



Tract Sizes

Tract 1 - 6.235 Acres
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Tract 12 - 17.762 Acres

Absolute Land Auction

260± ACRES OFFERED IN 12 TRACTS
5304 & 5388 BENSON PIKE SHELBYVILLE, KY

Noel
AUCTIONEERS AND
REAL ESTATE ADVISORS

Live On-site Saturday, Sept. 7th at 10AM
with Internet Bidding Available

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ABOUT NOEL AUCTIONEERS

WHO WE ARE

Noel Auctioneers & Real Estate Advisors, a company specializing in real estate and auction services. As a privately owned family company with over thirty years of experience in the auction and real estate business, we have developed a strong reputation for our expertise in handling farm land, luxury real estate, and commercial properties.

Our team of dedicated auctioneers and realtors is here to make the process of selling your real estate seamless and stress-free. We take care of every aspect, ensuring that you receive the highest possible value for your property.

With our comprehensive services, we will assist you in maximizing profits from the sale of your real estate. From conducting free consultations to leveraging our extensive knowledge and experience, we provide personalized guidance to help you achieve the best results. Let our family assist you in your sale, making the process easier and more profitable.

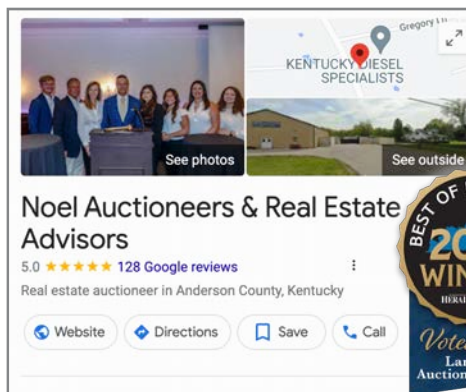


5 STAR REVIEWS



"Just completed the auction of my mothers condo and far exceeded the high bid I could ever hope for. Very pleased with the end result and the process throughout. Jonathan and company have been very professional in every aspect. His expertise is unsurpassed as I followed his advise and it payed off in the end. I also auctioned much of my mothers living estate personal property and had an equal outcome. The work put into the setup, display and photography of the items was impressive. The photography was especially well done and professional. I would very much recommend Noel Auctioneers and Real Estate Advisors to anyone looking to quickly downsize or liquidate. Thanks Jonathan to you and your amazing team!"

Timothy Rodgers



Jonathan Noel
Owner, Realtor & Auctioneer
859.612.9175
Jonathan@NoelAuctioneers.com

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BIDDING INSTRUCTIONS

MULTI-PAR METHOD BIDDING INSTRUCTIONS

ROUND ONE: INDIVIDUAL TRACT BIDDING (OFFERED BY DOLLAR AMOUNT PER TRACT)

1. **Initial Offering:** Each of the 12 tracts will be offered individually by dollar amount.
2. **Targeted Bidders:** Only bidders interested in acquiring individual tracts should participate in this round. Those seeking to bid on combinations of tracts or the entire farm should wait for subsequent rounds.
3. **Temporary Holds:** Following the conclusion of bidding on individual tracts in Round One, all tracts will be temporarily held. Bidders will have the opportunity to increase their bids on individual tracts or place bids on combinations of tracts in the next round.

ROUND TWO: COMBINATION AND INDIVIDUAL TRACT BIDDING (OFFERED BY DOLLAR AMOUNT)

1. **Combination Bids:** Bidders may submit bids on combinations of multiple tracts, with bids expressed in dollar amounts.
2. **Minimum Bid Increase:** Any new bid, whether for individual tracts or combinations, must exceed the previous high bid by at least \$5,000.
3. **Individual Tract Bids:** Bidders are also permitted to raise their bids on individual tracts carried over from Round One, subject to the same \$5,000 minimum increase.
4. **Bid Adjustment Opportunities:** After initial combination bids, bidders who have placed bids on individual tracts will have the opportunity to adjust and raise their offers.
5. **Completion of Round Two:** This process will continue until no further bids are submitted on either combinations or individual tracts.

ROUND THREE: ENTIRE FARM BIDDING (OFFERED BY TOTAL FARM VALUE)

1. **Whole Farm Bids:** Bidders interested in purchasing the entire farm may submit their bids in this round. The bid must exceed the combined total value of all tracts and combinations from Round Two by at least \$5,000.
2. **Potential for Overtime:** If a bid is placed for the entire farm, the process may enter an overtime phase should bidders wish to explore isolating the cost of individual tracts.

OVERTIME: 5-MINUTE TIMER

1. **Initiating Overtime:** Should a bidder seek to identify the cost to pull out a specific tract after a full-farm bid is placed, a 5-minute timer will begin.
2. **Bid Activity During Overtime:** If a new bid is placed within the 5-minute window, the timer resets for another 5 minutes.
3. **Ending Overtime:** If no bids are placed within the 5-minute period, the property will be sold in the configuration (individual tracts or combinations) that yields the highest total value.
4. **Timer Reset:** The 5-minute timer will continue to reset as long as bids are being placed, until no further bidding activity occurs for a full 5-minute period.
5. **Final Sale:** The property will be sold in whichever configuration—individual tracts, combinations, or the entire farm—generates the highest total dollar amount.

