

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

**TERMS:**

**REAL ESTATE:** Non-refundable 10% down day of sale & balance w/ possession & deed on or before 30 days. **No contingencies - if you can't close, don't bid.** Purchasers responsible for 2026 property taxes. A 10% buyer's premium will be added to the final bid to determine the final sales price. No sales tax. **All property is sold in "AS-IS" and "WHERE IS" condition - please inspect. ALL SALES ARE FINAL!**



**AUCTIONEER'S NOTE:** This is a great property and location just outside of Liberty! This property could be a great investment for you. Property offers many buildings that could be put to good use, and the property offers good visibility, plus easy access!

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

**Note:** Announcements made day of sale take precedence over previous advertisements.

**Chris Wilson, Broker & Auctioneer**

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

# LIVE ABSOLUTE ESTATE AUCTION!

ON-THE-PROPERTY

**SAT., JANUARY 10th AT 12 NOON EST (Fast Time)**

**11.33 Acres, m/l Offered in 5 Tracts & ANY Combinations!**



## Residential / Commercial / Multi-Use Property



**11.33 Acres, m/l, Multi-Use Property Offered in 5 Tracts and ANY Combinations. Property includes Bedford Stone House, 45 ft. x 135 ft. Commercial Building and (4) Large Metal Barns.**

**AUCTION HELD FOR VITIS RODGERS ESTATE**

**LOCATION:** 4744 W. Highway 70, Liberty, KY - just West of Liberty, KY, with long frontage on Highway 70 & Canoe Creek Road. **Auction Banners Posted. AUCTION WILL BE HELD INSIDE MAIN BLDG.**

**Two Locations to Better Serve You!**

**Your "Network" Real Estate Company**

### 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 - Katie St. Pierre

Sales Associates - Elliot Burton, Logan Sandusky,  
Simon Wilson, Brantley Rainwater and Abby Walker  
Sales Associate & Auctioneer - Danny Mouser  
Apprentice Auctioneer - Dillan Thompson & Eli McGuffin  
Executive Assistant - Christine Ussery



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### 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 Associates - Larry Emerson, John David Hale,  
GaVon Antle and Jamie Robertson  
Sales Associate & Auctioneer - Troy Coffey  
Auctioneer - Alex Popplewell  
Executive Assistant - Robin St. Pierre

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

*Experience Could Pay Dividends*

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*Specializing In Estate Auctions*

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