

Available For a Long-Term Lease

308 BLACKS CROSS ROAD

71 +/- Acres

Paris, Bourbon County, Kentucky



True turn-key 71 acre horse farm in immaculate condition. Beautiful land in the immediate area of the new Adena Springs and adjoining Blanford Park. 1,830 square foot brick home with three bedrooms and two baths is recently painted and in like-new condition with new roof in 2016. Very nice 13 stall barn recently wrapped in metal siding. Stalls measure 11' x 15', aisle is 14.5', and nice hay loft over stalls. Adjacent 60' round pen and 28' x 36' metal equipment building. Well maintained, fully fenced for horses, and the right size.

Tenant to pay utilities, mow, and maintain property in its current condition.

OFFERED EXCLUSIVELY BY

Rent: \$3,500/month



Bill Justice
(859) 294-3200

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	
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	22.0	30.9%	
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	14.4	20.2%	
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	33.9	47.7%	
W	Water	Not prime farmland	0.8	1.1%	
Totals for Area of Interest			71.0	100.0%	

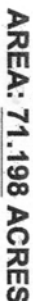


COMMISSION'S CERTIFICATION

I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission, and is now approved for recording.

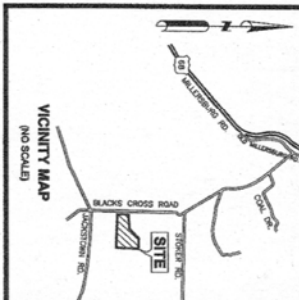
I hereby certify that the Bourbon County Road Department has inspected the site of the entrance existing or proposed on this plat and found it to meet all current safety standards including the time/sight distance standards of Section 345 (A)(1) in these Bourbon County Subdivision Regulations.

Data



KAR 18:150

GENERAL NOTES



KEVIN D. & REBECCA R. SHELTON
D.B. 247, PG. 238

PURPOSE OF PLAN

The purpose of this Plot is to show the retirement survey of the 71.196 acres Missouri & Brenda Ghanelian Farm, located at 303 Bluffs Crossroad Road, south of Millersburg, Kentucky, and recorded in Deed Book 287, Page 122, Bourbon County Court Clerk's Office. This survey corrects discrepancies found in the survey in the original Deed, performed by John Byrman, L.P.L.S. 1591, dated March 1974.

LEGEND

- _____ 2. _____

 _____ X _____
- BOUNDARY LINE
 PROPERTY LINE
 CHECKER OR STREAM
 ELECTRIC LINE
 FENCE LINE
- 1" IRON PIN SET W/ 1/2" CAP #311
 ○ SURVEY POINT
 ◇ MAG NAIL & WASHER SET
 ○ POWER POLE
 W/2 WATER METER

LAND SURVEYOR'S CERTIFICATION

and belief. The survey as shown herein is a trial survey and the accuracy and precision of the survey are subject to the specifications of this class.

Land Surveyor's Signature & Address: Chad Williams Date: 1-3-17

600 Brookview Drive, Mt. Sterling, KY 40351

This plan shall be deemed invalid if not recorded within one year of the Planning Commission Chairman's signature being affixed.



MOSTAFA & BRENDA GHAELIAN

200 DICKENS DRIVE
PARIS, KENTUCKY 40361

J. D. WILLIAMS ENGINEERS-SURVEYORS, INC.

DRAWN:
B.L.B.
CHECKED:
J.D.W.
DATE:

600 BROOKVIEW DRIVE, MT. STERLING, KENTUCKY 40363
PHONE: (859) 498-1929 • FACSIMILE: (859) 498-1868
E-MAIL: jdwenig@mscboilsout.net

SCALE:
1" = 160'

DINQ. No.