

511 RUSSELL CAVE

93 +/- Acres

Paris, Bourbon County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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

Converted Tobacco Barn

- Well-maintained
- Improved for horses
- Could be used for crops and cattle



- 14 stalls
- 2 foaling stalls
- Paved aisleway
- Hay storage above stalls
- Heated tack room with hot water
- Office

Sitting or office area



Kitchen



- 2 run-in sheds
- 8 paddocks
- 3 fields
- Plank and wire fencing
- Automatic waterers



- 24 +/- acre hay field with alfalfa
- 30' x 50' metal barn used for equipment storage
- Small pond

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PRICE: \$699,000.

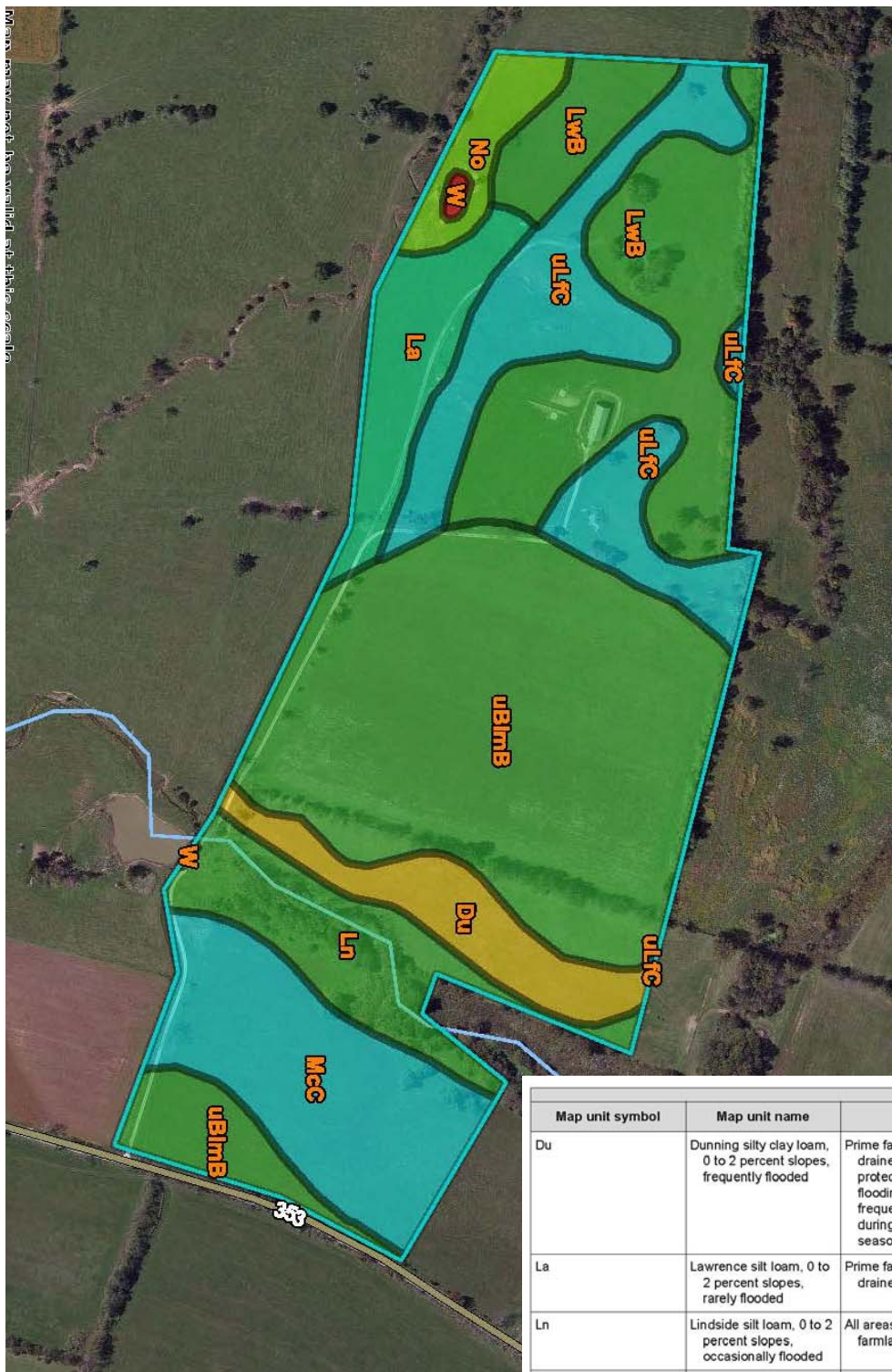


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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Du	Dunning silty clay loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	5.1	5.4%
La	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	5.3	5.6%
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	7.1	7.5%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	17.3	18.3%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	11.3	12.0%
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	2.6	2.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	33.2	35.2%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	12.1	12.9%
W	Water	Not prime farmland	0.2	0.2%
Totals for Area of Interest			94.2	100.0%

