

ABSOLUTE REAL ESTATE AUCTION

The Danny & Dora Wilder Estate

5 TRACTS

78±

TOTAL ACRES

SHELBY COUNTY, KY

1,368 SQ. FT. HOME ▪ ADJACENT BUILDING LOT

**GENTLY ROLLING TERRAIN IDEAL FOR
CATTLE, HUNTING, OR RECREATION**



**AUCTION: SAT., SEPT 19TH AT
10:30 AM HELD AT TRACT 1**



**OPEN HOUSE: THURS, SEPT 10TH
& WED, SEPT 16TH | 2-4 PM**

JONATHAN NOEL
AUCTIONEER & REALTOR

📞 859-612-9175

🌐 NoelAuctioneers.com

Online Bidding Available at
Bid.NoelAuctioneers.com

Terms Apply.



ABSOLUTE REAL ESTATE AUCTION

Bagdad Rd, Bagdad, KY 40003 | Shelby County

SATURDAY, AUGUST 15TH AT 10:30AM EST

Held Live Onsite on Tract 1 with Internet Bidding Available

Selling live onsite at absolute auction: 78 ± acres offered across 5 individual tracts in beautiful Bagdad, KY—a perfect opportunity to own prime farmland and residential real estate.

THE HOME TRACT (TRACT 1): Features a 1,368 sq. ft. residential home (2 BR, 1 BA) ideal for a fixer-upper, potential rental, or custom personal home.

BUILDING LOT (TRACT 2): The adjacent tract right next to the house offers an ideal additional building site.

THE LAND (TRACTS 3-5): The main farm features gently rolling terrain ideal for cattle, hunting, or recreation.

SELLS TO THE HIGHEST BIDDER LIVE ONSITE REGARDLESS OF PRICE.

JOIN US FOR THE OPEN HOUSE! THURS, SEPTEMBER 10TH & WED, SEPTEMBER 16TH | 2-4 PM

Please review this packet and call us with any questions!

Sincerely,



JONATHAN NOEL
Auctioneer
859.612.9175
Jonathan@NoelAuctioneers.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.

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Tracts 1-2: Maps 6-9

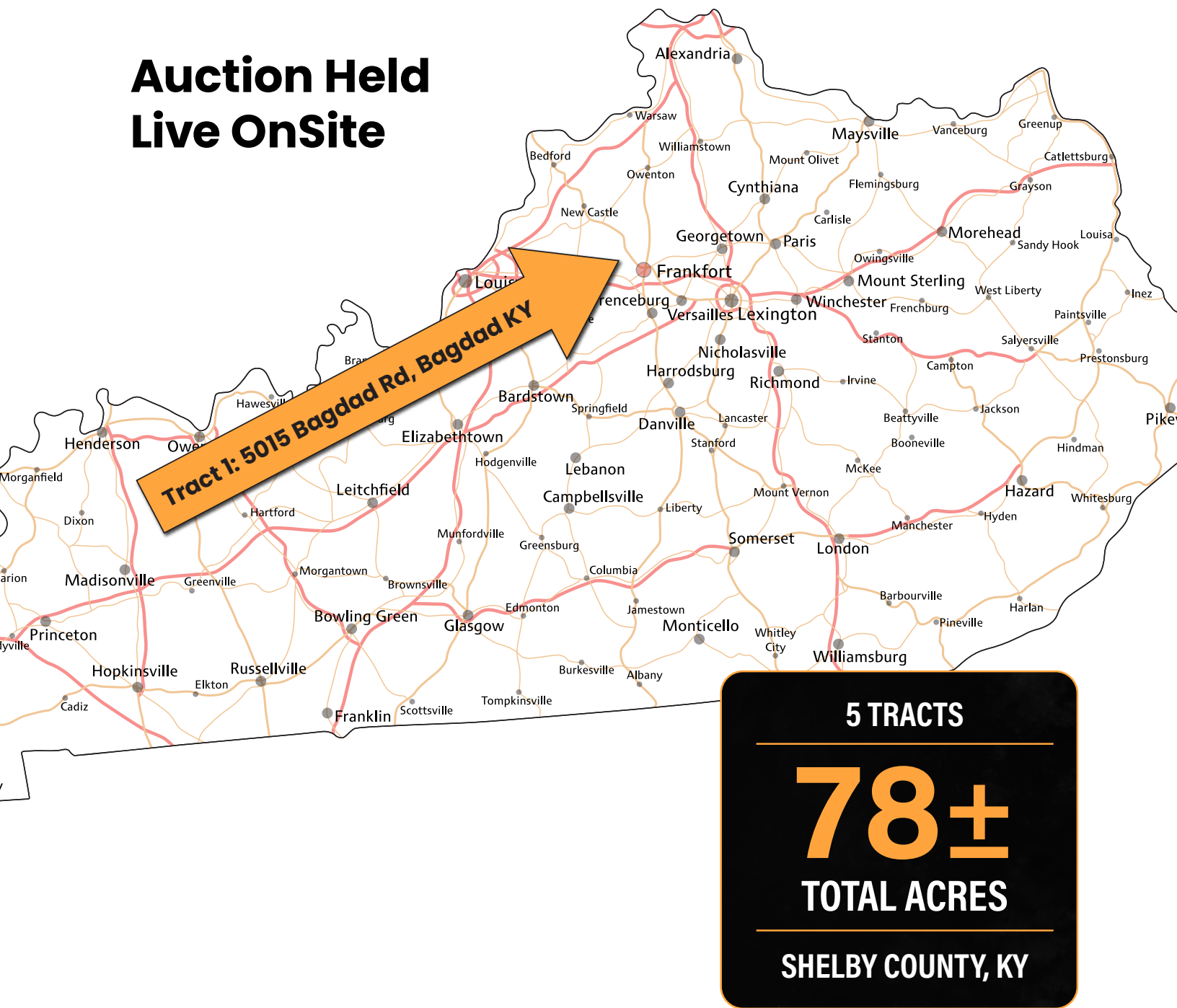
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Auction Held
Live OnSite



