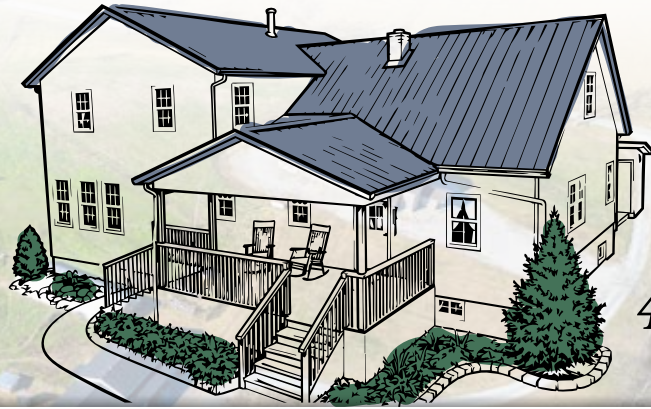


FARM & REAL ESTATE AUCTION



40.26±
acres

Held Live On-Site:
SAT, AUGUST 15TH AT 10:30AM EST
with Internet Bidding at Bid.NoelAuctioneers.com
751 Old State Rd. Owingsville, KY 40360



Noel
AUCTIONEERS AND
REAL ESTATE ADVISORS



Jonathan Noel, Auctioneer 859.612.9175
Josh Webb, Real Broker 859.388.4785
NoelAuctioneers.com



FARM & REAL ESTATE AUCTION

751 Old State Rd. Owingsville, KY 40360

SATURDAY, AUGUST 15TH AT 10:30AM EST

Held Live Onsite with Internet Bidding Available

Bring your homestead and ag-business plans to life on this versatile property with prime farmland and business assets already on-site, ready to bring your vision to life! This impressive property spans 40.26 acres and features a 4200 sq ft Amish-built home with 2900 sq ft of finished space and a 1300 sq ft unfinished walk-out basement, offering ample room for customization. Approximately 35 acres of pastures with hoop barn for hay storage, and plenty of space to raise livestock. The custom barn has space for at least 4 stalls with room for additional stalls if needed. An insulated portion of the barn measuring 50 by 32 feet is already insulated and has a concrete floor, presenting an excellent opportunity to convert part of it into a storefront or workspace. Additionally, the property includes a fully equipped on-site custom meat packing facility, complete with a 30 by 30-foot cooler and a 10 by 30-foot walk-in freezer, and commercial smoker, ideal for commercial or personal use. This unique combination of land, living space, and specialized facilities makes this property a rare find with endless potential. Embrace the lifestyle and business possibilities this exceptional estate offers.

Join us for the Open House! Thursdays, August 6th & August 13th from 2pm-4pm

Please review this packet and call us with any questions!

Sincerely,



Jonathan Noel

Auctioneer

859.612.9175

Jonathan@NoelAuctioneers.com



Josh Webb

Real Broker

859.388.4785

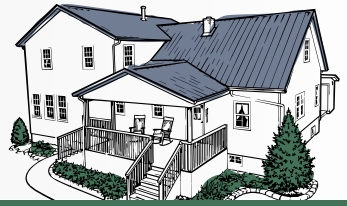
Josh@CentralBluegrassRealty.com

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.

Held Live On-Site:

