

**Residential Land (45± Acres): Frankfort, KY**

Property No.: 6286  
Auction No.: 260224



### Property Details

|                            |                                                                 |
|----------------------------|-----------------------------------------------------------------|
| Property Type:             | Residential Land                                                |
| Seller Type:               | Private Equity Group                                            |
| Auction Type:              | Reserve                                                         |
| Total Land Area:           | 45.89 ± Acres                                                   |
| Year Built:                | n/a                                                             |
| Tax Identification Number: | 106-00-014B                                                     |
| County:                    | Shelby                                                          |
| Address:                   | 0 Beechridge Road, (Shelby County)<br>Frankfort, Kentucky 40601 |
| Occupancy Status:          | Vacant                                                          |
| Lat/Lon:                   | 38.2165498, -85.003049                                          |

### Agent Details

|                            |                                                                                            |
|----------------------------|--------------------------------------------------------------------------------------------|
| Listing Agent Information: | Austin Redmon<br>EXP Realty LLC<br>502.220.2472<br>austin.redmon@gmail.com                 |
| Buyer Agent Commission:    | For Registered Buyer Agents, 2% of High Bid. Must<br>Complete the Broker Registration Form |

## Closing Details

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**Closing Agent:**

*TBD*

**Closing Date:**

*30 Days From Binding Agreement Date*

**Deed Type:**

*Special Warranty Deed*

**Buyer's Premium:**

*A 10% or \$250.00 Buyer's Premium, whichever is greater, will be added to the high bid amount.*

## Description

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**Cell Tower Disclosure:** This property is being sold subject to an existing cell tower lease and its associated recorded easements. The tower easement area encompasses approximately 10,000 square feet, and the property is further encumbered by a non-exclusive utility and access easement. The lease and easements shall remain in full force and effect following conveyance. Buyer acknowledges and agrees that all rights to rental income, revenue sharing, or any other financial benefit associated with the cell tower lease and easements are excluded from this conveyance, and no such rights shall transfer with title. Buyer shall have no claim, demand, or entitlement to any income derived from the lease or its related easement. Buyer accepts title subject to these encumbrances and waives any objection or claim related to the existence or operation of the cell tower or its related easements.

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**This property is selling in association with  
ReMax Group Auctioneers, J.E. Bramblett, Auction License:  
258355, KY RE License: 181411,  
270-769-1655**

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### **Seven Hills Auction Advisors**

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For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165



