



**FARM &
REAL ESTATE**

• **AUCTION** •



**WASHINGTON
COUNTY, KY**

*IDEAL FOR FARMING,
HOME SITES OR INVESTMENT*

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

with Internet Bidding at Bid.NoelAuctioneers.com

211 Foster Dr, Willisburg, KY 40078

Noel
AUCTIONEERS AND
REAL ESTATE ADVISORS

Jonathan Noel
Auctioneer
859.612.9175

SmithCO
REAL ESTATE FIRM
Jenna Smith Sims, Broker

Jenna Smith Sims
Real Estate Broker
502.680.5265



Farm & Real Estate Auction

FARM & REAL ESTATE AUCTION

May 30th at 12PM Noon EST

Held Live Onsite with Internet Bidding Available

Discover the perfect blend of country living and modern comfort at 211 Foster Lane, Willisburg, KY.

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. Whether you're looking for a family homestead, hobby farm, or peaceful getaway, this one-of-a-kind property is ready to make your dreams a reality.

**Join us for the Property Previews on Sunday, May 24th & Thursday, May 28th | 2-4PM EST.
Private showings are also available by appointment.**

Please review this packet and call me with any questions!

Sincerely,



Jonathan Noel

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Auctioneer

859.612.9175

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Jenna Sims Smith

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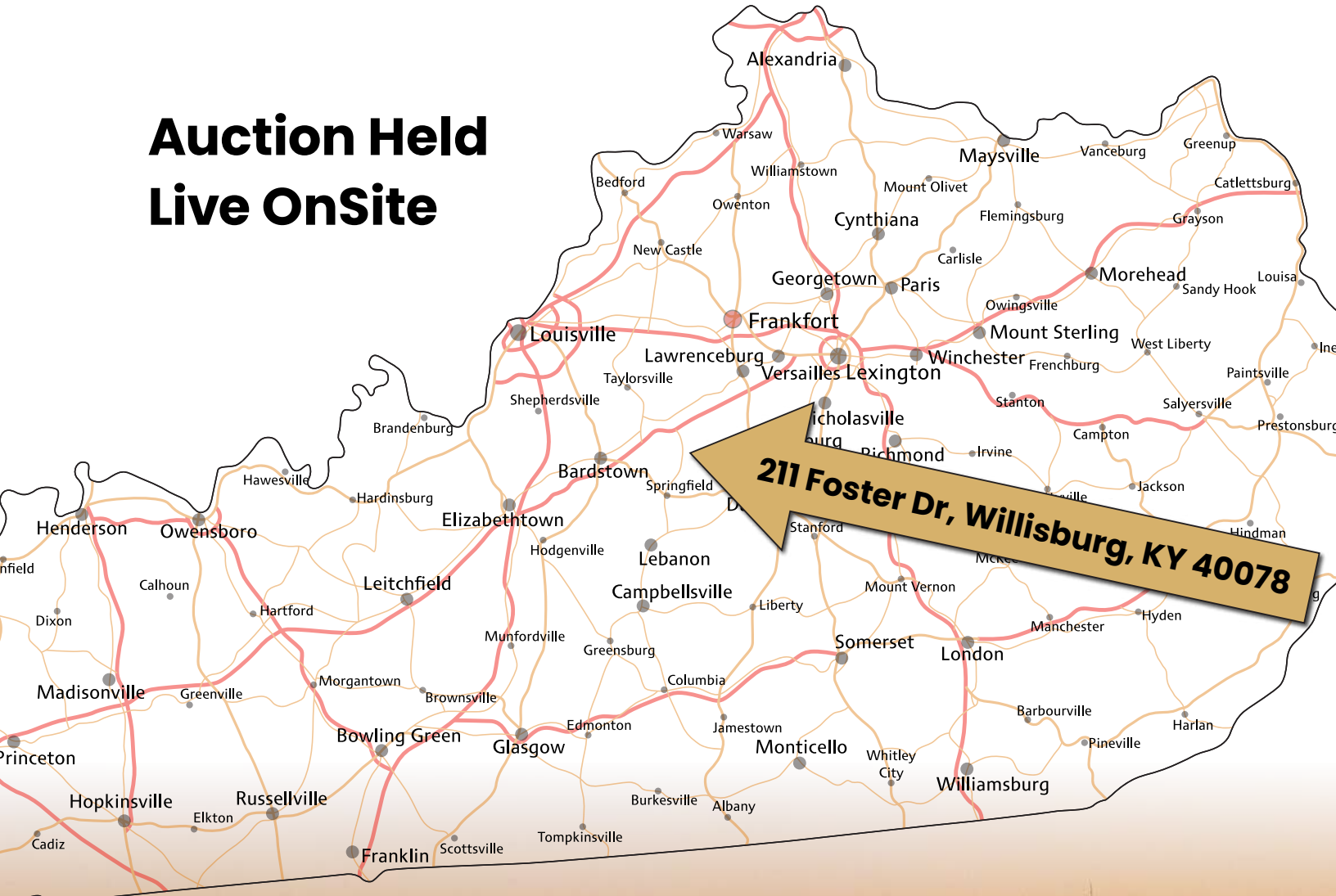
Auction Terms: 10% Buyer's Premium Added to Final Bid Price. Property Sells AS-IS, Non-Contingent. Closing On or Before 45 Days. Free and Clear of All Liens and Encumbrances.