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PROPERTY DETAILS

LIVE ON-SITE WITH INTERNET BIDDING AVAILABLE

Absolute Land Auction: 260± Acres Offered in 12 Tracts

We are excited to announce an absolute auction of 260+/- acres of prime real estate in Shelbyville, Kentucky, selling in 12 tracts. Live On-Site with Internet Bidding available. This prime location, situated just 0.5 miles from the renowned Bulleit Distilling Co., offers a rare opportunity to acquire high-quality land in a coveted area. The property also backs up to the beautiful Guist Creek and features frontage on both Benson Pike and Beard Lane.

Live On-Site Auction with Internet Bidding Available: Saturday, September 7th, 2024 at 10:00 AM (EST)

All showings are by appointment only. To schedule a preview, please contact our Champion Auctioneer and Realtor, Jonathan Noel, at jonathan@noelauctioneers.com or call 859-612-9175.

Bid Online Now at [BID.NOELAUTIONEERS.COM](https://bid.noelauctioneers.com)

Please review this packet and call (859-612-9175) or email (Jonathan@NoelAuctioneers.com) me with any questions.

Sincerely,

Jonathan Noel

PROPERTY HIGHLIGHTS

- Prime location near Bulleit Distilling Co.
- Backing up to scenic Guist Creek
- Frontage on both Benson Pike & Beard Ln.
- Versatile tracts suitable for various uses
- Scenic landscapes and fertile soil

SHELBYVILLE CITY CONTACTS

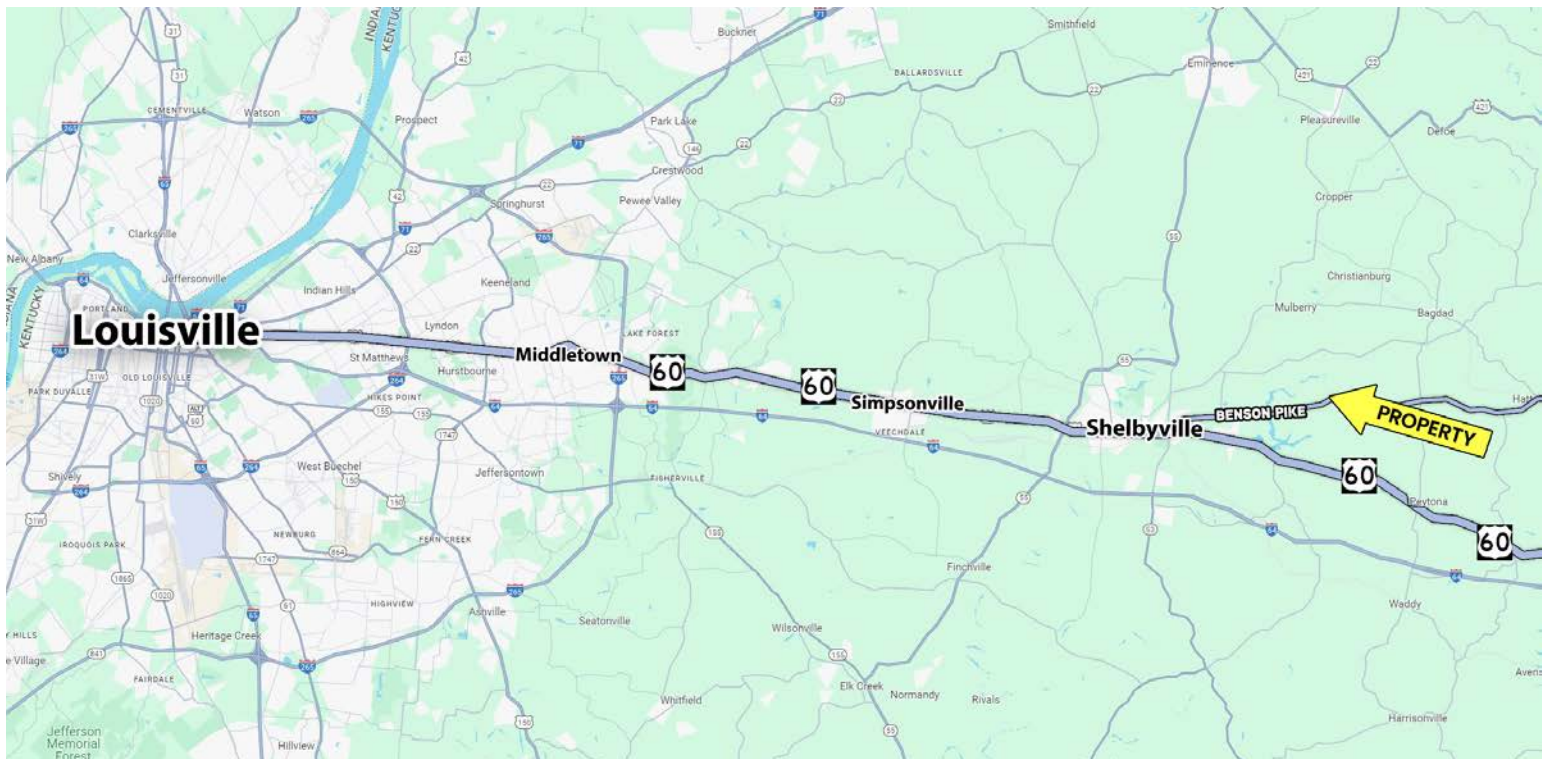
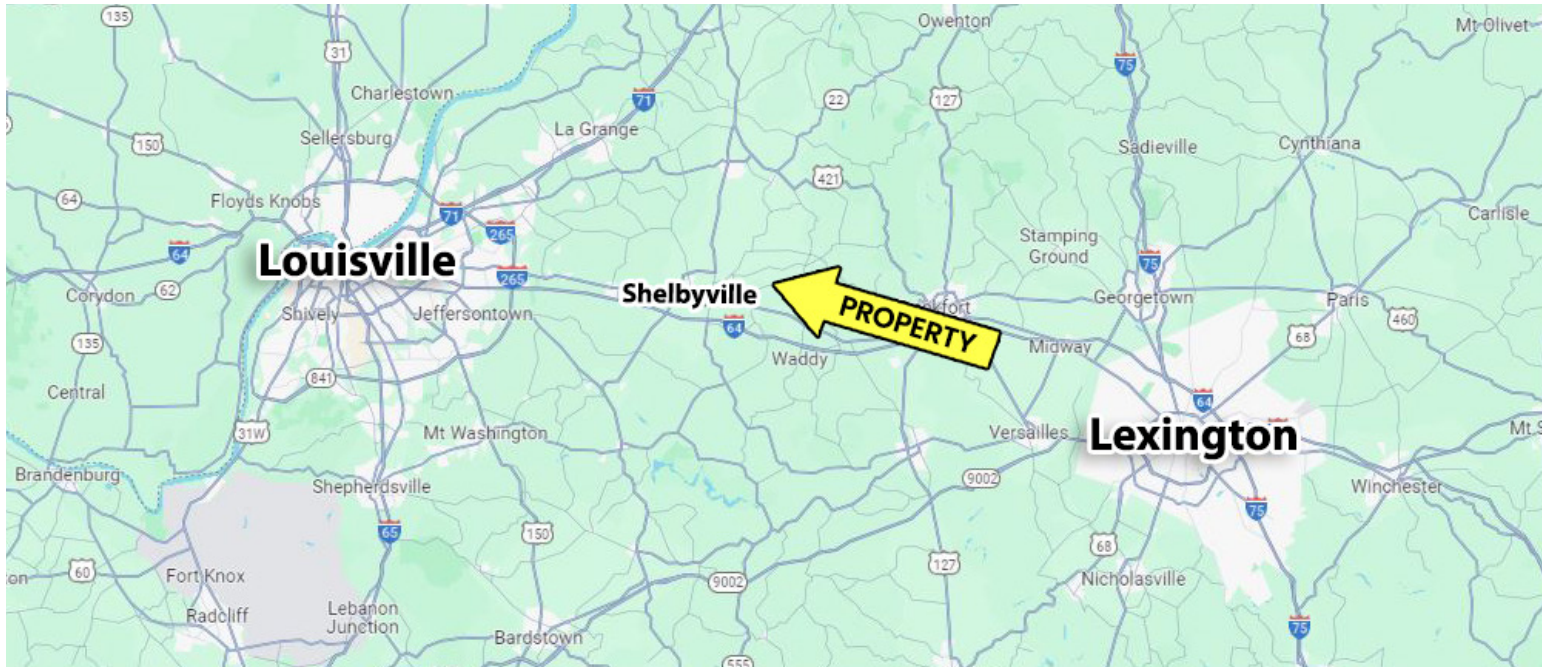
- Shelby County - Planning & Zoning (502) 633-1718
- Shelby County - Roads Department (502) 633-3279
- Shelby County - Solid Waster & Recycling (502) 633-2699
- Optic Engineering & Surveying (859) 339-1401
- Shelbyville Municipal Water & Sewer Commission (502) 633-2840
- Shelbyville Energy Cooperative Inc (502) 633-4420

