

**TERMS: REAL ESTATE:** Non-refundable 10% deposit to be made to Golden Rule-Wilson Real Estate & Auction #1, 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 buyer for 2019. Property to be transferred with a good insurable General Warranty Deed. Purchaser responsible for own title search if desired. 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, personal/business check (must have I.D.), Visa, MasterCard or Discover with a 3% onsite processing fee (minimum processing fee of \$3) or wire transfer. Personal and business checks will be verified for sufficient funds before items are removed from the auction site. All fees incurred by wired transfers will be paid by the purchaser. All purchases that have not been paid by Friday, February 22nd at 6 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 property is sold in "AS IS" and "WHERE IS" condition. ALL SALES ARE FINAL! SEE FULL TERMS & CONDITIONS UPON REGISTRATION.**

**BUYER'S PREMIUM:** 10% Buyer's Premium applies on all real estate and personal property.

**SALES TAX:** KY Sales Tax (6%) applies only to personal property and those without resale exemption certificates.



**SEE FULL DETAILS AND MULTIPLE PHOTOS ONLINE @ [www.GoldenRuleAuction.com](http://www.GoldenRuleAuction.com)**

**AUCTIONEER'S NOTES:** Get online & get prepared to buy at your price! Please give us a call if you need assistance to get started bidding.

**House may be viewed by appointment by calling 270-250-3850.**

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

# ONLINE ONLY ABSOLUTE ESTATE AUCTION!

**ENDING TUESDAY, FEBRUARY 19, AT APPROX. 6 P.M. CST**



**OVER 175 LOTS OF ITEMS, See Online for Detailed Listing!**



**Modern and Recently Remodeled 3 Bedroom / 3.5 Bath Brick Home with Full Basement** on a Nice Lot Located within walking distance to Betty's Country Cooking Restaurant **PLUS** a 2000 Ford Taurus Wagon, Household Furnishings, Appliances and other Personal Property.

**AUCTION HELD FOR THE NANCY DICE ESTATE**

**HOW TO BID: BID ONLINE NOW BY CLICKING THE ONLINE BIDDING LINK AT**

**[www.GoldenRuleAuction.com](http://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:** 329 Keltner Rd., Columbia, KY.

**DIRECTIONS:** Located about 1 Mile North of Columbia off Hwy 55 (turn near Betty's Country Cooking) onto Keltner Road and go a short distance to property. **Auction Banners Posted.**

*Two Locations to Better Serve You!*

**GOLDEN RULE - WILSON**

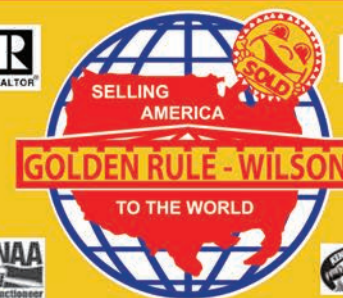
*Real Estate & Auction #1, LLC*

1004 Jamestown Street  
Columbia, Kentucky 42728

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

Sales Associates - Melissa Fudge, Elaine Rowlett  
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Associate Broker - Veronica Mouser  
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Executive Assistant - Donna Popplewell



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*Your "Network" Real Estate Company*

**GOLDEN RULE - WILSON**

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

Golden Rule-Wilson Real Estate & Auction #1, LLC.  
1004 Jamestown Street  
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*Experience Could Pay Dividends*

*Specializing In Estate Auctions*