SAT, AUGUST 15TH AT 10:30AM EST

with Internet Bidding at Bid.NoelAuctioneers.com



Location Map 4

Aerial Map 5

Wetlands Map 6

Topo Map 7

Soil Survey 8

Drone Map 9

Property Photos 10-11

Terms & Conditions 12



Auction Held Live OnSite



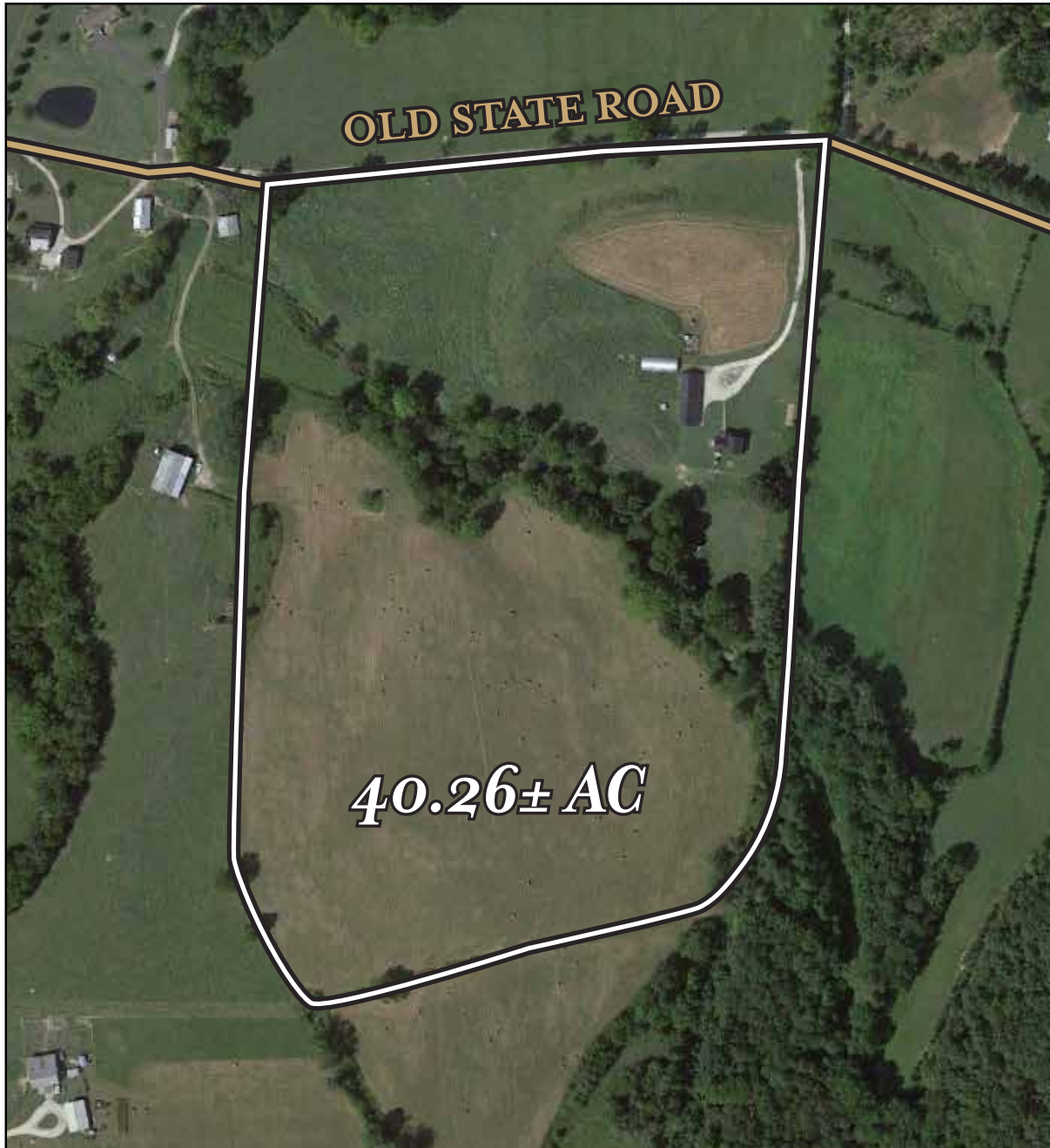
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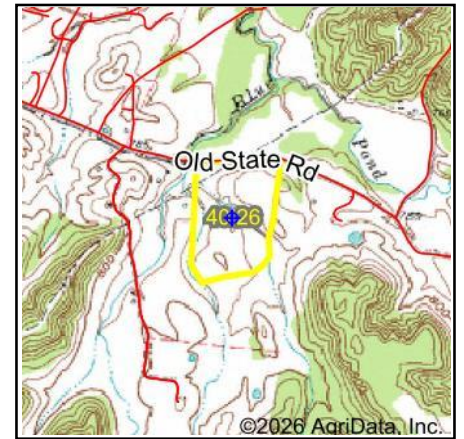
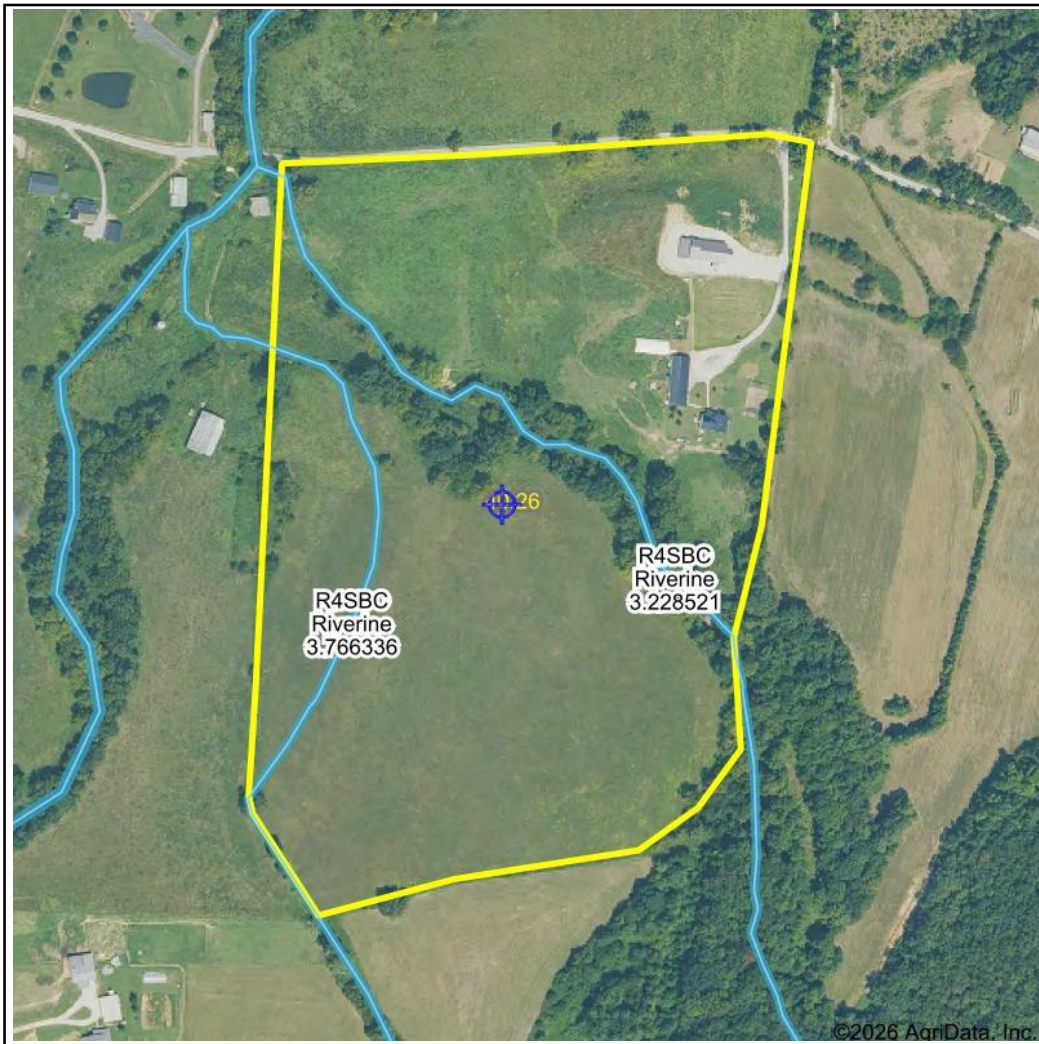
with Internet Bidding at Bid.NoelAuctioneers.com



