

A Portion of KILFLYNN FARM

183 +/- Acres

HWY 627 & SPEARS MILL ROAD

PARIS, BOURBON COUNTY, KENTUCKY



Offered Exclusively By



www.kyhorsefarms.com

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



Located on the corner of Winchester Road (Hwy 627) and Spears Mill Road, this 183 +/- acre portion of Kilflynn Farm contains the “magic field”—named by Arthur Hancock because so many good horses were raised there and partially because that’s where Kentucky Derby winner Gato del Sol was raised. This farm is located in that section of Bourbon County well-known for producing great race horses—an element that shouldn’t be overlooked in purchasing a horse farm.

The current owner contracted the renowned construction firm, Broadview Builders, to build the state-of-the-art 21 stall concrete block barn with 4 foaling stalls. He also renovated the 3 residences, as well as, the 15 stall converted tobacco barn.

This parcel contains a spectacular building site amongst mature trees and a rock wall along Winchester Road.

In the immediate area of some of the most prolific breeding farms like Claiborne, Stone, Machmer Hall, and Darley at Stonerside, this is truly a unique opportunity to acquire an excellent horse farm. Additional acreage available.



- **New 21 Stall Concrete Block Barn**—State of the art barn built by Broadview Builders. Stalls measure 14' x 14' with four foaling stalls that measure 14' x 16' (HVAC), double rear doors, lounge, hay and tack rooms.

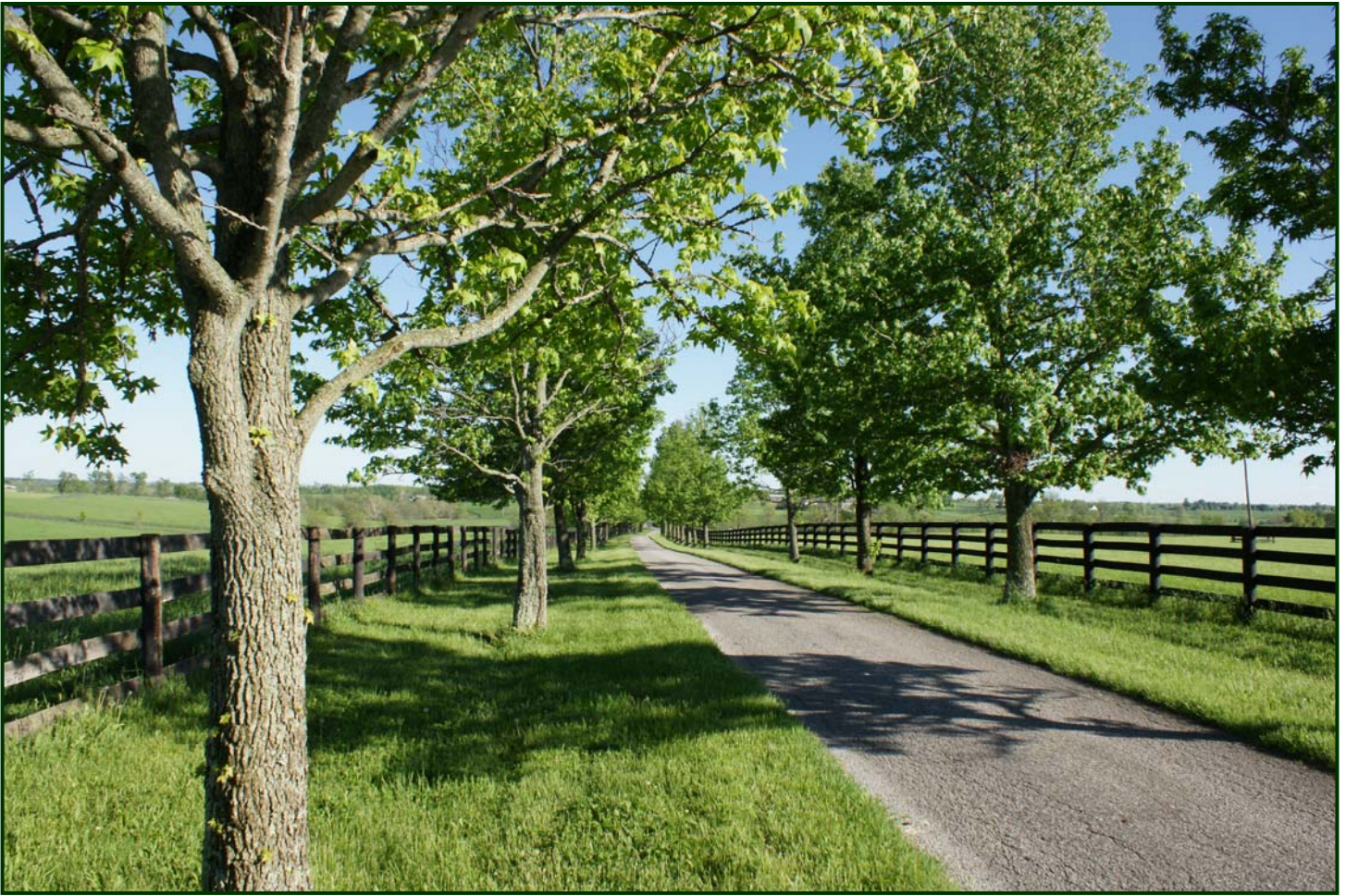
- **15 Stall Converted Tobacco Barn**—Stalls measure 12' x 14', 18.75' aisle, rear windows, loft over stalls, and heated warm room.
- **48' x 48' Shop**—With concrete floor.



