

KILFLYNN FARM

417 Acres

CORNER OF HWY 627 & SPEARS MILL ROAD
PARIS, BOURBON COUNTY, KENTUCKY

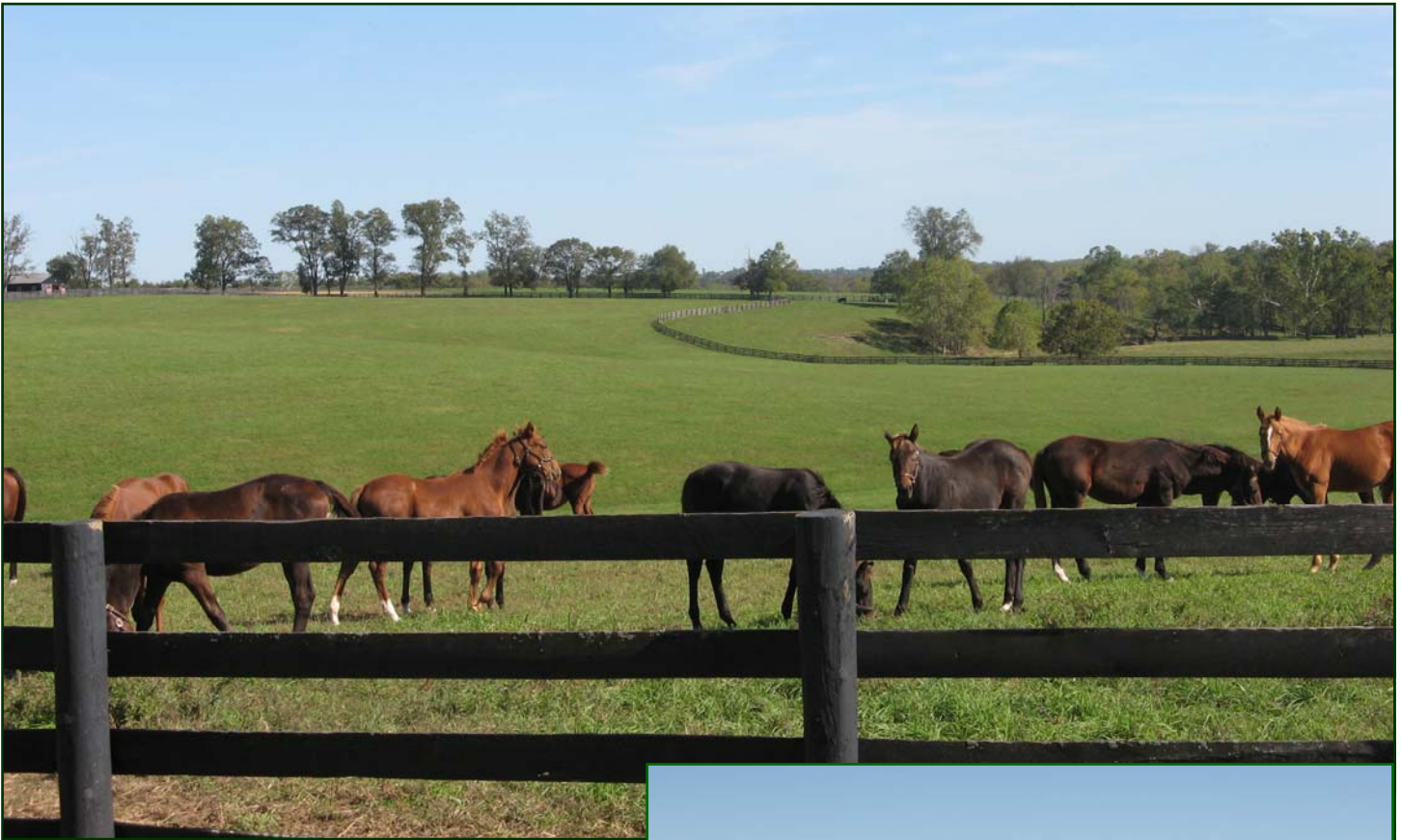


Offered Exclusively By



www.kyhorsefarms.com

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



Located on 417 +/- acres of prime farmland at the corner of Highway 627 and Spears Mill Road, this turn-key farm is in the immediate neighborhood of Claiborne, Stone, Darley at Stonerside, Hidden Brook, Sienna Farm, and Machmer Hall. This 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.