AERIAL MAP



TRACTS 1-2: AERIAL MAP



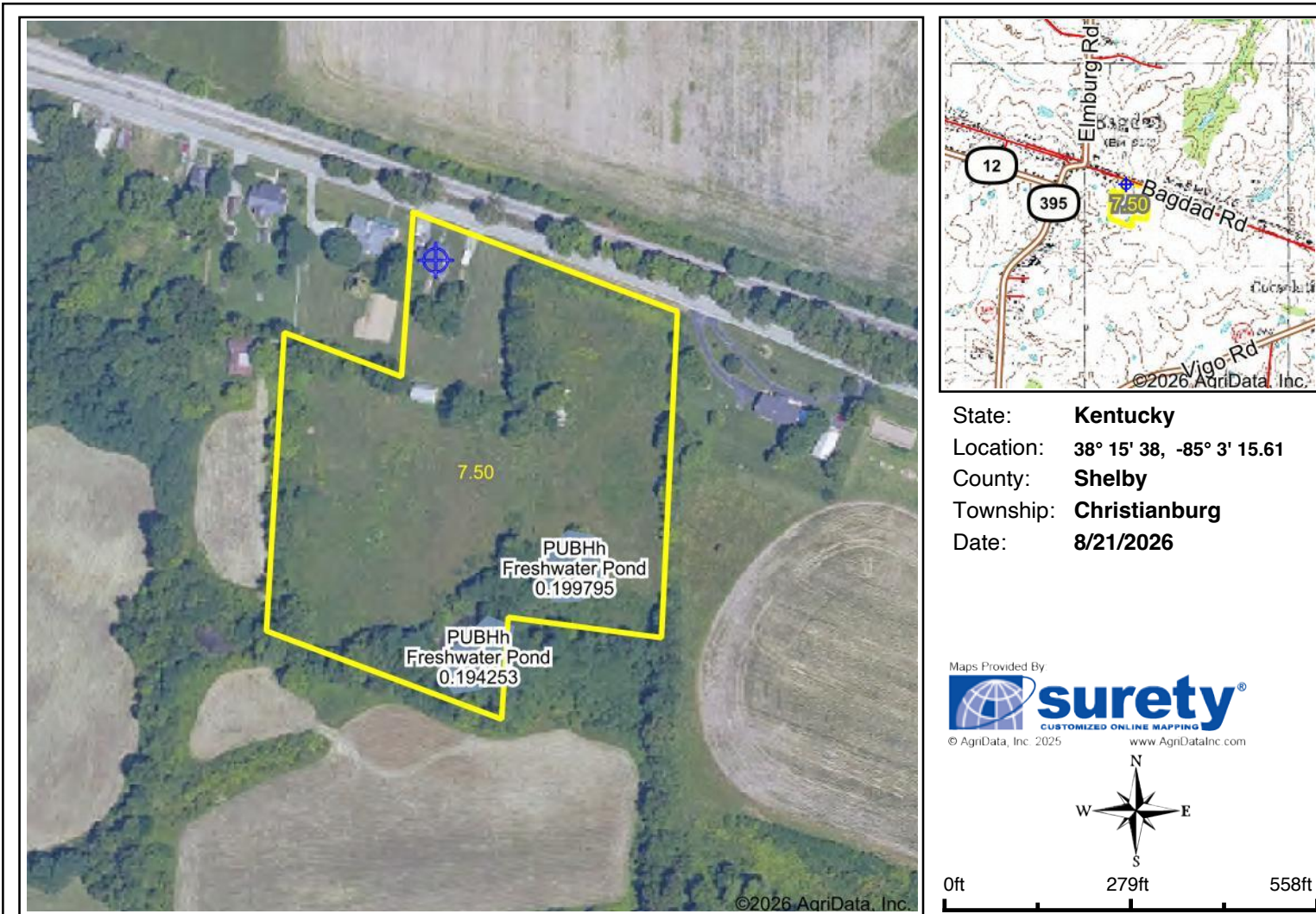
5015 Bagdad Rd, Bagdad, KY 40003

AUCTION HELD ON TRACT 1

THE HOME TRACT (TRACT 1): Features a 1,368 sq. ft. residential home (2 BR, 1 BA) ideal for a fixer-upper, potential rental, or custom personal home.

BUILDING LOT (TRACT 2): The adjacent tract right next to the house offers an ideal additional building site.

