

LAND AUCTION



ABSOLUTE AUCTION

162.524 AC± | 4 TRACTS | FRANKLIN CO, KY

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 6/3/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: HOLIDAY INN EXPRESS
1000 VANDALAY DRIVE | FRANKFORT, KY 40601**

For those looking for their own private piece of the Bluegrass, look no further. Located just minutes from Frankfort, this spacious multifunctional farm recently used for working cattle is far enough out to call country, yet close enough to enjoy the convenience of town. On the southern section of this property, up from Stony creek, the driveway extends to an elevated homestead, once the center piece of this thriving farm. It is evident the property's founders enjoyed it's seclusion as well as the views from the ridge top. The northern section also shows evidence of an old homestead and could pave way for another building site once again. Nearly complete with fencing, this farm has the potential for not only farming practices, but also some of the great recreational activities Kentucky is known for! Access throughout the farm from the recent excavation of roads/trails provides ease of travel whether it be ATVs, Horseback or just exploring on foot. If needed there are dual entrances to the property both from the main southern entrance as well as a northeast entrance accessed via easement. This property consists of mostly open areas with some mature hardwoods scattered throughout. Barrell Branch splits the larger North and South sections of the property and there are multiple stock ponds providing added benefit. Thick areas with soft wood mass and undergrowth are also present providing cover and browse for an abundance of wildlife. With minimal effort for management of Deer and Turkeys, the hunting opportunities here are endless. Not only that, but the chance for weekend getaways with something for the entire family are not out of the question!



TRACT 1: 85.063 ± ACRES

Located just minutes from Frankfort, the largest parcel of this farm most recently used for working cattle remains fenced for the most part and is ready for farming practices once again. Accessed from Hwy 421, up from Stony creek, the established driveway extends to an elevated homestead, once the center piece of this thriving farm. The potential for building here once again is possible as well as multiple farming activities. There are three stock ponds located on this parcel adding benefit to livestock as well as wildlife. The posterior portion of this property gently slopes downward to border Barrell Branch which for the most part has water throughout the year. Intermittent mature timber and open areas increasing line of site give extended opportunity for hunters and wildlife management. It's size and location not only provide investment opportunity, but also allow for increased development and a multitude of recreational activities.

TRACT 2: 61.059 ± ACRES

Located just minutes from Frankfort, yet residing clear off the main path, this parcel of the farm is the most secluded and has remained untouched for many years. Like most of the farm, this northern section is nearly complete with fencing and accessed via easement from Harvieland Road or the southern tract(Tract 1). The potential for building here is notable as there is evidence of a homestead that once occupied the central area of the farm. The southern portion of this property gently slopes downward to border Barrell Branch which for the most part has water throughout the year. At some point this parcel appears to have been mostly pasture for livestock as it is now comprised of thick undergrowth and smaller trees. It is obvious the wildlife have enjoyed It's size and seclusion as there are many natural trails that wind through the thick brushy landscape. Excavation of UTV trails have been roughed in recently allowing access to most areas..... great for getting into position this fall for Deer season! This property not only provides recreational opportunity, but also allows for improvement developments, farming and investment potential.

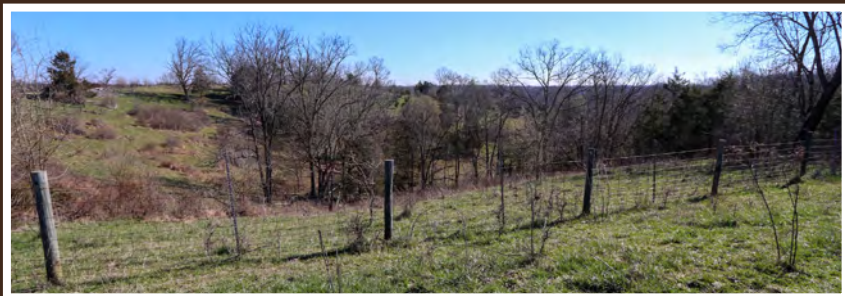


TRACT 3: 16.2 ± ACRES

Located just minutes from downtown Frankfort, this property is far enough out to call country, yet close enough for those modern conveniences we are all love. For those looking to build their dream home or Cabin on acreage, this property is ready to accommodate such improvements and more. It's size is enough to allow for capability of farm practices as well as having recreational benefits for the entire family. Surrounded by other large acreage tracts, there's no doubt for wildlife enthusiasts that there is plenty here to enjoy! Along Hwy 421, this tract has nearly 1000 ft of road frontage and extends from the wooded boundary upward with enough space to provide privacy and seclusion. An established driveway is currently in place giving ease of access to the interior portion of the property. For those looking for an investment or to simply enjoy, this property has the potential to cover both.

TRACT 4: .309 ± ACRES

This tract will prove the new owner approximately 220+/- feet of road frontage along Hwy 421. There is a gravel drive the provides access off the blacktop to the gate and tracts one, two, and three.



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