

Owner Financing Available at 5% Interest on All Vacant Tracts!

Parcels Range in Size from 1.77 Acres m/l to 53 Acres m/l with Over 200 Total Acres M/L to Choose From!

Absolute Auction

Saturday, November 21st at 9:00 AM CST

One of Adair County's Finest Farms offering 200 Acres, m/l, in Multiple Parcels and in Combinations using Golden Rule-Wilson's Computerized Multi-parcel Selling System allowing any bidder to bid on any tract or combination of tracts at any time. Also Three Tracts of Commercial Timber to be Offered. PLUS John Deere Backhoe, Several Tractors, Farm Machinery, Automobiles, ATV/Utility Vehicles, Gun Collection, Old Log House (to be moved), Tools and Supplies!

Property Known as the Late Randy Nelson Farm

Location: Fronting on Hwy 92 (Montpelier Rd.) and Keen Wilson Rd., about 4 1/2 miles southeast of Columbia, KY in Adair County at 2828 Keen Wilson Rd., Columbia, KY

Directions: From Columbia, KY, take Hwy 55 South about 4 miles, then left on Hwy 92, then Keen Wilson Rd is the first road to left. **Auction Banners Posted.**



Open House/Preview: Nov. 14th 9AM-11AM, or you may view land at any time!

Owner financing on vacant land tracts.

Sale Order: (All times are CST)

Bring a friend, 2 auctioneers may be going simultaneously!
· 9:00 A.M: REAL ESTATE & TIMBER WILL BE AUCTIONED FIRST!

· PERSONAL PROPERTY WILL NOT START UNTIL APPROX. 12 NOON

· Approx. 12:00 Noon:
Guns will be auctioned.

· Approx. 1:30 P.M:
Backhoe, Tractors & Main Equipment.

· Auction will finish up with smaller remaining shop tools & personal property!

Lunch & Loading will be available.

See the Randy Nelson Farm Video @GoldenRuleAuction.com

Two Locations to Better Serve You!

GOLDEN RULE - WILSON
Real Estate & Auction #1, LLC

1004 Jamestown Street
Columbia, Kentucky 42728

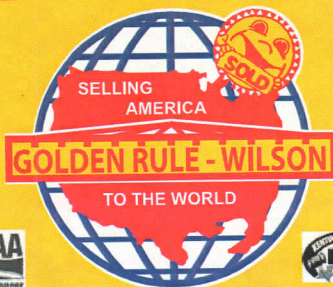
270-384-1111 • 1-800-854-9992

Christopher B. Wilson - Broker & Auctioneer
CFO - Tia White

Sales Associates - Joyce Powell, Annette Burton, Melissa Fudge,
Elaine Smith, Glenn McQuaide

Sales AssociateAuctioneer - Jerry Robertson

Sales Associates & App. Auctioneers - Kelly Hamlett
Executive Assistant - Donna Popplewell



www.GoldenRuleAuction.com

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

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 Assoc. & App. Auctioneer - Troy Coffey

Sales Associates - Larry Emerson, Zachary Sapp,
Anthony Carnes, Carol Bernard

Executive Assistant - Matthew Brown
Auctioneer - Alex Popplewell

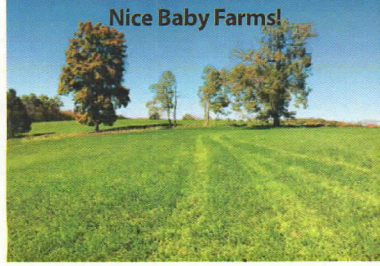
Experience Could Pay Dividends

Specializing In Estate Auctions

Tract #8 - 53.01 Acres M/L w/Older Farmhouse, Large Barn, Tool Sheds, Outbuildings & Pond



Tract #14 - 20.22 Acres M/L w/Large Combination Barn & Pond



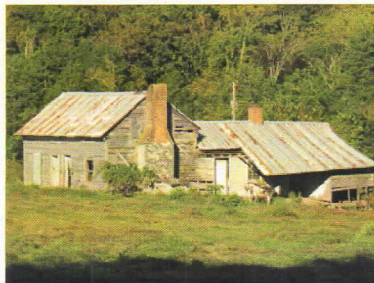
Land Description: Outstanding mid-sized acreages & baby farms less than 5 miles from town having beautiful home sites! A beautiful level to gently rolling farm offering up to 200 total Acres, m/l, (from new survey) with several crop acres as well. Lots of spring branches, 2 ponds, automatic watering facilities, barns, sheds, outbuildings & older farmhouse. Mostly newer modern fencing with cross fencing. Approx 133 Acres, m/l, of pasture & crop land according to FSA office, ideally fenced for rotational grazing. One of the county's best farms! Property to be offered in small & medium sized acreages with combinations being offered as well as the ability to defend your bid on small & medium tracts!

