

View Online, by Appointment by calling Coordinating Agent, John David Hale at 270-566-4397 or Preview at OPEN HOUSE Saturday, April 26th from 10 A.M. to 12 NOON CDT.

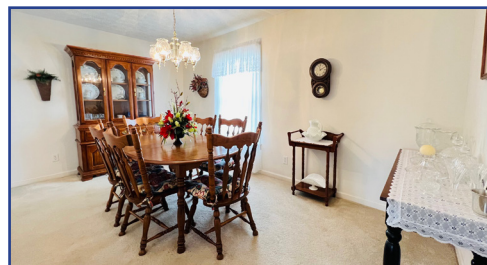
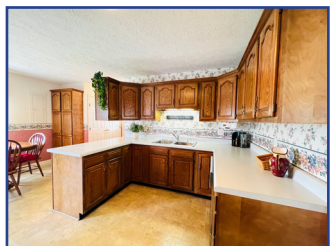
RESIDENTIAL OR COMMERCIAL PROPERTY ADJOINING THE CITY LIMITS!



PROPERTY DESCRIPTION: This beautiful 1-owner house adjoins the Russell Springs city limits and can be utilized for **residential or commercial purposes**. The house features **3 nice bedrooms, 2.5 baths, formal living room, den, nice kitchen with appliances – oak cabinetry – eat-in breakfast nook, formal dining room and utility area**. House has lots of closet and storage space and also features a **master suite**. House boasts **1,798 sq. ft. +/-** with an **attached 16ft. x 20ft. carport**, plus approx. **9ft. x 10ft. enclosed storage room**. House features many conveniences including central heat and air, **double-pane windows, central vac, some wood flooring**, county water, septic (sewer available), **black top drive, and 6ft. x 28ft. covered front porch**. Property also features an approx. **20ft. x 27ft. steel-framed metal building with concrete floor, electric, overhead door** and partial concrete wall in back. The lot size is **0.659 acres m/l** per recent survey with over **164ft. of road frontage along Highway 127** with good visibility. Property offers easy access to restaurants, shopping, banks and most other conveniences.



SEE MORE PHOTOS ONLINE AT www.GoldenRuleAuction.com!

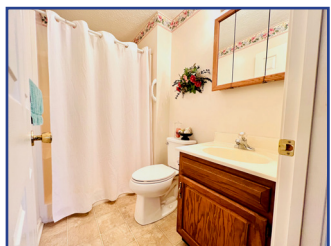
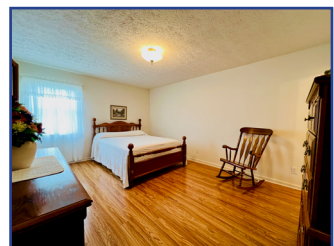
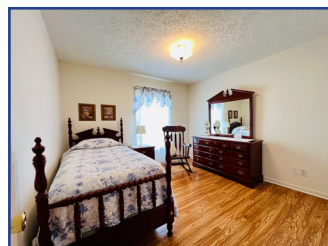
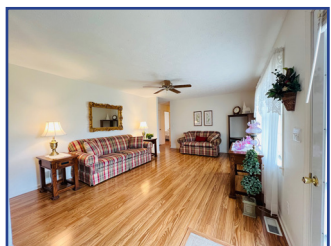


TERMS: Real Estate: Non-refundable 10% down within 48 hrs. of auction ending via cash, good check or wire transfer & close on or before 30 days. **No contingencies - If you can't close don't bid.** This purchase is NOT contingent upon appraisals, inspections, etc. - so please have your financial arrangements made prior to bidding. **A 10% Buyer's Premium will be added to the final bid to determine final sales price.** The 2025 property taxes to be prorated at closing.

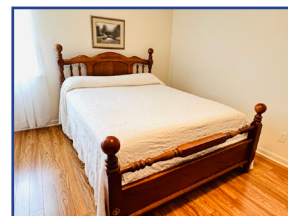
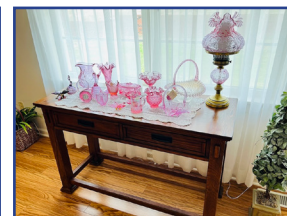
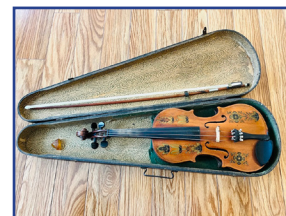
Property to be transferred with a good insurable General Warranty Deed. Purchaser is responsible for own title search if desired. Purchasers are responsible for own due diligence and verification of any information provided. **Property is sold "AS IS, WHERE IS" condition, please inspect.** See full terms 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, May 2nd 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.**

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

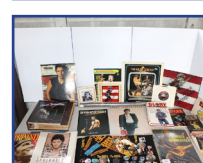
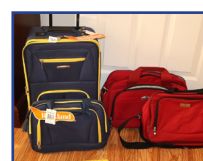
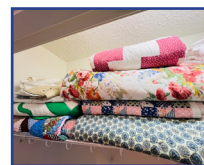
SALES TAX: Sales tax does NOT apply to the real estate. KY Sales Tax (6%) will be added to the sale price, where applicable. Dealers or other exempt parties must provide proper documentation at pickup.



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



OVER 500 LOTS OF ITEMS!



PICK UP LOCATION: 504 N. Hwy. 127, Russell Springs, KY

PICK UP DATE: FRIDAY, May 2nd from 1 P.M. - 5 P.M. CDT at the above location by appointment through signuopenius - 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 heavier items. All purchased items must be removed by the deadline stated above.

DYNAMIC SOFT CLOSE: 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.

