

1057-1 RUSSELL CAVE ROAD

17 +/- Acres

Paris, Bourbon County, Kentucky



Very hard to find, gently rolling 17 acre field with lush grass ready for your building dreams. Features include a private setting, prime soil types for your agricultural needs, mature trees, fantastic views and conveniently located between Paris and Georgetown with an easy drive to Lexington!



Offered Exclusively By

PRICE: \$169,000.



Mike Morrison, Agent
859-340-0302

www.kyhorsefarms.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



Farmland Classification— Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|----------------------------------|--------------|----------------|
| uLfC | Lowell-Faywood silt loams, 6 to 12 percent slopes | Farmland of statewide importance | 10.9 | 64.8% |
| uLsoB | Lowell-Sandview silt loams, 2 to 6 percent slopes | All areas are prime farmland | 5.9 | 35.2% |
| Totals for Area of Interest | | | 16.8 | 100.0% |