



**FARM &
REAL ESTATE**

• AUCTION •



41.54±
Acres in (4) Tracts

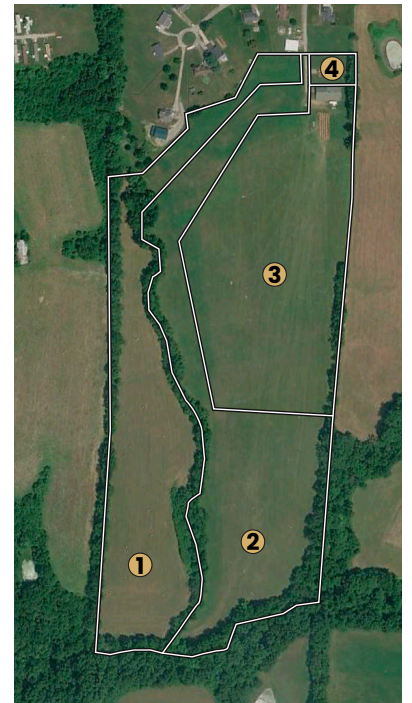
HELD LIVE ON-SITE SAT, MAY 30TH AT 12PM NOON

with Internet Bidding at Bid.NoelAuctioneers.com

211 Foster Dr, Willisburg, KY 40078

This beautiful 41.54± acre Kentucky farm offers endless possibilities for a mini-farm, livestock, horses, gardening, recreation, or simply enjoying your own private retreat. The property is offered in 4 tracts and features a like-new ranch home built in 2021 with 2 bedrooms, 1 bath, vaulted ceilings, exposed beams, a stone fireplace, granite countertops, and covered front and back porches to take in the scenic views. An impressive oversized barn with workshop and office space adds even more value to this exceptional property.

Join us for the Open House! Sun, May 24th & Thurs, May 28th • 2-4PM



TRACT 1: 12.65± AC
TRACT 2: 14.02± AC
TRACT 3: 14.38± AC
with barn
TRACT 4: 1,200 SF,
2 Bed, 1 Ba House
on .49± AC

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AUCTIONEERS AND
REAL ESTATE ADVISORS



Jonathan Noel, Auctioneer 859.612.9175
Jenna Smith Sims, Real Estate Broker 502-680-5265

NoelAuctioneers.com

10% Buyer's Premium Added to Final Bid Price. Property Sells AS-IS, Non-Contingent.
Closing On or Before 45 Days. Free and Clear of All Liens and Encumbrances.

SmithCO
REAL ESTATE FIRM
Jenna Smith Sims, Broker



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WASHINGTON COUNTY, KY

*IDEAL FOR FARMING,
HOME SITES OR INVESTMENT*



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Contact Us to Schedule a Private Viewing!

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