TRACTS 1-2: WETLANDS MAP



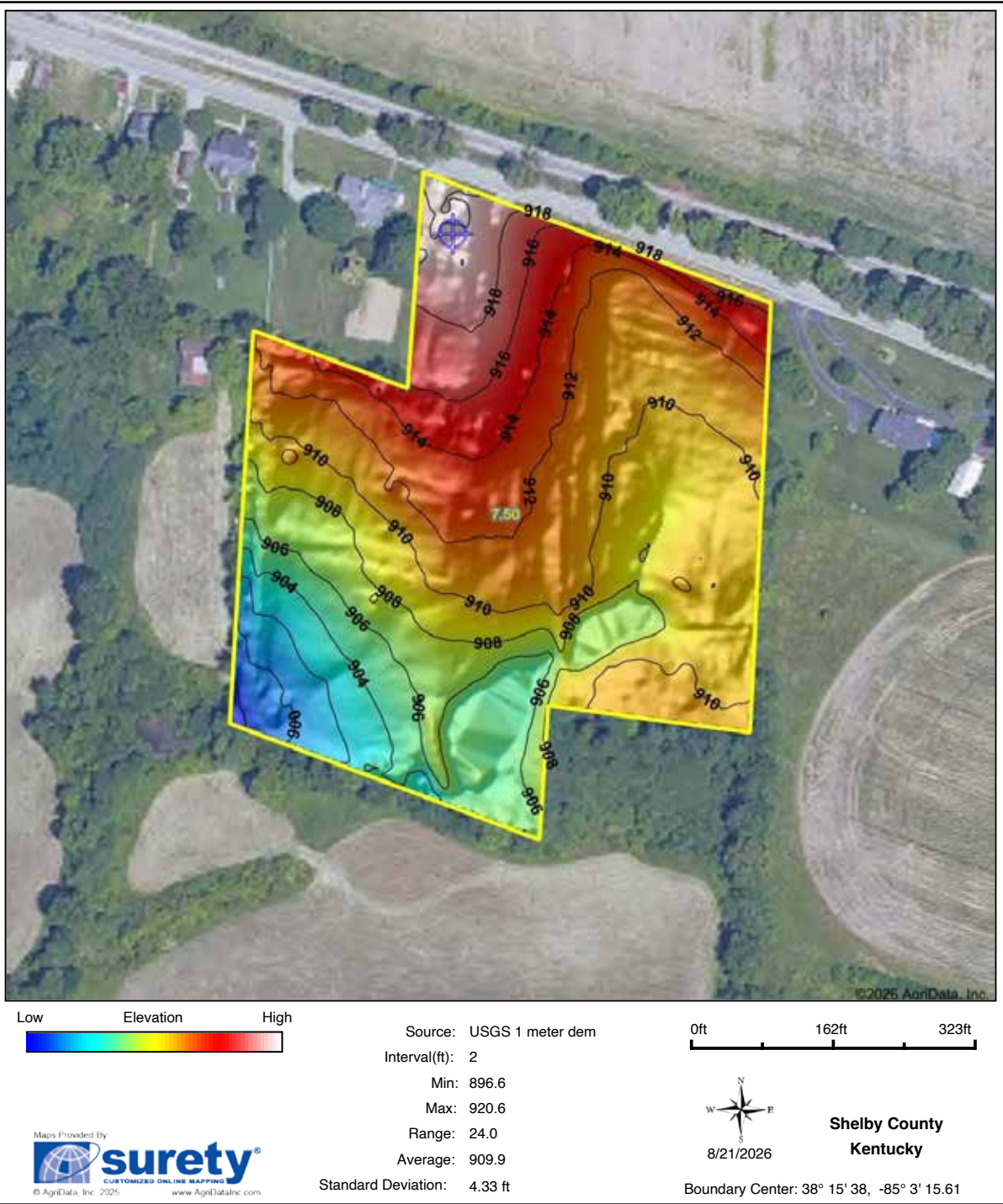
State: Kentucky
Location: 38° 15' 38, -85° 3' 15.61
County: Shelby
Township: Christianburg
Date: 8/21/2026

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
PUBHh	Freshwater Pond	0.38
Total Acres		0.38

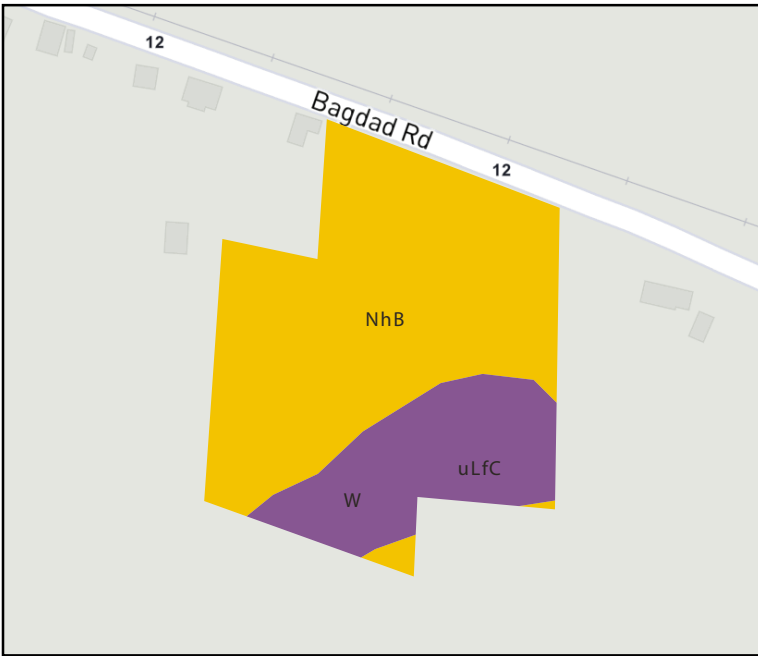
Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

TRACTS 1-2: TOPOGRAPHY MAP



TRACTS 1-2: SOIL SURVEY

All fields					
7 ac.					
Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
NhB	Nicholson silt loam, 2 to 6 percent slopes	5.40	73.5%	2	Upgrade
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	1.64	22.4%	3	Upgrade
W	Water	0.31	4.2%		Upgrade
		7.04	95.8%		Upgrade



