

**VIEW ONLINE, BY APPOINTMENT OR OPEN HOUSE
SATURDAY, AUGUST 17TH FROM 11 A.M. TO 1 P.M. EDT. (FAST TIME)**

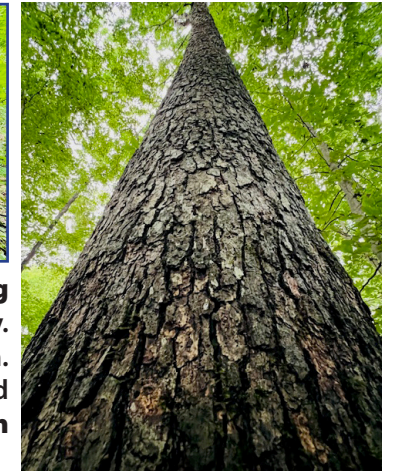
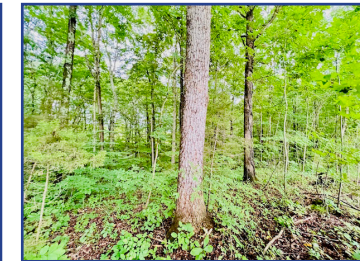
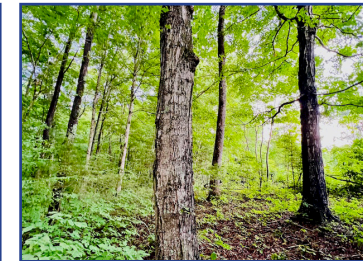
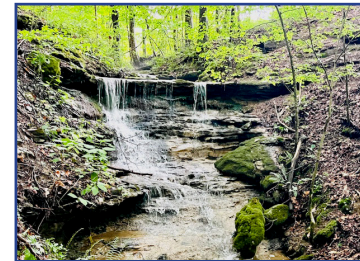


BIDDING NOTE: The 2 real estate tracts are being offered separately, but the auction ending times on those tracts will be linked together to close at the same time, meaning that if one tract goes into extended bidding, both tracts will be extended, allowing bidders the opportunity to bid on more than one tract if desired.



TRACT #1: This 1-owner house appears very well-kept and offers a **great country location** just **2 miles to the water's edge at Clearwater Boat Ramp!** House is comfortably sized offering 1,460 sq ft +/- on the main level with a full basement for additional space if needed. This house has 3 large bedrooms, large bathroom w/dressing table, kitchen / dining combination with lots of cabinetry - recessed lighting - electric range - refrigerator, large living room with picture window and more! The **full basement is very neat and clean** featuring a secure easy access outside entrance with steel door. Basement offers tons of space for storage with plenty of **built-in shelving**. It also has the washer & dryer hookup, utility sink and **roughed-in plumbing for another partial bathroom**. House has many newer upgrades including **updated central heat & air (energy efficient heat pump), double-pane tilt windows, vinyl siding, 8ft x 28.5ft covered front porch, 6ft x15ft covered side porch, front sidewalks and county water.** House lot is **very private, surrounded by woodlands with small stream and the sound of the adjoining waterfall outback!** There is also plenty of room for parking on this **beautiful 1.25 Acres, m/l, and even enough space to build a garage or a pole barn on the property if desired!**

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.



TRACT #2: Offers a beautiful **unrestricted 1.04 Acres, m/l, wooded tract of land overlooking flowing stream** in the back and **beautiful waterfall** adjoining the northeastern boundary. **County water and electric are readily available** and property fronts county road Kara Ln. Property offers a variety of **hardwood trees** including white oak, hard maple, poplar and other species of hardwoods. This lot is perfect for making it into a **lake retreat, cabin location or campsite in the beautiful Lake Cumberland Area!**

PICK UP LOCATION: 1330 Richardson Road, Nancy, KY

PICK UP DATE: FRIDAY, August 23rd from 3 P.M. to 5 P.M. EDT at the above location by appointment through signupgenius - **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.



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. 2024 property taxes pro-rated. A ten percent buyer's premium will be added to the final bid to determine the final sales price. 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. **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, August 23rd at 5 P.M. EDT will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3). **See full terms and conditions 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.

**FURNITURE, PRINTS, HOME DÉCOR,
VINTAGE CINCINNATI REDS ITEMS & MORE -
SEE PERSONAL PROPERTY LISTING ONLINE!**



AUCTIONEER'S NOTE: This is a great property in the beautiful Lake Cumberland area! **Don't wait until the last minute - get online and get bidding at your price!**

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