

CARR CREEK MARINA AUCTION

217 BIG SMITH BRANCH RD, SASSAFRAS, KY 41759

ONLINE ONLY AUCTION

STARTS: MONDAY, JULY 6TH AT 7PM
ENDS: THURSDAY, JULY 16TH AT 7PM

- 146 Slips
- Pontoon Rentals
- Fully Stocked Bait Shop
- Detached 100' x 40' Building Includes 2Bed/1Ba Apartment
- Ideal for Boat Repair Shop



BID.NOELAUCTIONEERS.COM

Open House: Thurs, July 9th • 12-2 PM or by Appointment

Exceptional marina investment opportunity featuring 35 houseboat slips with electric and water hookups, 60 high-cover slips, 20 low-cover slips, and 31 open slips to accommodate a variety of boating needs. The marina also includes four pontoon boat rentals and a fully stocked bait shop offering bait and tackle, fishing supplies, fuel, food, and beverages for guests and boaters alike. Additional income potential awaits with a restaurant space complete with a full commercial kitchen, ready for a new owner's vision. A detached 100' x 40' building provides even more flexibility and includes a 2-bedroom, 1-bath apartment. This versatile space is ideal for a boat repair operation, storage, rental income, or a variety of business opportunities. A rare chance to own a well-equipped marina with multiple revenue streams and room for growth.

10% BUYERS PREMIUM



JONATHAN NOEL
Auctioneer
859-612-9175



RANA THOMPSON
Realtor, AHW, RENE, SFR
859-490-0173



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

Live On Site Auction with Internet Bidding
Equestrian Woods County Club
107 CLUBHOUSE DR, NICHOLASVILLE, KY 40356
THURSDAY, SEPTEMBER 12TH AT 6:30 PM EST

Incredible Investment Opportunity

Equestrian Woods County Club has long been a premier golf course, hosting weddings, baby showers, birthdays, parties, events, and more.

ONLINE NOEL AUCTIONEERS.COM

Jonathan Noel, Auctioneer
859.612.9175 | jon@noelauctioneers.com

8904 Ayrshire Ave. Louisville, KY 40222
9 Bed 9.5 Bath 9,269 SQFT 0.89 Acre Lot

**Live On Site
ABSOLUTE AUCTION**
THURS, AUGUST 14 - 6:30 PM
INTERNET BIDDING AVAILABLE AT
BID.NOELAUCTIONEERS.COM

Discover a breathtaking colonial residence in prestigious Hurstbourne Estates.

Noel Auctioneers
Win Earned Money (deposit due the day of sale)
Selling for the Non-Competing 10% Buyer's
Premium added to bid and fees. Closing must
take place on before Mon, September 23, 2025.
Contact Jonathan Noel at 859-612-9175
for more information!



Contact Jonathan Noel Today!

859.612.9175 | noelauctioneers.com

**OVER
100 MILLION
SOLD AT AUCTION**