SAT, MAY 30TH AT 12PM NOON
Washington Co, KY

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**Auction Held
Live OnSite**



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AERIAL TRACT MAP

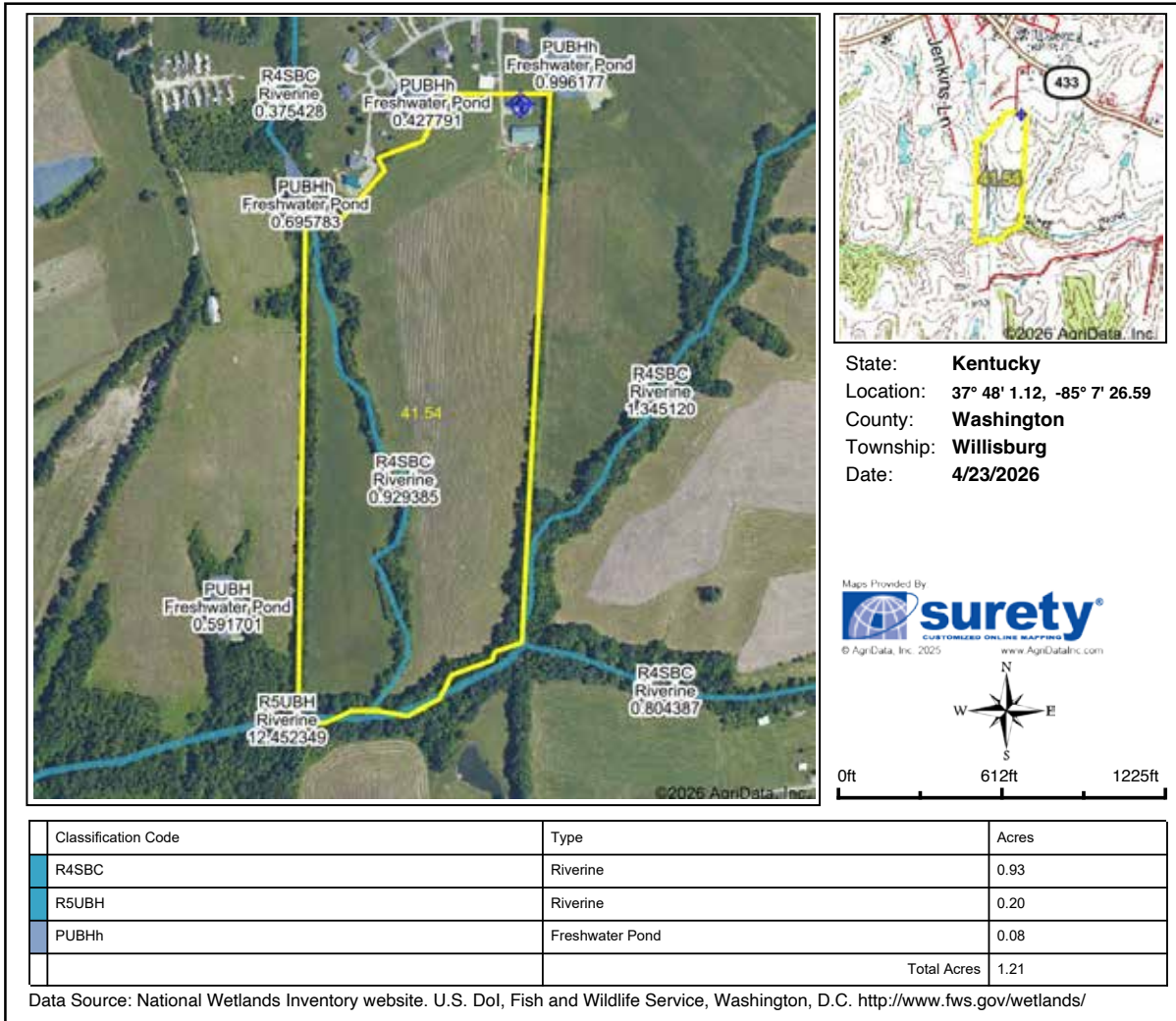