AERIAL MAP



WETLANDS MAP



State: **Kentucky**
 Location: **38° 3' 41.48, -83° 43' 26.04**
 County: **Bath**
 Township: **Salt Lick**
 Date: **7/7/2026**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgriDataInc.com



0ft 476ft 953ft

Classification Code	Type	Acres
R4SBC	Riverine	1.31
Total Acres		1.31

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

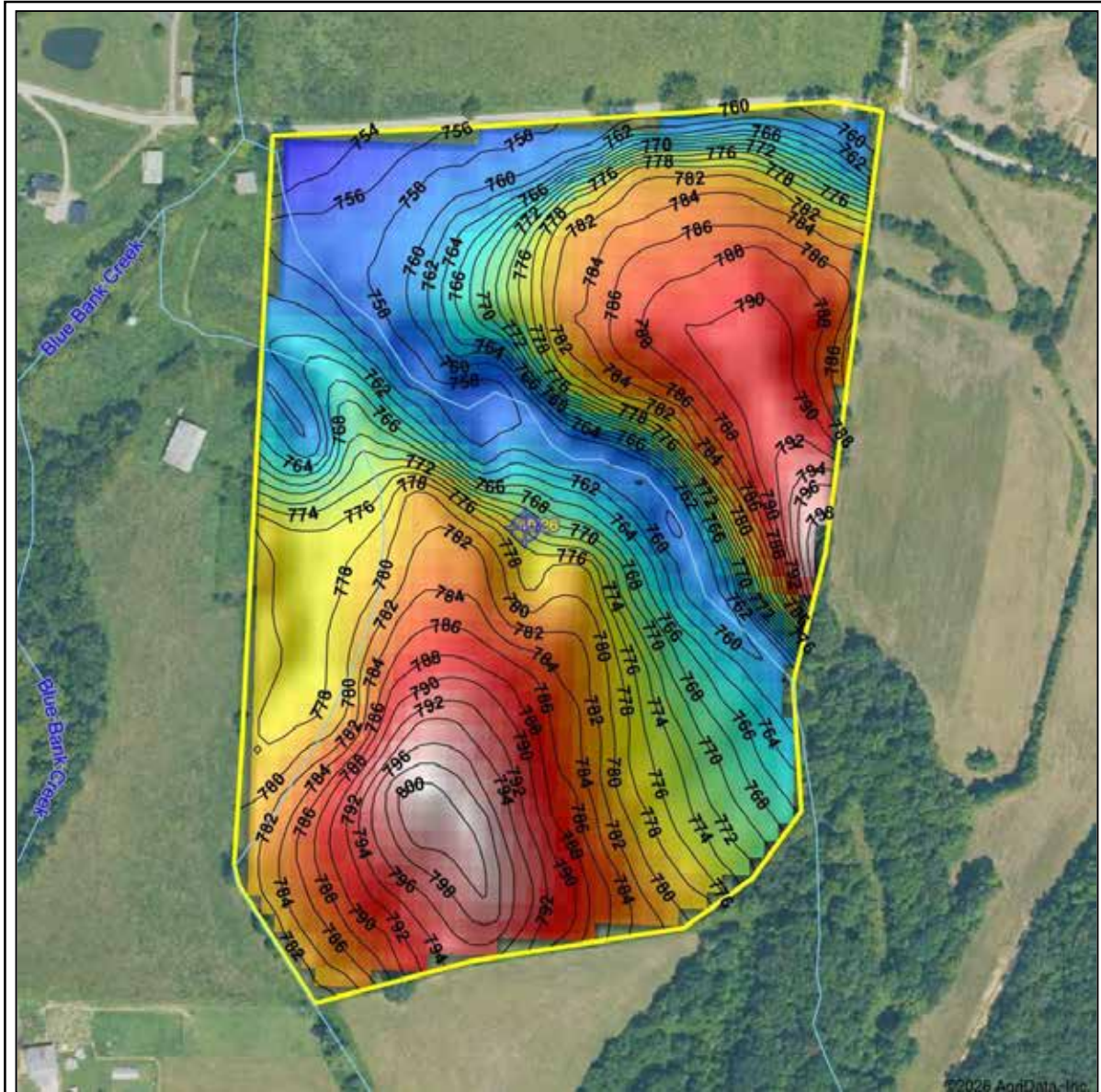
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TOPO MAP



Low Elevation High



Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 2

Min: 752.8

Max: 802.0

Range: 49.2

Average: 777.0

Standard Deviation: 12.43 ft

0ft 297ft 595ft



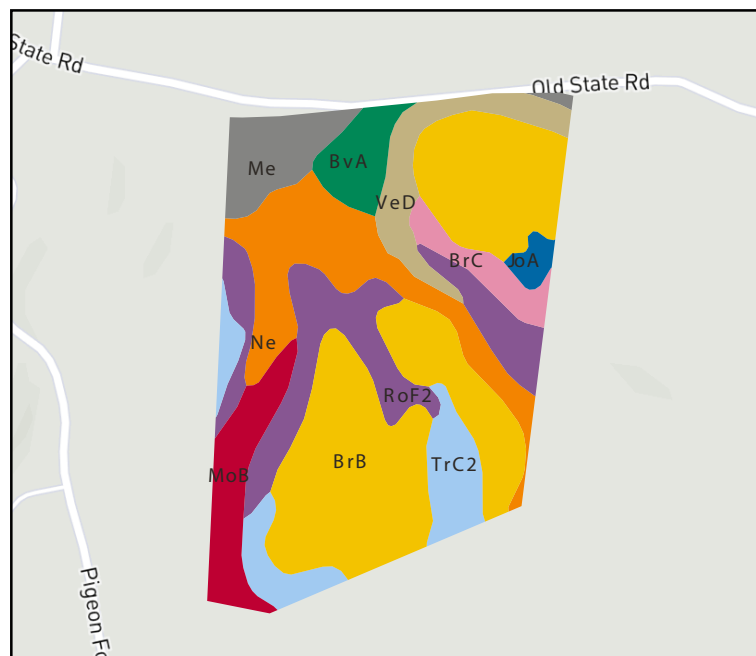
7/7/2026

**Bath County
Kentucky**

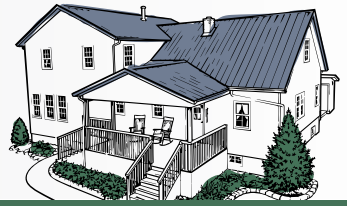
Boundary Center: 38° 3' 41.48, -83° 43' 26.04