ACREAGES

- | | |
|---|--|
| Tract #1 - 1.77 Acres M/L | Tract #9 - 13.15 Acres M/L |
| Tract #2 - 1.78 Acres M/L | Tract #10 - 6.95 Acres M/L |
| Tract #3 - 1.50 Acres M/L | Tract #11 - 6.74 Acres M/L |
| Tract #4 - 3.19 Acres M/L | Tract #12 - 13.71 Acres M/L |
| Tract #5 - 3.09 Acres M/L | Tract #13 - 51.44 Acres M/L (Old Log House Offered Separately) |
| Tract #6 - 3.18 Acres M/L | Tract #14 - 20.22 Acres M/L w/Large Combination Barn & Pond |
| Tract #7 - 2.44 Acres M/L | Tract #15 - 9.22 Acres M/L |
| Tract #8 - 53.01 Acres M/L w/Older Farmhouse, Large Barn, Tool Sheds, Outbuildings & Pond | Tract #16 - 9.20 Acres M/L |



Timber Description: The commercial timber will be offered separately on Tract #12 (Approx 12.5 Ac. m/l Timber), Tract #13 (Approx 30 Ac. m/l Timber) and Tract #14 (Approx 12.5 Ac. m/l Timber) only. Timber consists of a variety of mixed hardwood and seems particularly heavy on Oaks with some Poplar, Maple and several .Cherry. Timber will be auctioned down to a 12 Inch cut, allowing 8 months for removal.



Historic Log House, Lumber & Hardware:

- Old Log House (Approx. 32 X 18 Ft.) w/Later Addition and Contents (1 Unit)
- (3) Stacks of Insulated Door Panels
- 10 ft. 12 Inch Galvanized Road Tile
- Several Lots of Scrap Metal & Junk Iron
- Large Stack of Ban Sawed Cherry Lumber (Dry stacked on Sticks in rear barn)
- Another Stack of Cherry Lumber (In Loft of Rear Barn)
- Large Stack of used Industrial Ribbed Metal Roofing (Lower Shed of Rear Barn)
- Large Stack of 2 X 6's - Approx. 16 ft. Various Boards & Several 6 X 6 Posts & Other Posts (1 Unit - Lower Shed or Rear Barn)
- Roll of ¾ inch Black Pipe



Tractors & Farm Implements

John Deere JD310-A Backhoe w/Front Loader Bucket & 2 Ft. Rear Bucket—Good Tires — 7020 Hrs
 John Deere 2955 Diesel Cab Tractor (no back Glass) Showing 5016 Hrs With 4 Remotes & Dual PTO
 Massey Ferguson 165 Diesel Tractor w/4762 Hrs w/Aux. Hydraulics (no multi power) Good Rubber
 Kubota L4150 Diesel Tractor — 2262 Hrs w/Remote Hydraulics
 M602 Minneapolis-Moline Tractor (fueled by Propane) Unknown Hrs
 Restored 60 John Deere Tractor Tricycle w/3 Pt. Hitch (Gasoline) Showing 310 Hrs
 WD Allis Chalmers Tractor
 "A" Model John Deere Tractor w/3 Pt. Hitch & Good Rubber
 285 Massey Ferguson Diesel Tractor — 1983 Model — 85 HP
 Salvage 630 John Deere Tractor (no front wheels)
 Like New Gooseneck 24 Ft. Livestock Trailer
 John Deere 535 Round Baler w/Monitor (6 Ft. Roll) (Belts Appear Good)
 16 Ft. Heavy Duty Flatbed Trailer w/Dual Axles
 20 Ft. Flatbed Wagon (Heavy Duty) w/Sliding Tongue
 Hay Hauler Wagon on a Ten Kory Running Gear
 Refurbished Manure Spreader w/Pressure Treated Sides
 Arts-way 420 Grinder Mixer w/Approx. 12 Ft. Unloading Auger
 Gravity Wagon w/John Deere Running Gear and Hydraulic Auger
 Large 9 Wheel Side Delivery Hay Rake
 273 New Holland Square Baler
 Bushhog RFM 60 Finish Mower — 5 Ft.
 3 Pt. Hitch International 6 Ft. Bushhog
 10 Ft. Howse Pull Behind Bushhog
 Shaver 8 Inch Hydraulic Post Driver
 Speeco 3 Pt. Hitch Post Hole Digger
 3 Pt. Hitch John Deere Seed Sower
 Walton 4 Basket Hay Tedder
 (2) 3 Pt. Hitch Hay Hyster
 6 Ft. Loader Bucket
 (2) Hay Spikes
 Weights & Brackets for a John Deere
 3 Pt. Trailer Hitch Adaptor
 19 Ft. Heavy Duty Tri-axle Trailer w/Pintle Hitch (House Trailer Axles)
 3728 International Wheel Disk
 Massey Ferguson Belt Type Sickle Bar Mower — 7 Ft
 Old John Deere Manual Loader Bucket w/Fork
 JF Ilson Livestock Squeeze Shoot
 Massey Ferguson 120 Square Hay Baler
 Trailer Type 2 Bottom Plow w/Metal Wheels
 (2) Allis Chalmers Hay Conditioners
 Vermeer 3 Pt. Hitch Hydraulic Hay Unroller
 5 Ft. Loader Bucket w/Teeth
 2 Row Front Mounted Cultivator for a 60 John Deere
 9 Ft. Pull Type Culti-Mulcher
 7 Shank 3 Pt. Hitch Chisel Plow
 Hay Forks
 John Deere Heavy Duty Pallet Fork
 Another Heavy Duty Pallet Fork
 International Tractor Steps
 3 Pt. Hitch Boom Pole
 New Holland Hay Bine Blade
 Feed Panel
 (2) John Deere Hydraulic Cylinders
 (2) Cattle Creep Feeder
 Asst. Tubular Gates
 Asst. Cattle Troughs
 Asst. Hay Rings
 Asst. of 3 Pt. Hitch Top Links
 (5) Four Wheel Wagon Running Gears Various Tonnage