Residences:

- **1,850 SF Stone Home**—Four bedrooms, two full baths, living/dining room, kitchen, and carpet. Heat pump. Extensive landscaping.
- **1,480 SF Frame Home**—Three bedrooms, two full baths, living/dining room, kitchen, and attached garage. Heat pump.
- **1,060 SF Brick Home**—Three bedrooms, full bath, dining room, living room, and kitchen. Baseboard electric heat.





If you desire additional acreage, there is 234 +/- improved acreage for sale that adjoins the subject parcel. That parcel has great road frontage on Spears Mill Road and is improved with 2 concrete block horse barns with 47 stalls, 3 residences, 2 tree-lined entrances, a lunging pen, and a 48' x 98' storage barn with concrete floor. Portions of the additional land are being utilized for an international quarantine operation. Call for details or with questions.



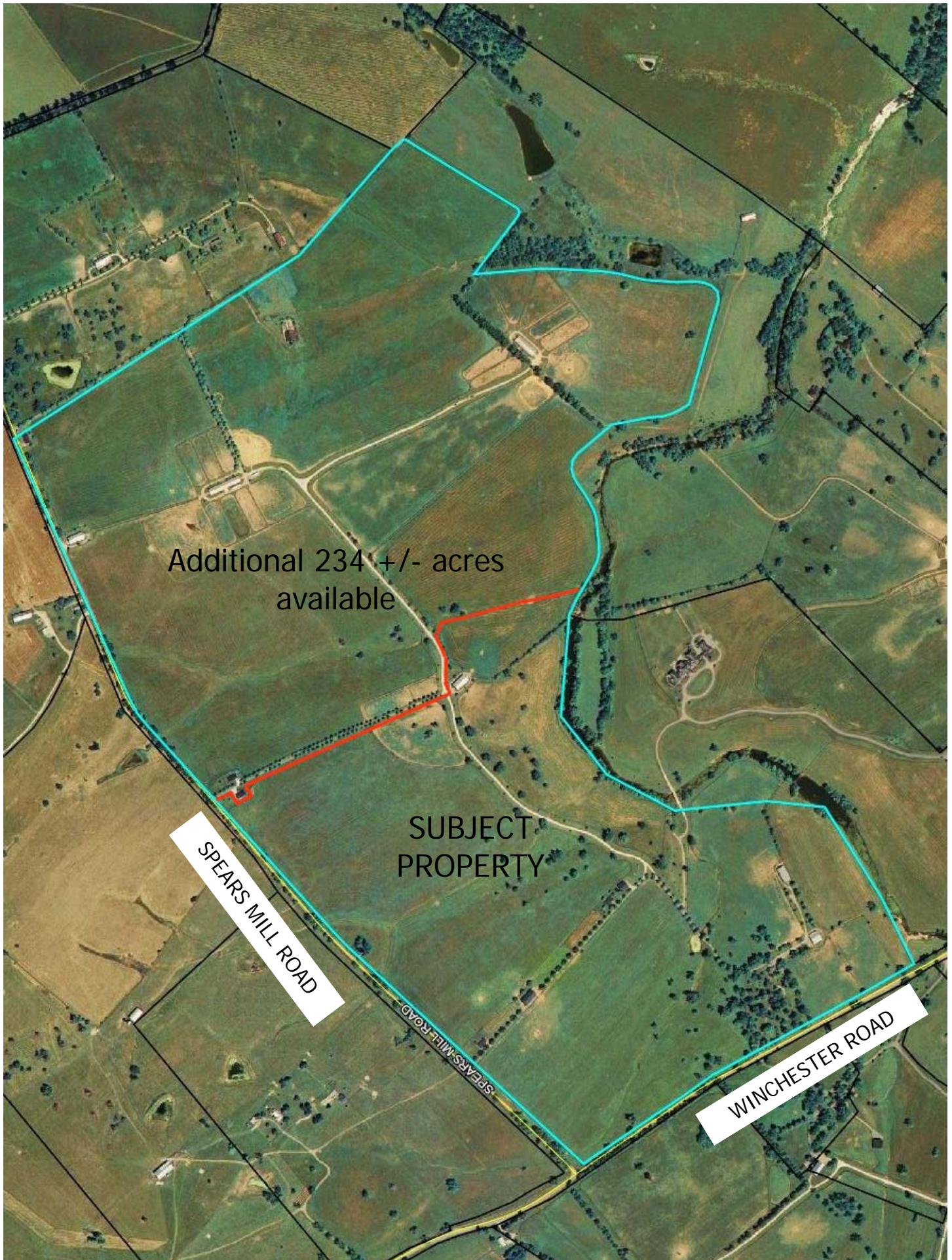
PRICE: \$2,925,000.