Live On-Site Auction with Internet Bidding Available

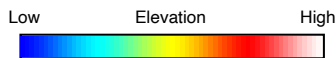
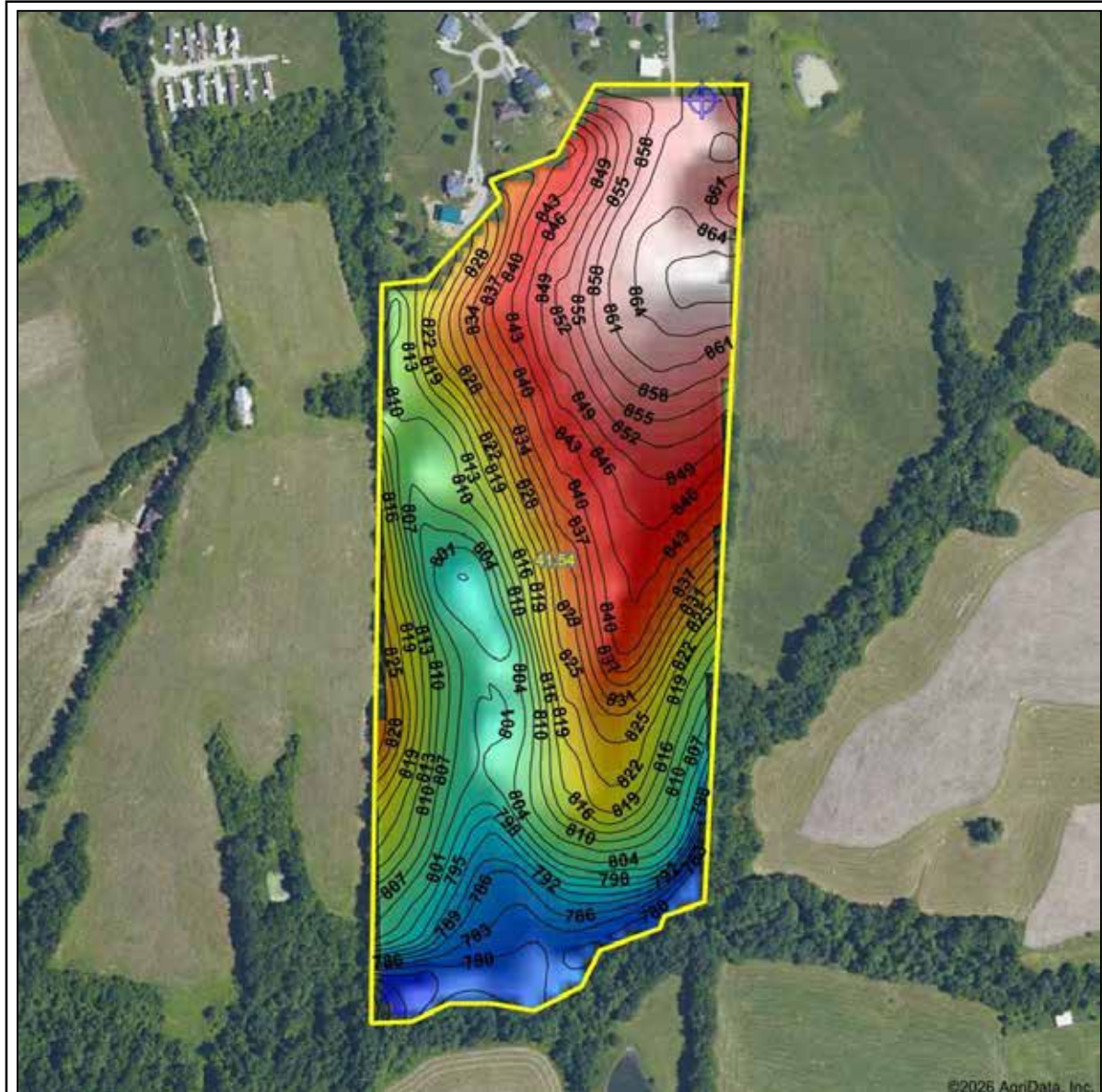
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Washington Co, KY

