No Minimums! No Reserves! Property Sells Regardless of Price!

ONLINE ONLY!

ABSOLUTE AUCTION!

ENDING TUESDAY, NOV. 10TH AT APPROX. 6 PM CST

252 ACRE, M/L, WORKING CATTLE/CROP FARM NEAR LAKE CUMBERLAND, KY!



252 Acres m/l in 1-Tract, Barn, Equipment Shed, Hoop Barn, Fenced for Cattle, Large Cropland Creek Bottom, Nice Woods w/ Marketable Timber. Excellent Hunting and Over 4,775 ft of Creek Frontage along Goose Creek!

AUCTION HELD FOR THE TARTER FAMILY

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!

LOCATION: Just **6 miles North of Russell Springs, KY, just off Hwy 127, turn right onto Decatur Road** & travel less than a mile to property on the left. Property maps next door to Bethel Baptist Church which is located at **904 Decatur Rd, Dunnville, KY (Russell County). Back of property also has deeded access to Brock Rd. AUCTION BANNERS POSTED.**

Simon Wilson, Coordinating Agent: 270-634-5530 **Chris Wilson, Broker & Auctioneer**

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View Online, by Appointment or ANYTIME at your leisure; ALSO, agents will be on the grounds for viewing & questions on Nov 7th from 10 AM to 12 Noon CST.









This is an **RARE & OUTSTANDING BUYING OPPORTUNITY** on this **252 Acre, m/l, cattle / crop farm (actual acreage is 251.77 AC +/-)!** This **strong farm** features some of the best farmland in the area & offers **long blacktop frontage, excellent fencing, plus excellent water with springs, automatic waterer, year-round creek & ponds!** Property also includes a **60ft x 60ft all-purpose barn w/ barn lot & corral, a 24ft x 48ft 4-bay equipment shed, a newer 33ft x 96ft hoop barn, and carefully fenced areas that divide the land into 3 separate pastures (4 including cornfield).** In total, about 115 acres m/l are cleared farmland. In the top field there are about 38 acres m/l cleared, in the bottom field there are about 77 acres m/l cleared, with about 50 acres being a large open bottom (currently in corn) along **Goose Creek, where the property has over 4,775 feet of creek frontage.** Property also has deeded **30ft access entrance to back of property off Brock Rd.** This thoughtful setup is perfect for those with a **passion for farming, both livestock & cropland pursuits.** The possibilities are as vast as the landscape itself.

For those who appreciate **the thrill of the great outdoors,** this property is **a haven for hunting and exploration.** Being **over 1 mile in length, this 252 acres, m/l,** provides ample room for **adventures and the creation of lasting memories.** Yet, despite its seemingly remote charm, this countryside escape is conveniently located **not far from town,** and **only minutes to beautiful Lake Cumberland** - ensuring you can easily access the amenities of this **nearby recreational lake which offers over 1,255 miles of shoreline to explore.**

Another **true highlight** of this property is the **opportunity to build your dream home.** Imagine waking up to the gentle rustle of leaves, the **soothing babble of the creek,** and the **expansive views of your own private paradise.** This is more than a property; **it's an invitation to craft a life surrounded by the beauty of nature while maintaining the convenience of nearby town amenities.** Seize the chance to **make this countryside dream YOUR reality. BID ONLINE NOW!**

