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LOCATION MAPS

DIRECTIONS

0.5 Miles from Bulleit Distilling Co. on the same side of the Road.

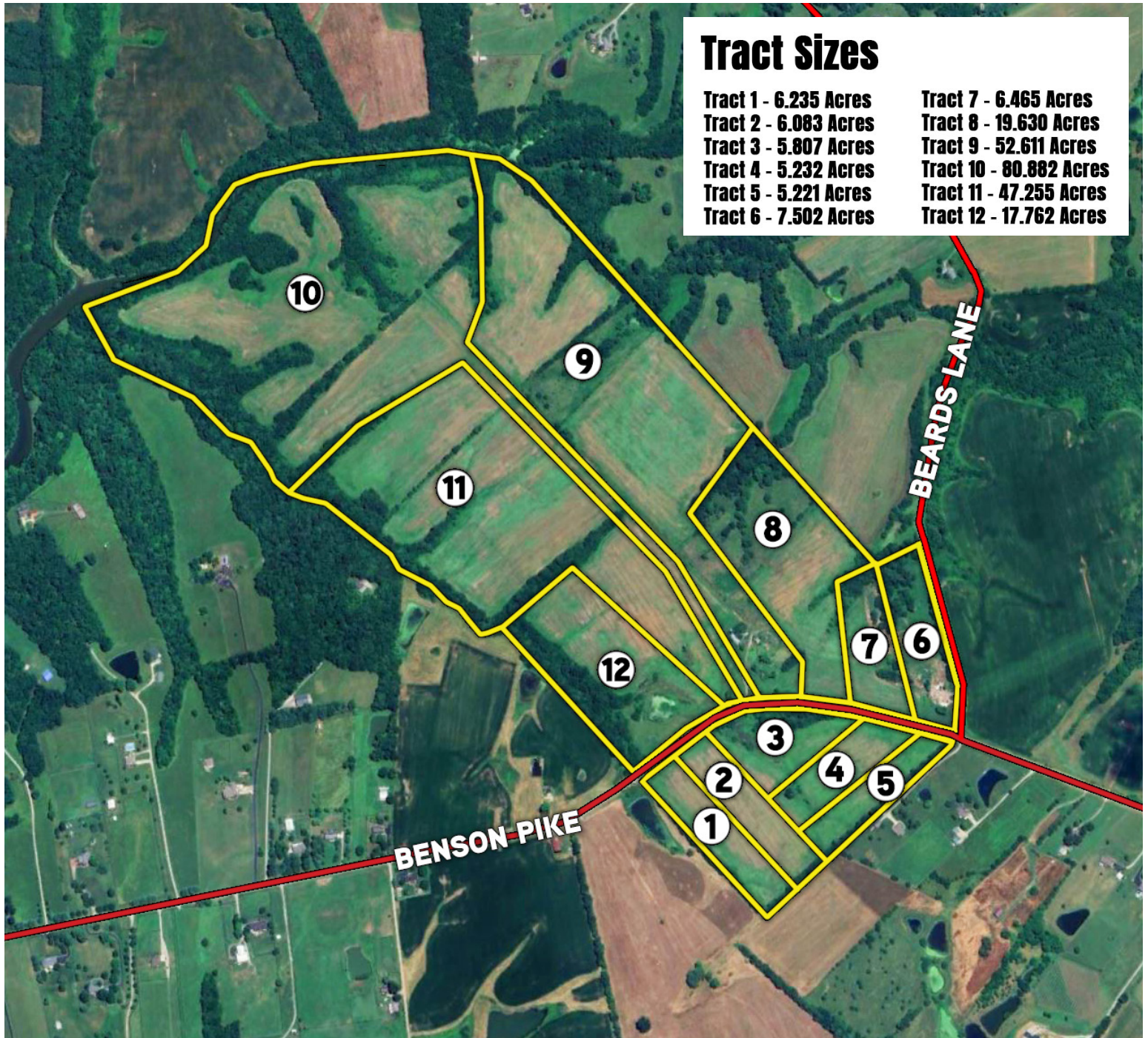


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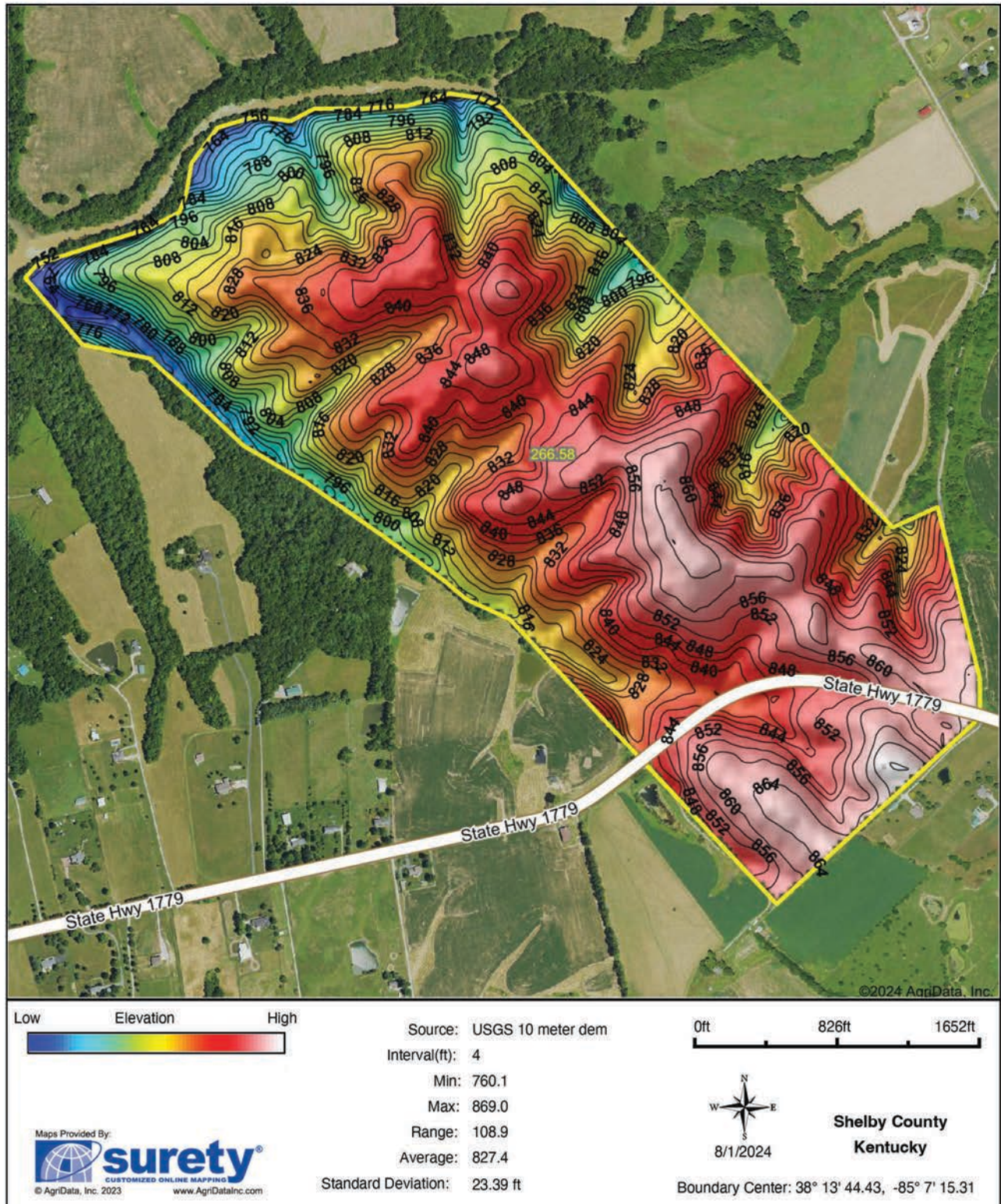
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AERIAL MAP