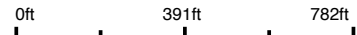
WETLANDS MAP



TOPO MAP



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 770.9
 Max: 869.1
 Range: 98.2
 Average: 824.8
 Standard Deviation: 25.49 ft



**Washington County
 Kentucky**

Boundary Center: 37° 48' 1.12, -85° 7' 26.59

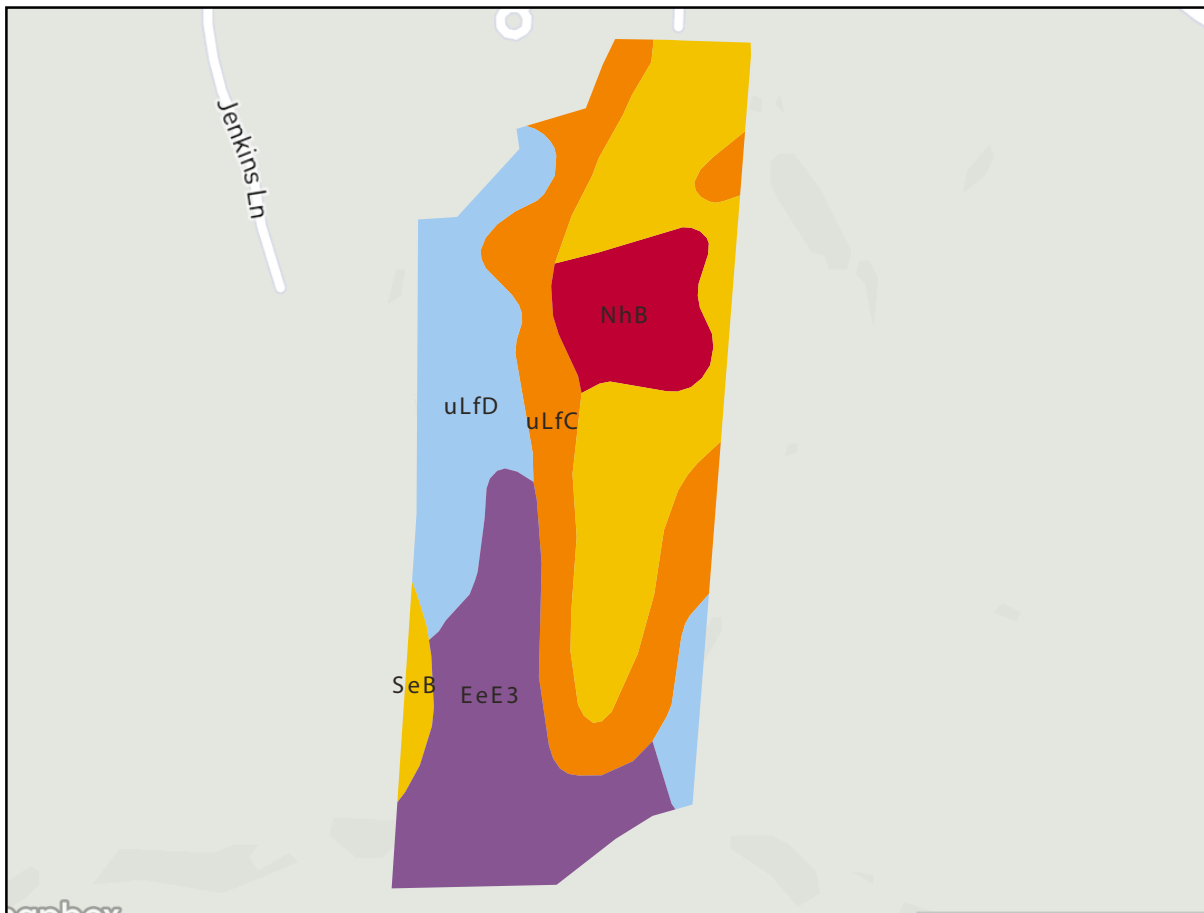


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Washington Co, KY

SOIL SURVEY

All fields					
41 ac.					
Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
SeB	Shelbyville silt loam, 2 to 6 percent slopes	11.30	27.5%	2	Upgrade
EeE3	Eden flaggy silty clay, 20 to 30 percent slopes, severely eroded	9.37	22.8%	6	Upgrade
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	8.85	21.6%	3	Upgrade
uLFD	Lowell-Faywood silt loams, 12 to 20 percent slopes	7.82	19.1%	4	Upgrade
NhB	Nicholson silt loam, 2 to 6 percent slopes	3.69	9.0%	2	Upgrade
					Upgrade
		41.04			



DRONE TRACT MAPS



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PROPERTY PHOTOS: Tracts 1-3



PROPERTY PHOTOS: Tract 4



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AUCTION TERMS

NOEL AUCTIONEERS & REAL ESTATE ADVISORS
LIVE ON-SITE AUCTION WITH INTERNET BIDDING

PROPERTY SELLS TO THE HIGHEST BIDDER SUBJECT TO SELLER CONFIRMATION.