SOIL SURVEY

All fields 39 ac.					
Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
BrB	Berea silt loam, 2 to 6 percent slopes	14.36	37.2%	2	Upgrade
RoF2	Rohan-Trappist complex, 12 to 60 percent slopes, eroded	5.68	14.7%	7	Upgrade
Ne	Newark silt loam, 0 to 2 percent slopes, frequently flooded	5.25	13.6%	3	Upgrade
TrC2	Trappist silt loam, 6 to 12 percent slopes, eroded	3.19	8.3%	3	Upgrade
MoB	Morehead silt loam, 0 to 6 percent slopes, occasionally flooded	2.44	6.3%	2	Upgrade
VeD	Vertrees silt loam, 12 to 20 percent slopes	2.30	6.0%	4	Upgrade
Me	Melvin silt loam, 0 to 2 percent slopes, frequently flooded	2.19	5.7%	3	Upgrade
BvA	Blago silt loam, 0 to 3 percent slopes	1.50	3.9%	3	Upgrade
BrC	Berea silt loam, 6 to 12 percent slopes	1.21	3.1%	3	Upgrade
JoA	Johnsburg silt loam, 0 to 4 percent slopes	0.44	1.1%	3	Upgrade



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DRONE MAP



FULLY EQUIPPED ON-SITE CUSTOM MEAT PACKING FACILITY

30 by 30-Foot Cooler | 10 by 30-Foot Walk-in Freezer
Commercial Smoker

This buildings was built with intention's to go USDA.

Potential Annual Gross Income

Beef (15/Week)	\$372,240.00
Hogs (10/Week)	\$97,200.00
Deer (Seasonal*)	\$40,000.00

Total \$509,440.00



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PHOTOS



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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.

On-Site Bidders (auction day)

- Bring: Valid driver's license & proof of funds or lender pre-approval letter

Online Bidders (required before auction)

- Proof of funds or letter of good standing required 48 hours prior to auction date.

Buyer's Premium

- 10% added to the high bid to determine the contract price.
- Example: \$250,000 high bid + 10% BP = \$275,000 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).
- Due auction day for on-site winners (personal or business check accepted).
- Due within 24 hours for online winners (wire).
- Winning bidder must sign the purchase agreement immediately after the auction (on-site or electronically).

Closing

- 10% of the contract price, non-refundable (except as stated in the purchase agreement if seller cannot convey marketable title).
- Due auction day for on-site winners (personal or business check accepted).
- Due within 24 hours for online winners (wire).
- Winning bidder must sign the purchase agreement immediately after the auction (on-site or electronically).

Auction Method & Ending

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

Bidder Verification

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

Technical Issues (Online Auction Bidding)

- If a server, software, or internet failure occurs, the Auctioneer may extend, suspend, or close bidding. Registered bidders will be notified by email.

Property Condition & Disclaimers

- Property sells AS-IS, WHERE-IS, with all faults, and no warranties (express or implied).
- Information is believed accurate but not guaranteed.
- It is the bidder's responsibility to inspect the property and verify all information.
- Auction-day announcements take precedence over any printed or advertised material.

Legal Venue

Any disputes shall be resolved in a court of competent jurisdiction in Bath County, Kentucky.

CONTACT INFORMATION

Noel Auctioneers & Real Estate Advisors
Jonathan Noel, Owner/Auctioneer
Phone: 859-612-9175 | Email: Jonathan@NoelAuctioneers.com
Website: www.NoelAuctioneers.com

Central Bluegrass Realty and Associates
Josh Webb, Real Broker
Phone: 859.388.4785 | Email: Josh@CentralBluegrassRealty.com

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



Jonathan Noel, Auctioneer
859.612.9175
NoelAuctioneers.com

**OVER
100 MILLION
SOLD AT AUCTION**

Josh Webb, Real Broker
859.388.4785