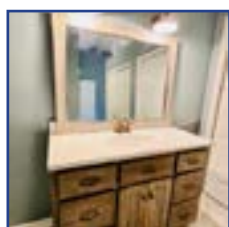


OPEN HOUSE SATURDAY, NOV. 4TH!

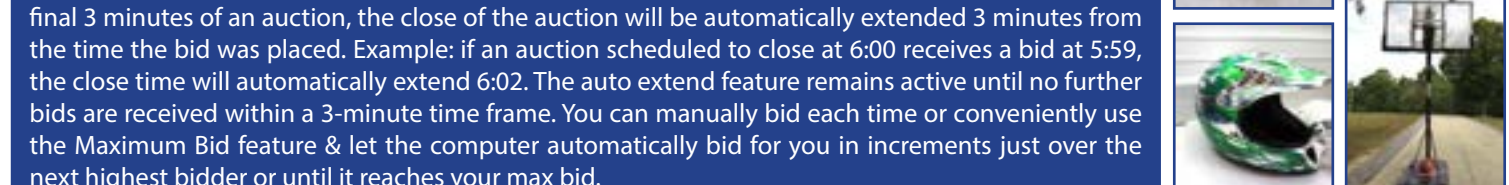
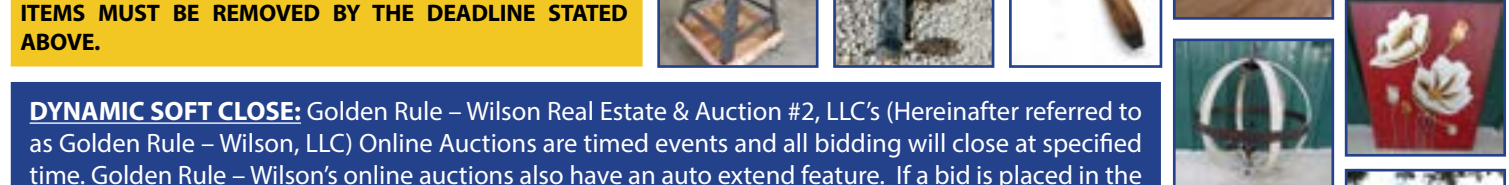
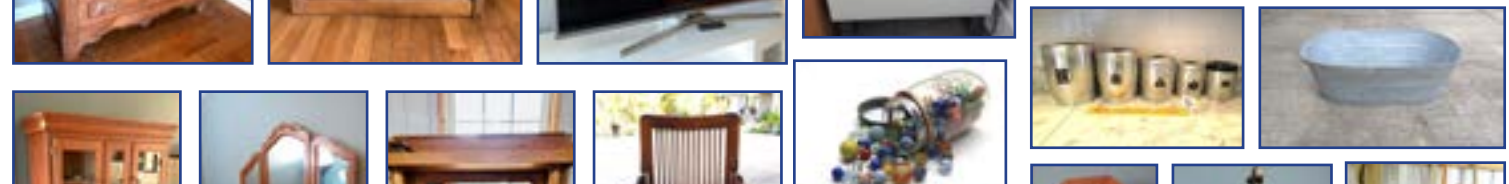
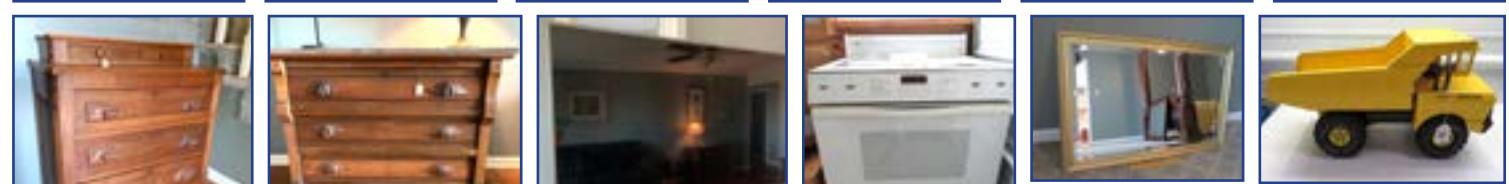
TERMS: Real Estate: Non-refundable 10% down within 48 hrs. of auction ending via cash, good check or wire transfer & close on or before 30 days. **No contingencies - If you can't close don't bid.** 2023 property taxes are to be paid by the Seller. Buyer is responsible for 2024 property taxes. A ten percent buyer's premium will be added to the final bid to determine the final sales price. **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, November 10th at 5 P.M. CST will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3). ALL real estate & personal property 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 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.



SEE MORE PHOTOS, AERIAL DRONE VIDEO & FULL DETAILS ONLINE @ www.GoldenRuleAuction.com



PICK UP LOCATION: 2239 Hwy. 1870, Russell Springs, KY 42642

PICK UP DATE: Friday, Nov. 10th from 1 P.M. to 4 P.M. CST at above location by appointment through signugnugenius - 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. ALL PURCHASED ITEMS MUST BE REMOVED BY THE DEADLINE STATED ABOVE.

DYNAMIC SOFT CLOSE: Golden Rule – Wilson Real Estate & Auction #2, 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.