Buyer's Premium

- A 10% Buyer's Premium will be added to the high bid to determine the contract price.
- Example: \$500,000 high bid + 10% BP = \$550,000 contract price.

Earnest Money / Deposit

- 10% of the contract price, non-refundable (except as stated in the purchase agreement if Seller cannot convey marketable title).
- On-site Auction winner: 10% due the day of the Auction (personal or business check accepted).
 - Wire \$25,000 to escrow no later than 24 hours before the Auction to be approved to bid.
 - Non-winning bidders: the \$25,000 is returned within 24 hours after the Auction or next business day.
 - **Winning bidder:** the \$25,000 applies to your earnest money deposit. If 10% of the contract price exceeds \$25,000, wire the additional amount needed to reach 10% within 24 hours after the Auction or next business day.
- Winning bidder must sign the purchase agreement immediately after the Auction (on-site or electronically).

Closing

- Closing to occur on or before 45 days after the Auction
 - Target date: on or before Tuesday, July 14, 2026.
- Balance due at closing wire transfer or Cashiers check.
- No contingencies for financing, appraisal, or inspections.
- 2026 real estate taxes prorated as of closing per local practice.
- Seller to convey marketable title by customary deed; any liens or delinquent taxes satisfied by Seller at or before closing.
- Buyer pays their customary closing costs.

Absolute Auction Method & Ending

- Live on-site Farm Real Estate Auction with simultaneous online bidding.
- Auction bidding continues until bidding activity slows.
- The Auctioneer will give "fair warning" to both live and online bidders before declaring the property SOLD at Auction.
- There is no fixed ending time; the Auctioneer has sole discretion to close Auction bidding.

Bidder Verification

- All bidders must register with Noel Auctioneers & Real Estate Advisors for the Farm Real Estate Auction.
- Identities will be verified; if we cannot verify identity, bidding approval for the Farm Real Estate Auction may be denied.

Technical Issues (Online Absolute Auction Bidding)

- In the event of a server, software, or internet failure during the Auction, the Auctioneer may extend, suspend, or close bidding.
- Registered Auction bidders will be notified by email as needed.

Property Condition & Disclaimers

- Property sells AS-IS, WHERE-IS, with all faults, at Auction.
- No warranties, express or implied, are given by Seller, Broker, or Auctioneer.
- All information is believed to be accurate but not guaranteed.
- It is the bidder's responsibility to inspect the property, review all documents, and verify any information of importance prior to bidding in the Farm Real Estate Auction.
- Announcements made on Farm Real Estate Auction day take precedence over any prior advertising or printed material.

Legal Venue

Any disputes arising out of the Farm Real Estate Auction or the purchase contract shall be resolved in a court of competent jurisdiction in Washington County, Kentucky.

CONTACT INFORMATION

Noel Auctioneers & Real Estate Advisors
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SmithCO Real Estate Firm
Jenna Sims Smith, Real Estate Broker
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SOLD \$1,182,500

**4BR/3BA
3980 SQ.FT.
Lexington, KY**

SOLD \$1,150,000

**5± ACRES &
CLUBHOUSE
Nicholasville, KY**

SOLD \$1,113,000

**6BR/5BA
7188 SQ.FT.
Nicholasville, KY**

SOLD \$1,815,000

**174.85± ACRES
Winchester, KY**

SOLD \$990,000

**9BR/9.5BA
1821 SQ.FT.
Louisville, KY**

SOLD \$3,058,000

**260± ACRES
Shelbyville, KY**

Comprehensive Marketing Strategy for **REAL ESTATE SUCCESS**

To ensure your property garners the attention it deserves, our team implements a dynamic, multi-faceted marketing campaign targeting property buyers, investors, and real estate professionals across Kentucky.

Your customized marketing strategy may include:

- Curated Email Campaigns
- Google Ads
- Social Media
- Direct Mail
- Newspaper Ads



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**OVER
100 MILLION
SOLD AT AUCTION**



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