Agent: Bill Justice
859-294-3200

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Additional 234 +/- acres
available

SUBJECT
PROPERTY

SPEARS MILL ROAD

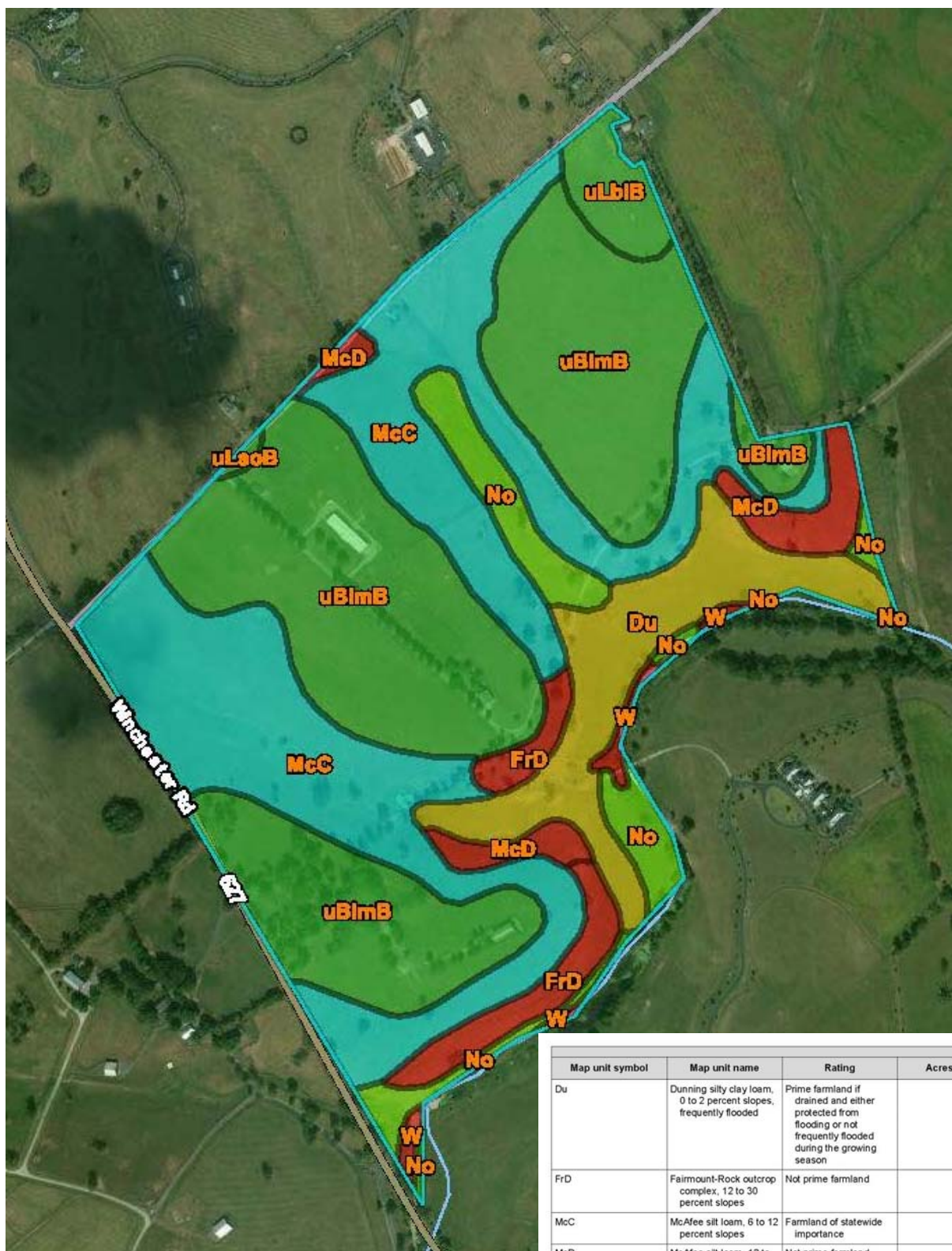
WINCHESTER ROAD

KILFLYNN FARM

BOURBON COUNTY, KENTUCKY



Prepared by
FARM CLINIC, INC.
932 Robinson St.
West Lafayette, IN 47906
2008



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Du	Dunning silty clay loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	18.1	9.7%
FrD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	6.8	3.6%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	60.9	32.7%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	6.7	3.6%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	11.5	6.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	75.7	40.7%
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	4.4	2.4%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	0.4	0.2%
W	Water	Not prime farmland	1.8	0.9%
Totals for Area of Interest			186.1	100.0%