This fabulous farm is improved with four horse barns (3 are concrete block) with 85 stalls and six homes—all renovated and in very good condition. With four entrances (three are accented with very desirable mature tree lines) and approximately 8,650 feet of frontage, this property lends itself to a division—which the seller would consider.

With its quality of soils and improvements, this farm offers one a great opportunity to acquire a proven farm in the Bluegrass. Additionally, the current farm manager has established a great repeat international quarantine business and boarding operation.



- **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.

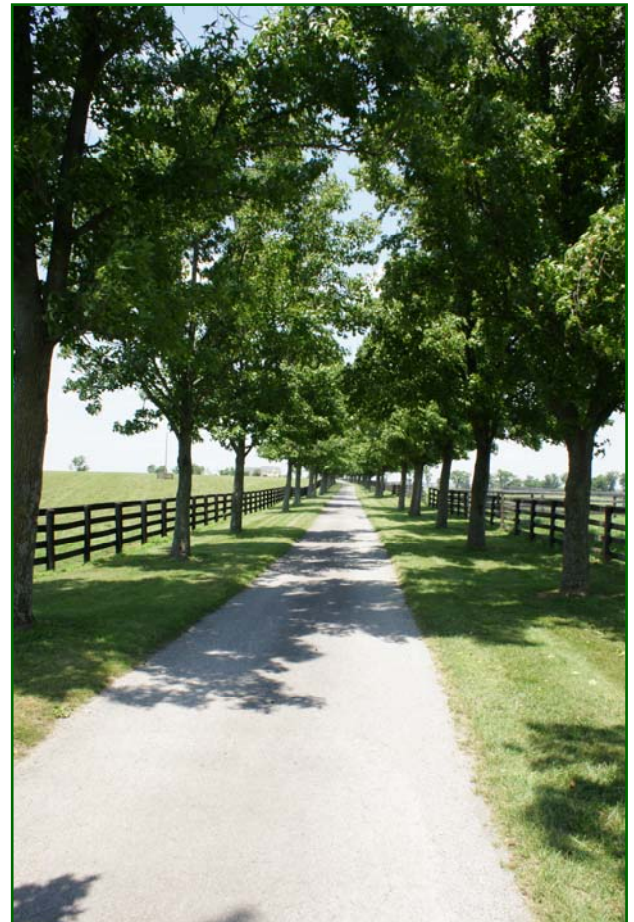


- **21 Stall Concrete Block Barn**—Stalls measure 13' x 13.5', 15.75' aisle, metal roof, double rear doors, and warm room with bath. A refurbished barn with adjacent **60' Lunging Ring**.



ADDITIONAL HORSE IMPROVEMENTS:

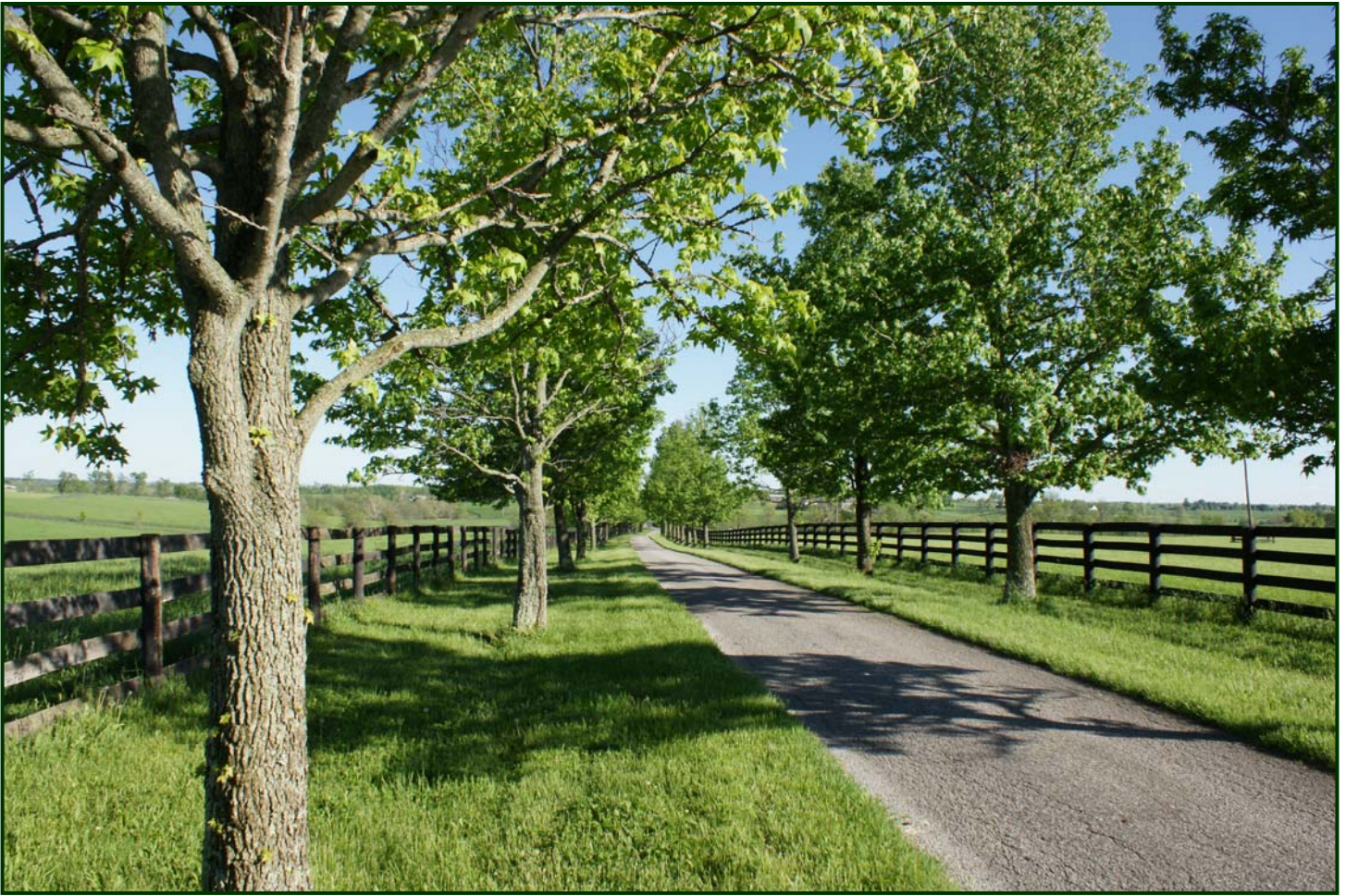
- **28 Stall Concrete Block Barn**—Stalls measure 12' x 14', 11' aisle, metal roof, rear windows, heated tack room with bath.
- **15 Stall Converted Tobacco Barn**—Stalls measure 12' x 14', 18.75' aisle, rear windows, loft over stalls, and heated warm room.
- **44' x 98' Former 7 Bent Tobacco Barn**—Completely wrapped in metal with concrete floor.
- **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.
- **1,260 SF Stone Home**—Three bedrooms, two full baths, and carport. Baseboard electric heat. New roof.
- **1,480 SF Frame Home**—Three bedrooms, two full baths, living/dining room, kitchen, and attached garage. Heat pump.
- **1,480 SF Frame Home**—Three bedrooms, two full baths, living/dining room, kitchen, hardwood floors, and attached garage. Heat pump.
- **1,480 SF Frame Home**—Three bedrooms, two full baths, living/dining room, kitchen, hardwood floors, and attached garage. Heat pump
- **1,060 SF Brick Home**—Three bedrooms, full bath, dining room, living room, and kitchen. Baseboard electric heat.





This lovely farm provides one with a wonderful opportunity to acquire a farm with a proven track record for producing winners—an element that should not be overlooked. With its “magic field”, mature trees, great soils, tremendous road frontage, and an established revenue stream, why would you look anywhere else? With 85 stalls and six residences, this is a true turn-key farm.



PRICE: \$5,212,500.



Agent: Bill Justice
859-255-3657

www.kyhorsefarms.com

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

An aerial photograph of a rural landscape with green fields, brown patches, and scattered trees. A cyan line outlines a large, irregularly shaped area. Three white labels with black text are overlaid on the image: 'SPEARS MILL ROAD' in the lower-left, 'SPEARS MILL ROAD' along the bottom edge, and 'WINCHESTER ROAD' in the lower-right. The map also shows various smaller features like ponds, small buildings, and winding paths.