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TOPOGRAPHY MAP

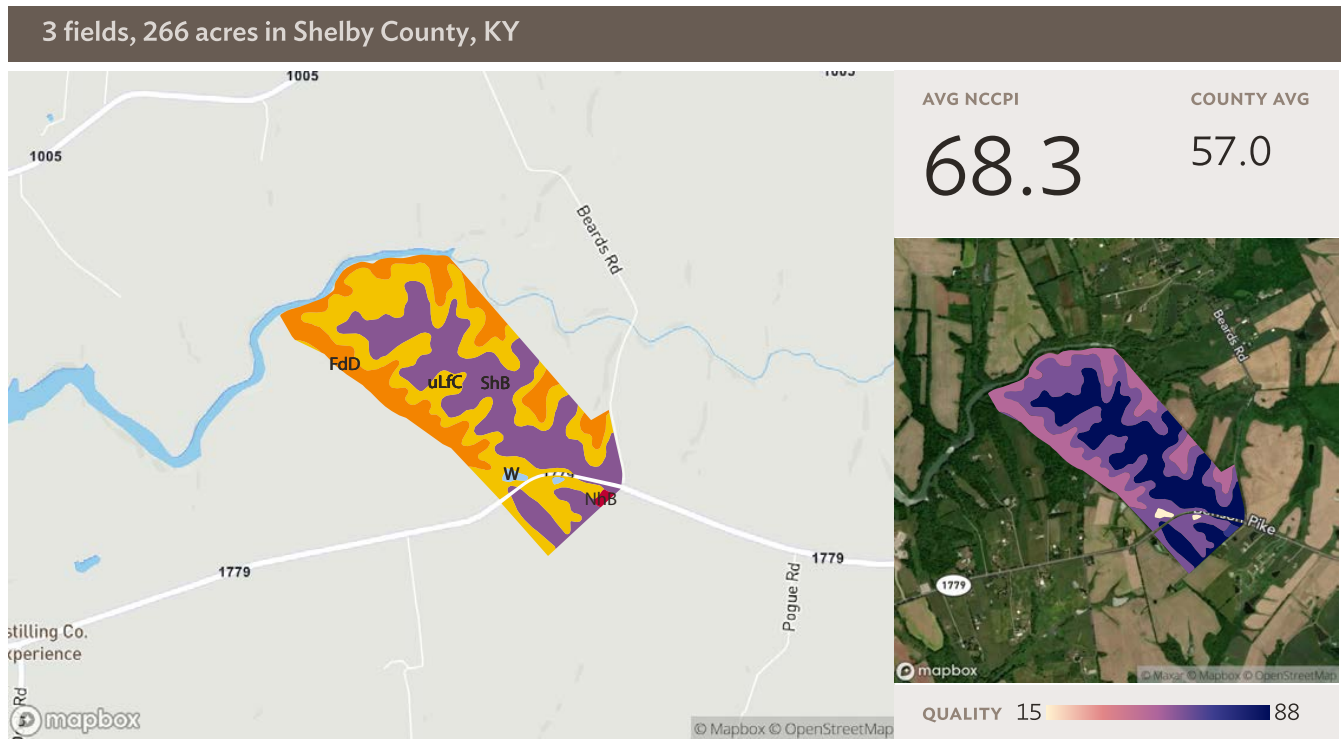


Visit Bid.NoelAuctioneers.com for Details & Additional Photos.