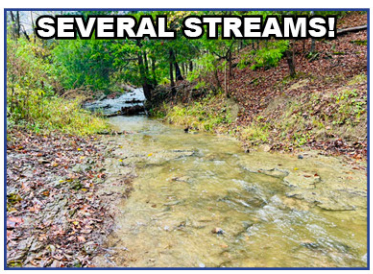








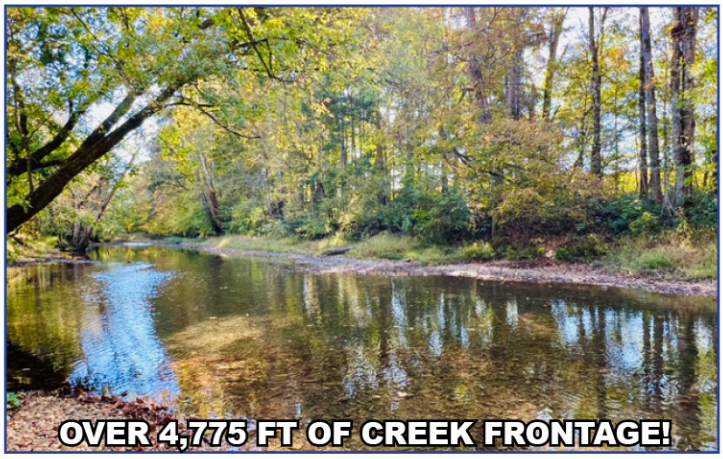




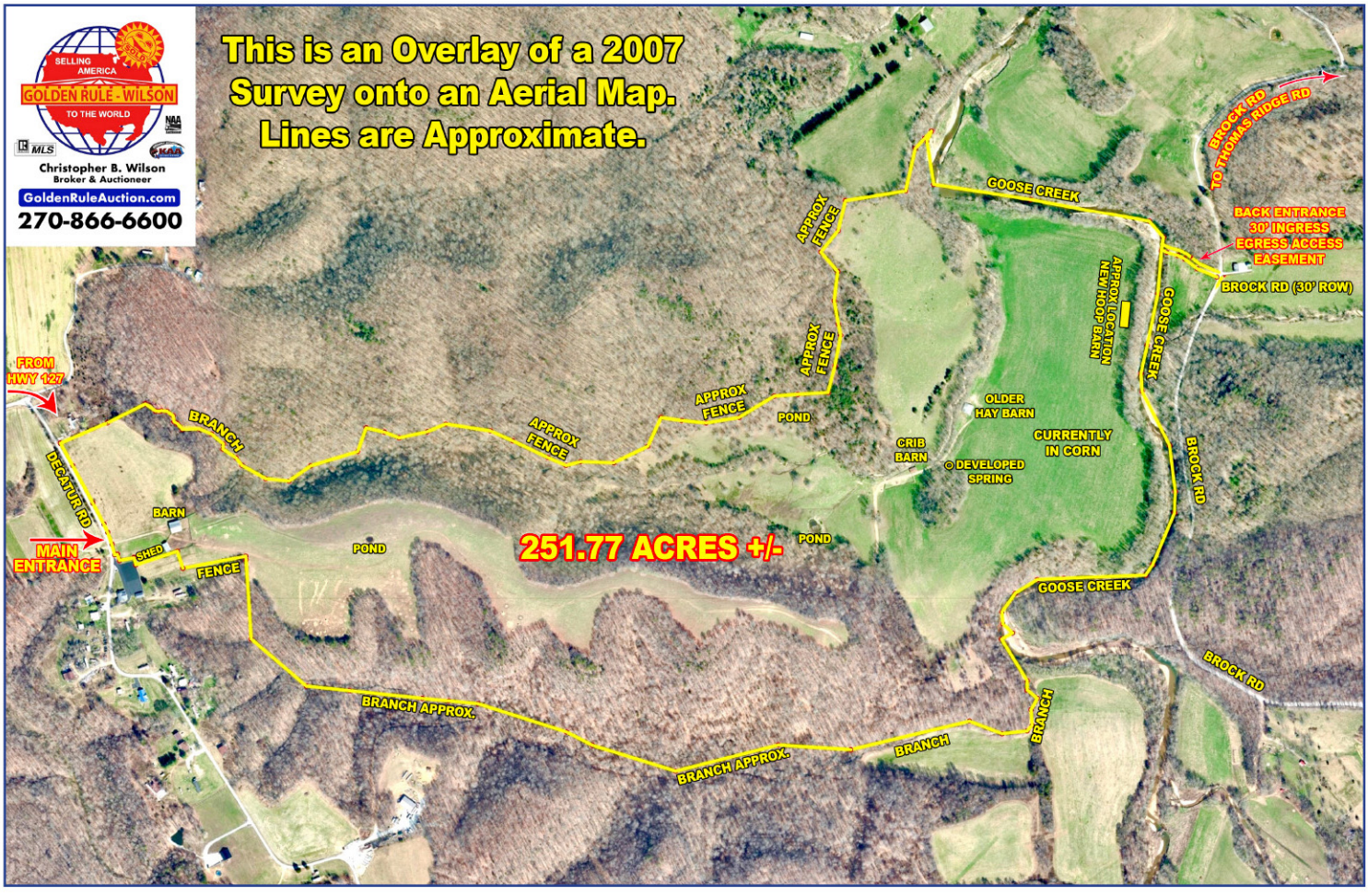
SEE DETAILS, MULTIPLE PHOTOS AND VIDEO ONLINE @ www.GoldenRuleAuction.com

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DYNAMIC SOFT CLOSE: Golden Rule – Wilson Real Estate & Auction #2, LLC's 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 6:00receives 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.



ONLINE ONLY ABSOLUTE AUCTION!



252 AC. M/L IN 1-TRACT!

ENDING TUESDAY, NOV. 10TH AT APPROX. 6 P.M. CST

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



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TERMS: **REAL ESTATE:** Non-refundable 10% down within 48 hrs. of auction ending via cash, good check or wire transfer & close on or before 45 days. **No contingencies - If you can't close don't bid.** 2026 property taxes paid by sellers. **Possession: With deed, subject to corn crop, PLUS IMMEDIATE HUNTING RIGHTS w/ deposit & signing of purchase contract & liability waiver!!** A 10% buyer's premium will be added to the final bid to determine the final sales price. Property descriptions 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% Buyer's Premium applies.

SALES TAX: Sales tax does NOT apply to the real estate.



AUCTIONEER'S NOTE: *This is a **RARE OPPORTUNITY** to purchase this amazing property in one tract. For a private tour call **Simon Wilson, Coordinating Agent (270) 634-5530** or **Chris Wilson, Broker & Auctioneer (270) 250-3850.***

GET ONLINE & GET BIDDING AT YOUR PRICE!