(2) John Deere Fenders for a 30/20 Tractor
 300 Gallon Fuel Tank w/Stand
 (2) Plastic Stock Watering Tank
 Metal Wheeled Manure Spreader
 Older Square Bale Hay Picker
 Old Team Equip./Scrap/Parts
 Team Disk / Plow
 Corn Planter
 Wagon Parts
 Wheat Drill
 Wheat Binder
 Slip Scoop
 Team Disk

Automobiles, Utility Vehicles & 4 Wheelers

Suzuki Ozark Quad-Runner 250 4-Wheeler
 Kawasaki Mule 2500 w/Windshield
 1975 Classic Jeep Wrangler 4 Wheel Drive Showing 70081 Miles
 1990 Dodge Power Ram 4 X 4 Truck w/4 Speed Trans. Showing 5,694 Miles w/Electric Hay Fork in Back & Diamond Plated Tool Box & Good Rubber
 1970 Model Ford 100 Pickup Truck—showing 69076 Miles
 1973 Ford Box Truck w/80,000 Miles (Older)
 (2) Older Buick LeSabre (Scrap)
 1993 Plymouth Acclaim (Scrap/Parts)
 1973 Yellow Volkswagen Bug
 Older Volkswagen Bug — Approx. 1973 (Scrap/Parts)
 Ford Pickup — Approx. 1976 (Scrap/Parts)
 Older Volkswagen Bug — Approx. 1965 —67 (Scrap/Parts)
 Older Volkswagen Bug — Approx. 1964 (Scrap/Parts)
 Fiberglass Dune Buggy Frame
 (2) Dual Port Volkswagen Motors
 (2) New Running Boards for Volkswagen Beetle
 (2) Volkswagen Bumpers
 Volkswagen Hub Caps
 Chevrolet Truck Hood
 Truck Bed Trailer w/Camper top (ideal for hunting)
 (2) Truck toppers
 Half Cab Truck topper
 Diesel Fuel Tank
 Truck Fuel Tank w/Hand Pump & Toolbox

Gun Collection: (Must be KY resident for guns/Positive ID/No Felonies)