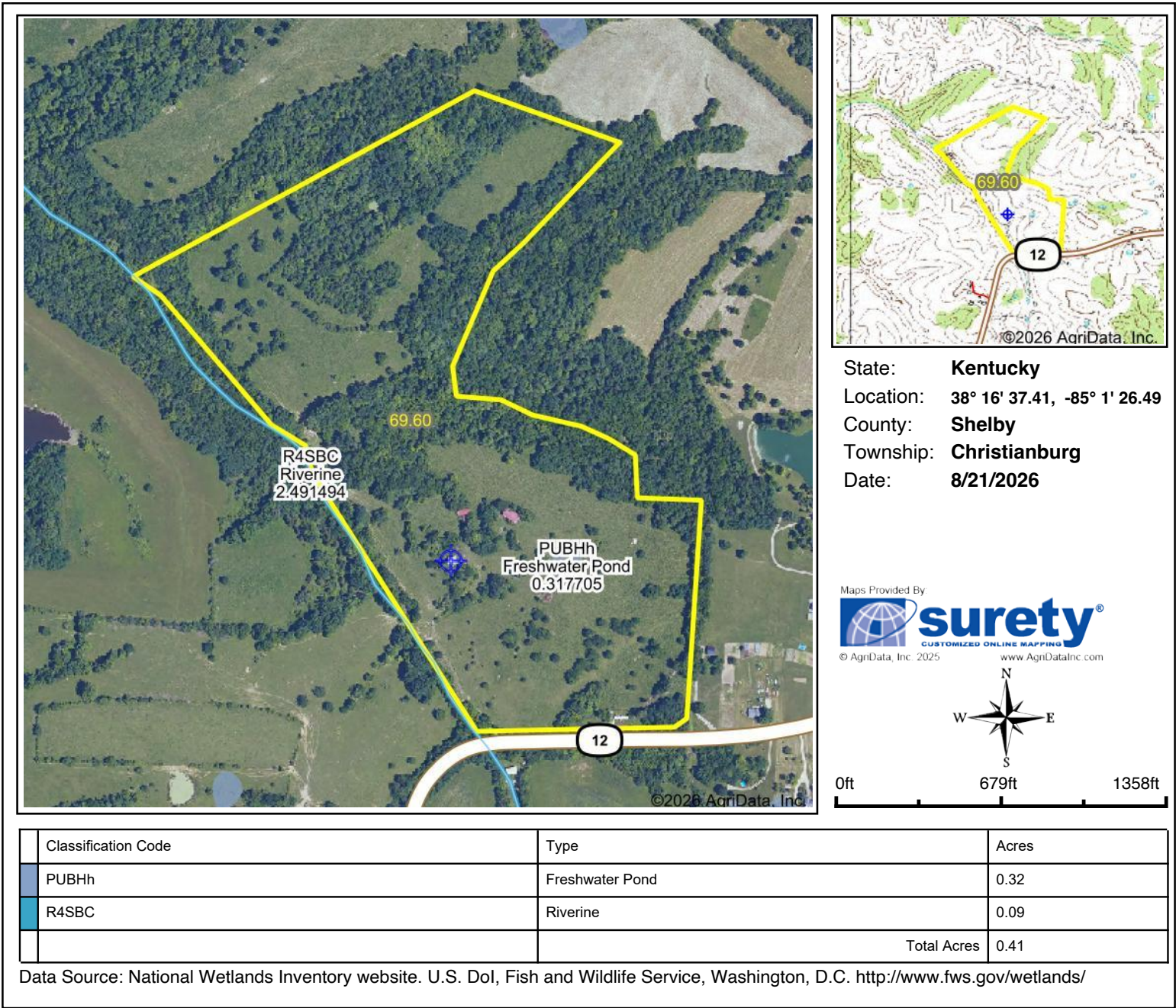
TRACTS 3-5: AERIAL MAP



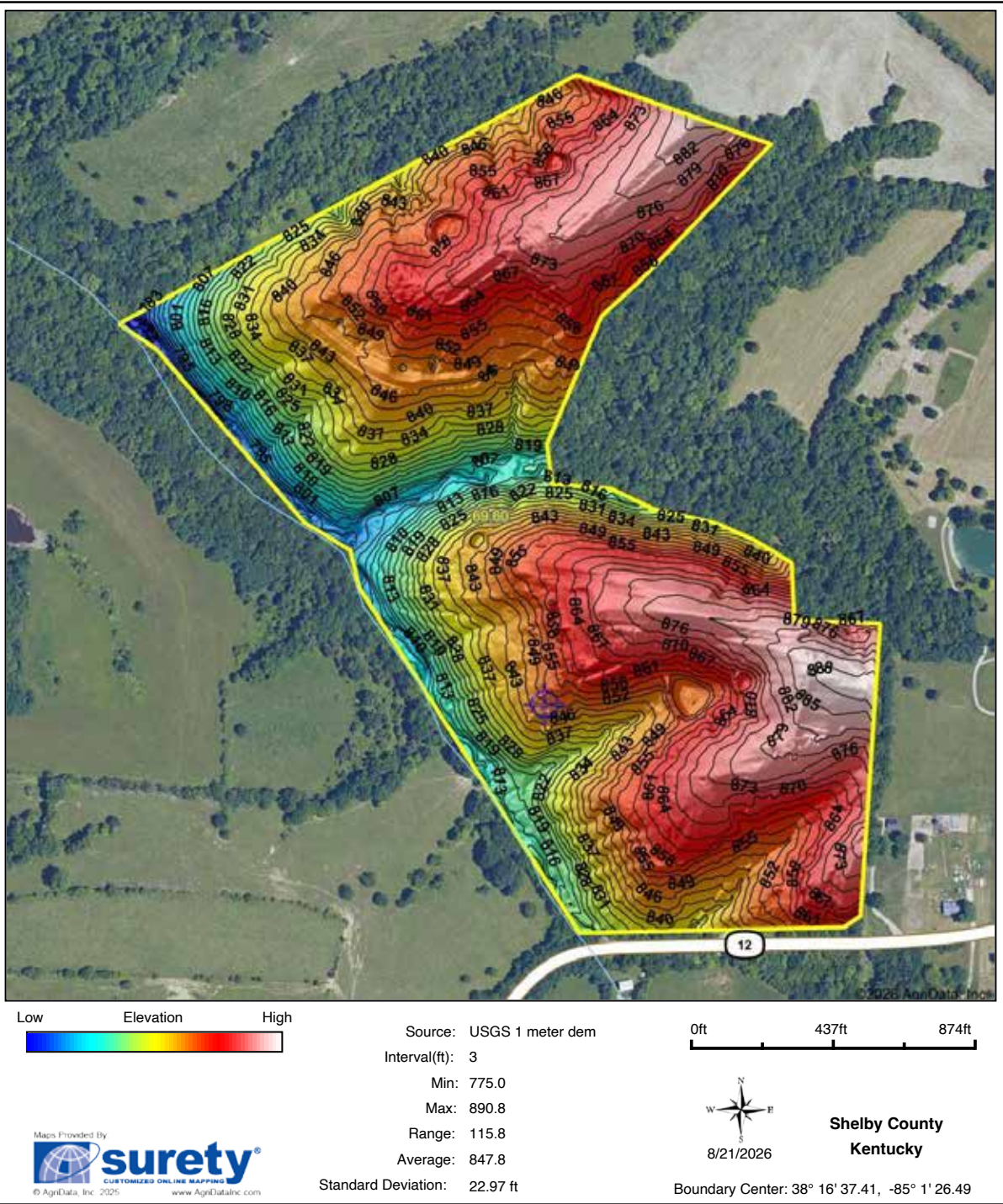
7438 Bagdad Rd, Bagdad, KY 40003

THE LAND (TRACTS 3-5): The main farm features gently rolling terrain ideal for cattle, hunting, or recreation.

