

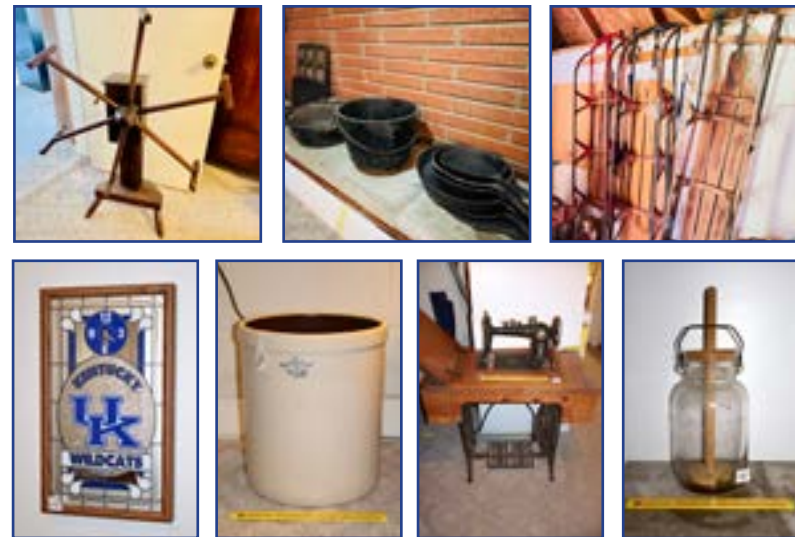
SEE FULL DETAILS AND MULTIPLE PHOTOS ONLINE @ www.GoldenRuleAuction.com

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.** 2024 property taxes pro-rated. A ten percent buyer's premium will be added to the final bid to determine the final sales price. **Personal Property:** Accepted methods of payment are cash, local check (w/ I.D.) 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 July 19th at 6 P.M. CDT will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3). Property description and information are believed to be accurate, but not guaranteed. Purchasers are responsible for their own due diligence and verification of any information provided. Information has been provided for convenience purposes only. **See full terms upon registration.**

BUYER'S PREMIUM: A 10% percent buyer's premium applies.

SALES TAX: Sales Tax does NOT apply to the real estate. KY Sales Tax (6%) will be added to the personal property, where applicable. Dealers or other exempt parties must provide proper documentation at pickup.

VIEWING: VIEW ONLINE, BY APPOINTMENT OR OPEN HOUSE SATURDAY, JULY 27TH FROM 10AM-12 NOON CDT. NO BAGS OR PURSES PERMITTED AT OPEN HOUSE.



AUCTIONEER'S NOTE: This is an excellent location in town and near the schools - this is a fantastic buying opportunity! Don't wait until the last minute - get online and get bidding at your price!

Note: The successful bidders will be required to sign a lead-based paint waiver as required on any homes built prior to 1978.

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

ONLINE ONLY

ABSOLUTE AUCTION!

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



Beautiful Brick House & Lot, Extra Lot on Sunset Drive, Plus a Chevy Malibu, Fine Household Furnishings & More - OVER 300 LOTS OF ITEMS!!!

AUCTION HELD FOR MRS. ZONA ROYSE

Beautiful Brick House with Fully Finished, Walk-out Basement, Attached Carport & Storage Building w/ Lot Fronting on Greensburg St. Plus, Extra Building Lot Fronting on Sunset Drive to be Offered Separately. Also, a Chevy Malibu, Antiques, Fine Household Furnishings, Decorative Lamps, Collectibles, Tools & Supplies.

ALSO, (2) VACANT BUILDING LOTS ON WALKER ST. TO BE OFFERED SEPARATELY

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 USER NAME & PASSWORD ALONG WITH SECURED CREDIT CARD REGISTRATION FOR AUTHENTICATION. THEN GET READY TO BID!

Danny Mouser, Coordinating Agent: 270-634-1400

Chris Wilson, Broker & Auctioneer: 270-250-3850

LOCATION: Main house conveniently located at: 1209 Greensburg St, Columbia, KY 42728, near the Columbia/Adair County Schools. Vacant lots on Sunset Drive and Walker St. are also marked. **AUCTION BANNERS POSTED.**

Two Locations to Better Serve You!

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

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