

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

ONLINE ONLY ABSOLUTE AUCTION!

ENDING TUESDAY, JUNE 30TH AT APPROX. 6 P.M. CDT

18 ACRES, M/L, CLOSE TO TOWN - OFFERED IN 1 TRACT!

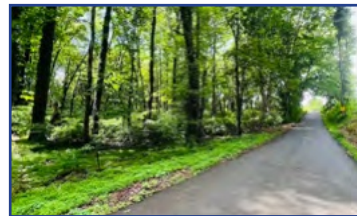


18 Acres, m/l (per New Survey) Mostly Fenced with Barn and Stream. Property has Road Frontage on C. Dabney Road and Coffey Hill Church Road. Property is located near the Cumberland Parkway just off East Highway 619, just outside the City Limits of Russell Springs!

AUCTION HELD FOR CLETTA MCKINNEY

LOCATION: Russell Springs, KY--Turn at Arby's on Hwy. 619 and go only 1/2 mile. Main entrance is on C. Dabney Road and property also has frontage on Coffey Hill Church Road.

AUCTION BANNERS POSTED. VIEWING: View online or drive by and view at your leisure.



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!
SEE THE DYNAMIC SOFT CLOSE AND AUTO EXTEND FEATURE INFORMATION ON BACK!

LOGAN SANDUSKY COORDINATING AGENT (270) 634-3046

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

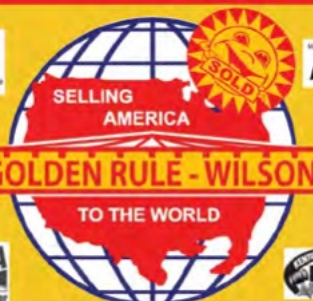
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All announcements made day of sale take precedence over any previous advertisement.

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PROPERTY DESCRIPTION: This beautiful property is ideally located in the heart of the Lake Cumberland area, just outside the Russell Springs city limits. Property has a beautiful cleared pasture field (mostly fenced), nice area of mature woodlands, flowing stream, access to 2 blacktop roadways plus a barn too! County water & electric are available. This is a perfect setting for that dream home you've always wanted – an ideal set up for a small cattle operation and hobby farm – or this property could be further developed by installing a through road. The choice is yours, but don't miss this once-in-a-lifetime opportunity to buy this nice acreage this close to town! Modest property restrictions apply: Restricted against single-wide mobile homes, junkyards, salvage yards & inoperable vehicles. New double-wide mobile homes & new modular homes will be permitted on a solid concrete / concrete block perimeter foundation & a minimum of 1,400 sq ft. of heated living space for any home on the property.

FOR ASSISTANCE VIEWING THE PROPERTY, CONTACT COORDINATING AGENT LOGAN SANDUSKY AT (270) 634-3046

TERMS: REAL ESTATE: Non-refundable 15% 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 2026 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.

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.

AUCTIONEER'S NOTE: *Property this close to town is getting hard to find, so get online and get bidding at your price!*