TRACTS 3-5: WETLANDS MAP

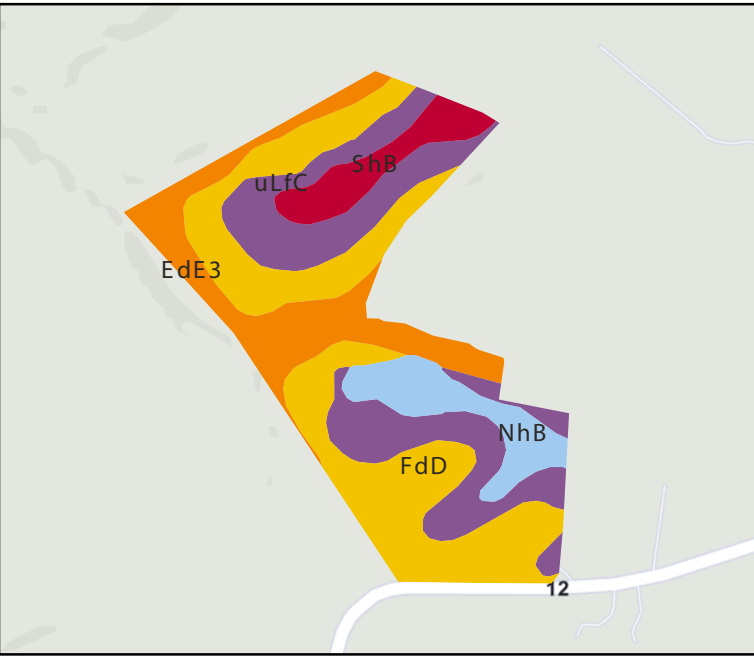


TRACTS 3-5: TOPOGRAPHY MAP



TRACTS 3-5: SOIL SURVEY

All fields					
73 ac.					
Soil Code	Soil Description	Acres	Percentage of Field	Soil Class	NCCPI
FdD	Faywood silty clay loam, 12 to 20 percent slopes	27.54	37.7%	4	Upgrade
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	20.35	27.9%	3	Upgrade
EdE3	Eden flaggy silty clay, 20 to 30 percent slopes, severely eroded	13.24	18.1%	6	Upgrade
NhB	Nicholson silt loam, 2 to 6 percent slopes	6.82	9.3%	2	Upgrade
ShB	Shelbyville silt loam, 2 to 6 percent slopes	5.03	6.9%	2	Upgrade
		72.99			Upgrade



PHOTOS



AUCTION TERMS

NOEL AUCTIONEERS & REAL ESTATE ADVISORS
Live on-site Absolute Auction with simultaneous internet bidding available.
PROPERTY SELLS TO THE HIGHEST BIDDER OR BIDDERS REGARDLESS OF PRICE.

- Buyer's Premium**
- A 10% Buyer's Premium will be 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).
 - On-site Absolute Auction winner: 10% due the day of the Absolute Auction (personal or business check accepted)
 - Winning bidder must sign the purchase agreement immediately after the Absolute Auction (on-site or electronically)
- Closing**
- Closing to occur on or before 45 days after the Absolute Auction
 - Target date: on or before December 3, 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.
- Auction Method & Ending**
- Live on-site Absolute Auction with simultaneous online bidding.
 - Absolute 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 Absolute Auction.
 - There is no fixed ending time; the Auctioneer has sole discretion to close Absolute Auction bidding.
- Bidder Verification**
- All bidders must register with Noel Auctioneers & Real Estate Advisors for the Absolute Auction.
 - Identities will be verified; if we cannot verify identity, bidding approval for the Absolute Auction may be denied.
- Technical Issues (Online Auction Bidding)**
- In the event of a server, software, or internet failure during the Absolute Auction, the Auctioneer may extend, suspend, or close bidding.
 - Registered Absolute Auction bidders will be notified by email as needed.
- Property Condition & Disclaimers**
- Property sells AS-IS, WHERE-IS, with all faults, at Absolute 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 Absolute Auction.
 - Announcements made on Absolute Auction day take precedence over any prior advertising or printed material.
- Legal Venue**
- Any disputes arising out of the Absolute Auction or the purchase contract shall be resolved in a court of competent jurisdiction in Shelby 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

 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



Contact Jonathan Noel Today!

859.612.9175 | noelauctioneers.com

OVER
100 MILLION
SOLD AT AUCTION

