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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 2024 property taxes to be paid by the Sellers. 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 TERMS:** 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, November 1st 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). See full terms & details upon registration. **ADDITIONAL GUN TERMS:** Positive I.D. required. YOU MUST BE A KY RESIDENT TO PURCHASE A GUN. 21 years of age or older on handguns. 18 years of age or older on long guns. No felons. Gun paperwork will be handled by Lake Country Outdoors with an additional \$20 per gun transfer fee paid by buyer.



Announcements made day of sale take precedence over previous advertisements.



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 is a unique property with many updates. Get online and get bidding at your price!*

Please Note: Guns, Relics & Collectibles are being stored offsite!

Note: The successful bidder on the house will be required to sign a lead-based paint waiver as required on any house that may have been built prior to 1978.

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



ONLINE ONLY!

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

ABSOLUTE ESTATE AUCTION!

ENDING TUESDAY, OCT. 29TH AT APPROX. 6 PM CDT



OVER 540 LOTS OF ITEMS!

Auction Held for The Olbie G. Foley Estate

3 Bedroom / 1.5 Bath Brick House with Additions and Basement on Small Acreage with Large Workshop / Barn, 2 Ponds, Fruit Trees and Partially Wooded. Also, Personal Property including a 1-Owner 2018 Hyundai Kona Hatchback with low miles, Massey Ferguson 50 Tractor, Sorghum Mill, Lawn Mowers, Guns, Indian Relics, Collectible Daggers, Household Furnishings, Lawn Mowers, Tools & Supplies!

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: 560 Bluebird Drive, Russell Springs, KY. Please Note: Guns, Relics & Collectibles are being stored offsite!

DIRECTIONS: From Cumberland Parkway travel South on Hwy. 127 for approx. 0.8 miles turn right onto Hwy. 430 (Lakeway Drive), take the first left and bear right onto Bluebird Drive travel approx. 0.6 miles. **AUCTION BANNERS POSTED.**

Two Locations to Better Serve You!

GOLDEN RULE - WILSON

Real Estate & Auction #1, LLC

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Columbia, Kentucky 42728

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

Sales Associates - Elliot Burton, Logan Sandusky,
Simon Wilson and Brantley Rainwater

Auctioneer - Danny Mouser

Executive Assistant - Christine Ussery



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Sales Associate & CFO - Pam Emerson

Sales Associates - Larry Emerson, John David Hale,
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Sales Assoc. & App. Auctioneer - Troy Coffey

Auctioneer - Alex Popplewell

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

Experience Could Pay Dividends

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Specializing In Estate Auctions