SPEARS MILL ROAD

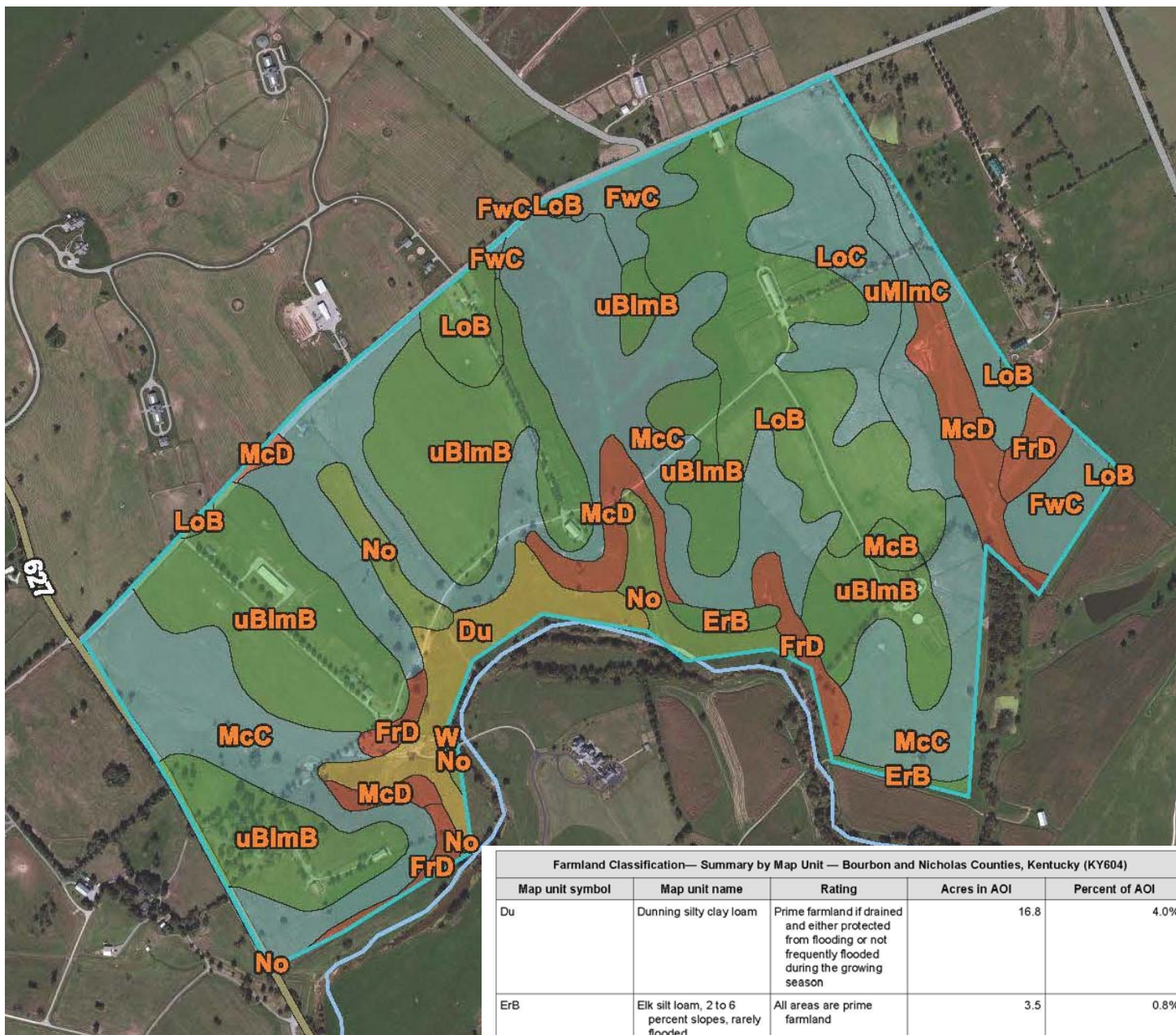
SPEARS MILL ROAD

WINCHESTER ROAD



SYMBOLS	
	PAVED ROAD
	GRAVEL ROAD
	LANE
	BUILDINGS
	TREES
	CREEK
	POND
	DRAINAGE

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



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
Du	Dunning silty clay loam	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	16.8	4.0%
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	3.5	0.8%
FrD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	13.0	3.1%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	14.8	3.5%
LoB	Lowell silt loam, 2 to 6 percent slopes	All areas are prime farmland	55.9	13.4%
LoC	Lowell silt loam, 6 to 12 percent slopes	Farmland of statewide importance	34.1	8.2%
McB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.0	0.5%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	125.6	30.1%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	20.6	4.9%
No	Nolin silt loam	Prime farmland if protected from flooding or not frequently flooded during the growing season	12.7	3.0%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	108.3	25.9%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	10.4	2.5%
W	Water	Not prime farmland	0.1	0.0%
Totals for Area of Interest			417.7	100.0%