260± ACRES OFFERED IN 12 TRACTS

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SOILS MAP

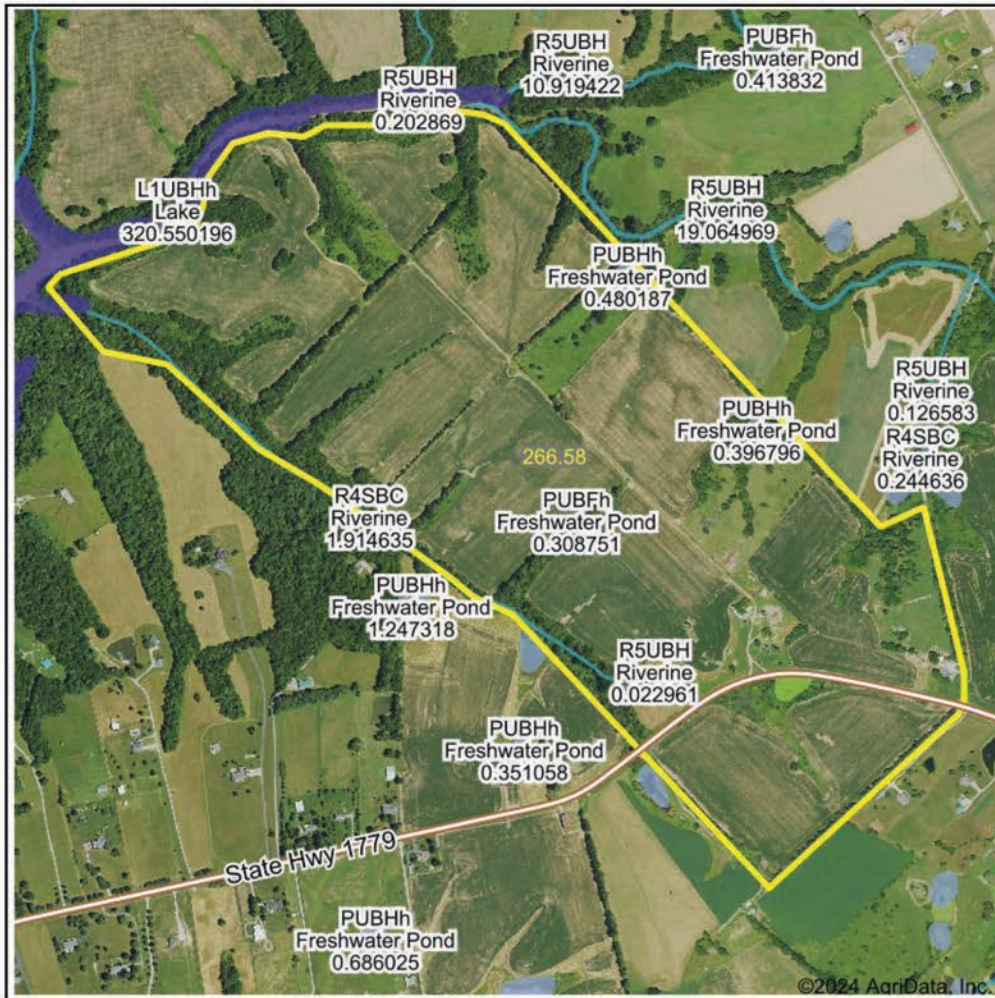


All fields

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	104.55	39.3%	3
ShB	Shelbyville silt loam, 2 to 6 percent slopes	99.03	37.3%	2
FdD	Faywood silty clay loam, 12 to 20 percent slopes	59.42	22.4%	4
W	Water	1.64	0.6%	
NhB	Nicholson silt loam, 2 to 6 percent slopes	1.10	0.4%	2
		264.09	99.4%	

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WETLAND MAP



State: **Kentucky**
 Location:
 County: **Shelby**
 Township: **Shelbyville**
 Date: **8/1/2024**

Maps Provided By:



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0ft 1245ft 2491ft

Classification Code	Type	Acres
R4SBC	Riverine	1.76
PUBHh	Freshwater Pond	1.45
PEM1Fh	Freshwater Emergent Wetland	0.70
L1UBHh	Lake	0.58
PUBFh	Freshwater Pond	0.31
R5UBH	Riverine	0.04
		Total Acres
		4.84

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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TRACT 1 - 6.235 ACRES

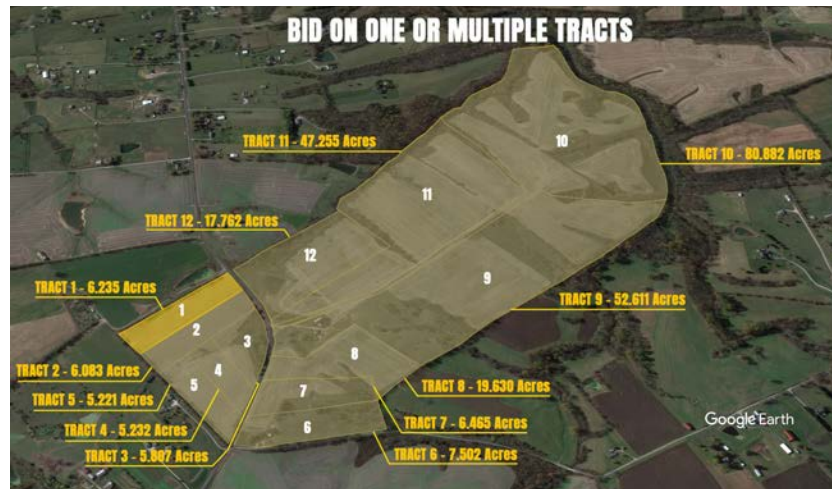
**5304 & 5388 Benson Pike
Shelbyville, KY 40065**