- 1) Charles Daley 12 GA Shotgun
- 2) Winchester 1500 XTR 12 GA Shotgun
- 3) Remington 870 Express 12 GA Shotgun
- 4) Winchester 37A 20 GA Shotgun
- 5) Stevens 94 F 16 GA Shotgun
- 6) Champion Iver John 20 GA Shotgun
- 7) Mossberg 410 GA Shotgun
- 8) (Unknown) Lever Action 17 Cal Rifle
- 9) Springfield 671 20 GA Shotgun
- 10) Winchester 1400 MKII 20 GA
- 11) Remington 514 22 Cal Rifle
- 12) Winchester 370 20 GA Shotgun
- 13) Savage 93R1Z w/Banner Scope 17 Cal Rifle
- 14) Marlin 336W 30/30 W Rifle
- 15) Marlin 60W 22 LR Rifle
- 16) Remington 550-1 22 Cal Rifle
- 17) Winchester Western Codey
- 18) Winchester 37A 12 GA Shotgun
- 19) Remington 17 Cal
- 20) Remington 870 Express 12 GA Shotgun
- 21) Marlin 25 MN w/Simmons 3-9X40 8Pt Scope 22 WMR Rifle
- 22) Savage 93 R17 w/Simmons 3-9X40 ProSport Scope 17 HMR Rifle
- 23) Savage 93 W/Bushnell Scope 22 WMR Rifle

- 24) Remington 700 W/Tasco Scope Rifle
- 25) Marlin 717 M2 w/Tasco World Class MIL-DOT Scope 17 Cal Rifle
- 26) Marlin CCRRO W/Tasco 3X7X20 Scope 22 LR Rifle
- 27) Lorcin L388 Pistol
- 28) H&R 929 22 LR Pistol
- 29) IJA&G IJ Target Sealed 8 Pistol
- 30) Remington 17
- 31) Browning 22 LR
- 32) Ruger 10/22 Carbine 22 LR

Antique & Collectibles

Straw Broom Cutter
 John Deere Corn Sheller
 Forge Blower
 (2) Old Cross Cut Saws
 Milk Can
 Chug-a-Lug Tobacco Setter
 Double Tubs
 Antique Black Safe
 Antique Vice
 Cast Iron John Deer Tractor Replica
 Cream Separator
 Push Garden Tiller
 Wooden Hoops
 Buggy Top (Ragged)
 Chase Water Hand Pump
 Meal Chest
 Blue Jars/Canning Jars
 2 Old Metal Wagon Wheels

Tools & Misc:

Magnum001 Tire Changer
 Miller M-180 Arc Welder
 Campbell Hausfeld Flux Core 80 Mig Welder
 Large Upright 2 Cylinder Ingersoll Rand Air Compressor
 Miter Saw w/Stand (Compound Cut)
 Drill Press Stand
 Small Gas Air Compressor
 2200 PSI Troy Built Pressure Washer
 Large Industrial Type Table Saw
 Aluminum Ladder
 Short & Long Diamond Plate Step Boards for Duelly Pick Up
 Year Round Cab Door
 Asst. of Sockets
 Asst. of Wrenches
 Asst. Tools & Tool Boxes
 Stack Tool Box
 (2) Chain Hoists
 Grinder w/Stand
 Asst. Hay roller Belts
 Asst. Hand Tools
 Cutting Torch
 Steam Jenny Cleaner
 Kleen-King Cleaner
 S & W Edger Works Inc. Lumber Edger
 Hydraulic Cylinders
 Manual Tire Changer
 Asst. Fencing tools
 Diamond Plate Tool Box
 Log Choker Cable
 Chainsaws
 (2) Fuel Tanks w/Hand Pumps
 (3) Plastic Water/Liquid Containers
Many more items too numerous to mention!

See more photos
 online at
www.GoldenRuleAuction.com

**No Minimums! No Reserves!
Everything Sells Regardless of Price!**



Terms: Real Estate: Non-refundable 10% down day of sale and balance w/deed on or before 30 days OR **OPTIONAL OWNER FINANCING (On Vacant Tracts Only – Including Tract 13):** A non-refundable 10% down day of sale with an additional 10% on or before 30 days with deed and balance financed at 5% interest for 5 years with equal monthly or semi-annual payments or cash anytime. No pre-payment penalties. Purchasers using owner financing to pay a \$125.00 closing fee. Property taxes paid by Seller for 2015. **Timber Terms:** A Non-refundable 10% down day of sale with signing of a standard timber contract and balance on or before 30 days allowing 8 months for removal down to a 12 Inch cut (to be measured 12 Inches from the ground at the stump). A seven percent buyers premium will be added to the final bids on real estate and timber to determine final sales price. **Personal property:** Cash, good check, Visa, Mstcd, or Discover –(3% convenience fee on debit/credit card sales). **NO BUYER'S PREMIUM ON PERSONAL PROPERTY.**
Auctioneer's Note: This is one of the finest farms to be offered in a long, long time! Mr. Nelson took a lot of pride in his farm and kept it up! **Remember the date, Saturday, Nov 21st, at 9 A.M. CST & come prepared to buy at your price!**
Note: The purchaser will be required to sign a lead based paint waiver as required on any home built prior to 1978.



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

