

Terms & Conditions

Property: 851 Webb Lane, Olive Hill KY 41164

Bid Online: Bid.NoelAuctioneers.com

Auction Schedule (Eastern)

Auction Begins: Monday, September 28, 2026 @ 10:00 AM (EST) and ends on Thursday, October 8, 2026 @ 7:00 PM (EST), simulcast online

- Private showings: By appointment
- Primary Contact - **Jonathan Noel**, Owner/Auctioneer - 859-612-9175 - jonathan@noelauctioneers.com
- Secondary Contact **Joshua Webb**, Realtor – 859-388-4785 – josh@centralbluegrassrealty.com

How to Register

Online Bidders (required before auction)

- Proof of funds or letter of good standing required **48 hours** prior to auction date.
- Email to jonathan@noelauctioneers.com

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Real Estate Auction

- Sells to the **highest bidder with seller confirmation**
- **Internet bidding ONLY**

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 **within 24 hours** for online winners (wire).
- Winning bidder must **sign the purchase agreement immediately** after the auction (electronically).

Closing

- **On or before 45 days after the auction** (target: **on or before Friday, November 20, 2026**).
- Balance due at closing. **No financing, appraisal, or inspection contingencies**.
- **2026 Real estate taxes** prorated as of closing per local practice.
- Seller to convey **marketable title** by customary deed; any liens/delinquent taxes satisfied by Seller at or before closing.
- Buyers pay their customary closing costs.

Auction Method & Ending

- Simultaneous online bidding.
- The auction continues until bidding activity slows. The Auctioneer will give “**fair warning**” to 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

- 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 **Carter County, Kentucky**.

Contact Noel Auctioneers & Real Estate Advisors

- Primary Contact — **Jonathan Noel**, Owner/Auctioneer — 859-612-9175 jonathan@noelauctioneers.com

Website: www.NoelAuctioneers.com