**12 Tracts
260 +/- Acres**

Tract Sizes

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NOTES



TRACT 2 - 6.083 ACRES

**5304 & 5388 Benson Pike
Shelbyville, KY 40065**

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TRACT 3 - 5.807 ACRES

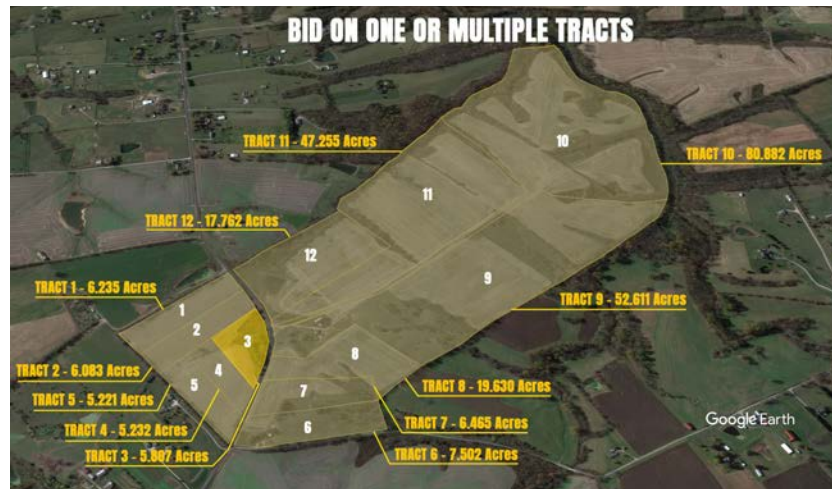
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NOTES



TRACT 4 - 5.232 ACRES

5304 & 5388 Benson Pike
Shelbyville, KY 40065

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260 +/- Acres

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NOTES



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TRACT 5 - 5.221 ACRES

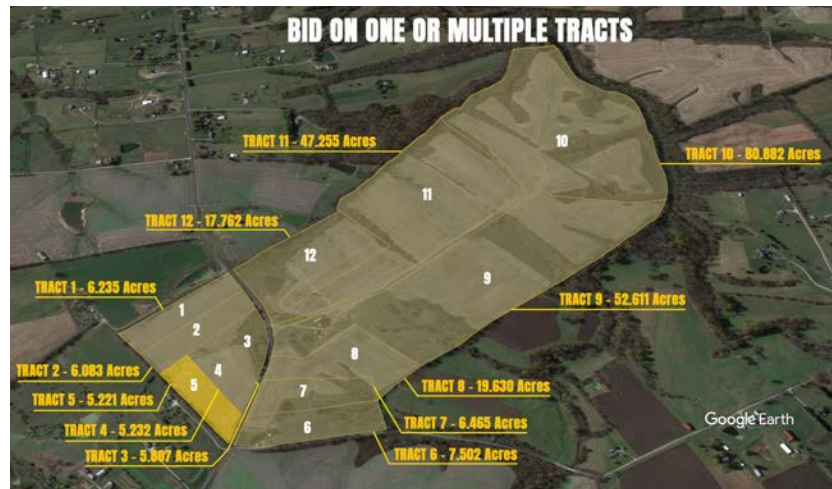
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TRACT 6 - 7.502 ACRES

**5304 & 5388 Benson Pike
Shelbyville, KY 40065**

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TRACT 7 - 6.465 ACRES

5304 & 5388 Benson Pike
Shelbyville, KY 40065

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TRACT 8 - 19.630 ACRES

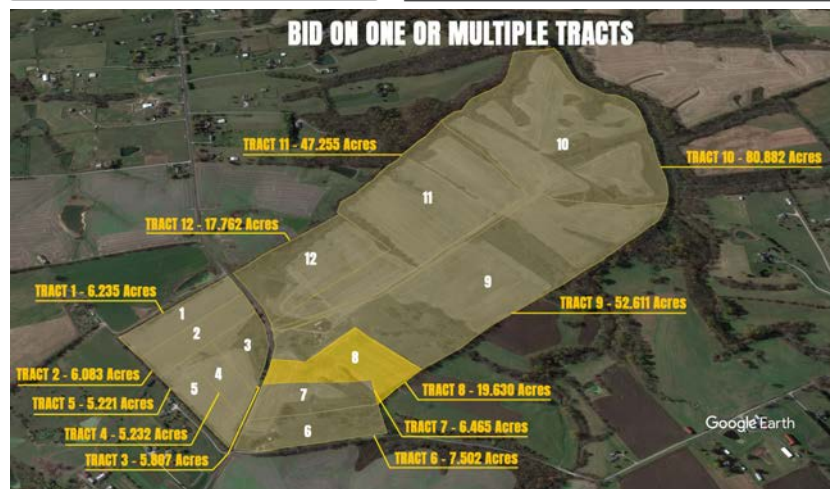
5304 & 5388 Benson Pike
Shelbyville, KY 40065

