

LAND AUCTION



55 AC± | 1 TRACT | FRANKLIN CO, KY

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 2/18/25 | **AUCTION TIME:** 11 AM ET

AUCTION HELD AT: HOLIDAY INN EXPRESS
1000 VANDALAY DR, FRANKFORT, KY 40601

This beautiful 55 +/- acre building tract is located in the heart of Franklin County, Kentucky. This quiet country setting boasts numerous features, including ample road frontage, multiple building sites and excellent recreational opportunities.

Initially entering the property, there are expansive open areas previously used for agricultural purposes and suitable for livestock and growing crops. A well-maintained tobacco barn remains useful for storage and farming practices. As elevation increases toward the back, the landscape is heavily wooded, potentially making for a wonderful backdrop to build a dream home or cabin with views of western skies and the lowlands along the Kentucky River. Accessibility through the farm is made easy with an established trail system. Hunters and outdoor enthusiasts will appreciate its ridgetops and hollows mixed with mature timber and dense cover providing great habitat for Deer and Turkey. Variations in terrain, including seclusion coupled with the versatility of open ground, make this property ideal for a broad spectrum of activities, enjoyment and development.

The convenience of its location within an hour of Lexington and Louisville and just minutes from Frankfort makes for an easy commute to and from what could be your new dream home, farm or weekend getaway. Don't miss this chance to own your own piece of natural beauty in the Bluegrass!



Taxes: TBD
Lease Status: Open Tenancy for 2025 crop year
Possession: Immediate possession
Survey needed?: Survey required
Brief Legal: Described in DB 292 page 194
PIDs: Part of 055-00-00-013.01
Lat/Lon: 38.3375, -84.87079
Zip Code: 40601



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRENT RORIE, AGENT: 502.284.7139 | brent.rorie@whitetailproperties.com
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC (237484) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Brent Rorie, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 502.284.7139 | Jason Wallin, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 859.492.9041 | Cody Lowderman, KY Auctioneer, RP 3502



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