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TRACT 9 - 52.611 ACRES

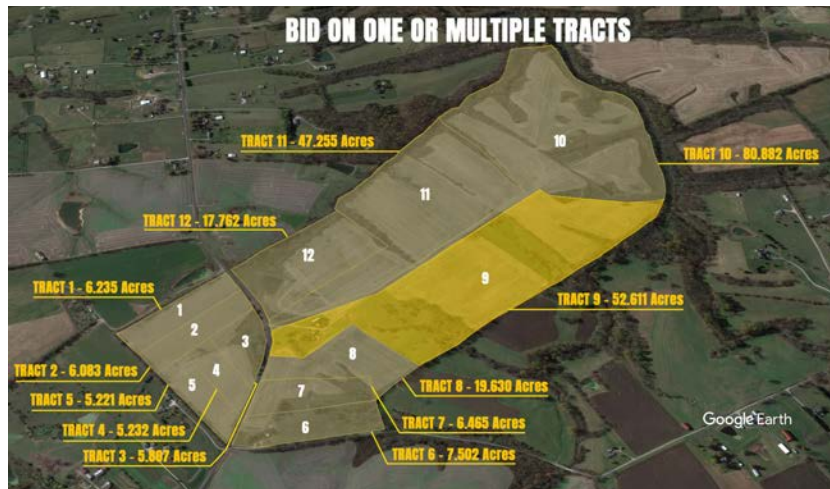
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TRACT 10 - 80.882 ACRES

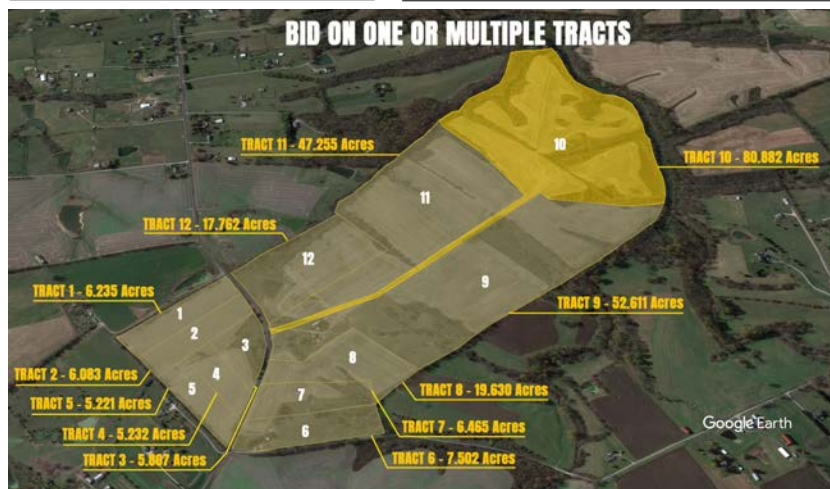
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TRACT 11 - 47.255 ACRES

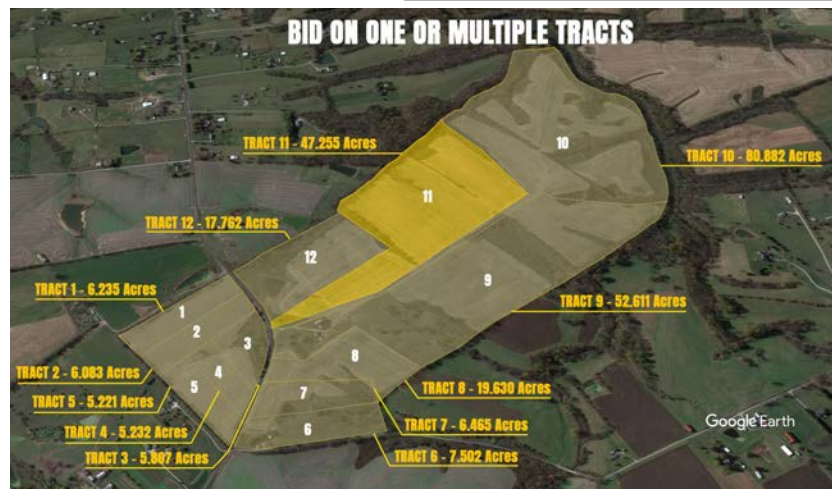
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TRACT 12 - 17.762 ACRES

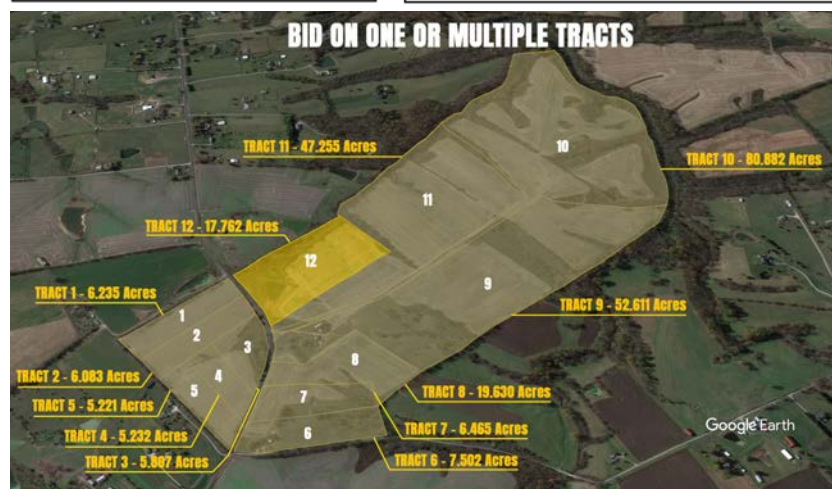
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PROPERTY PHOTOS



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NOEL AUCTION SUCCESS

LEXINGTON, KY



LEXINGTON, KY



LEXINGTON, KY



LEXINGTON, KY



NICHOLASVILLE, KY



RICHMOND, KY



SALVISA, KY



HARRODSBURG, KY



GEORGETOWN, KY



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