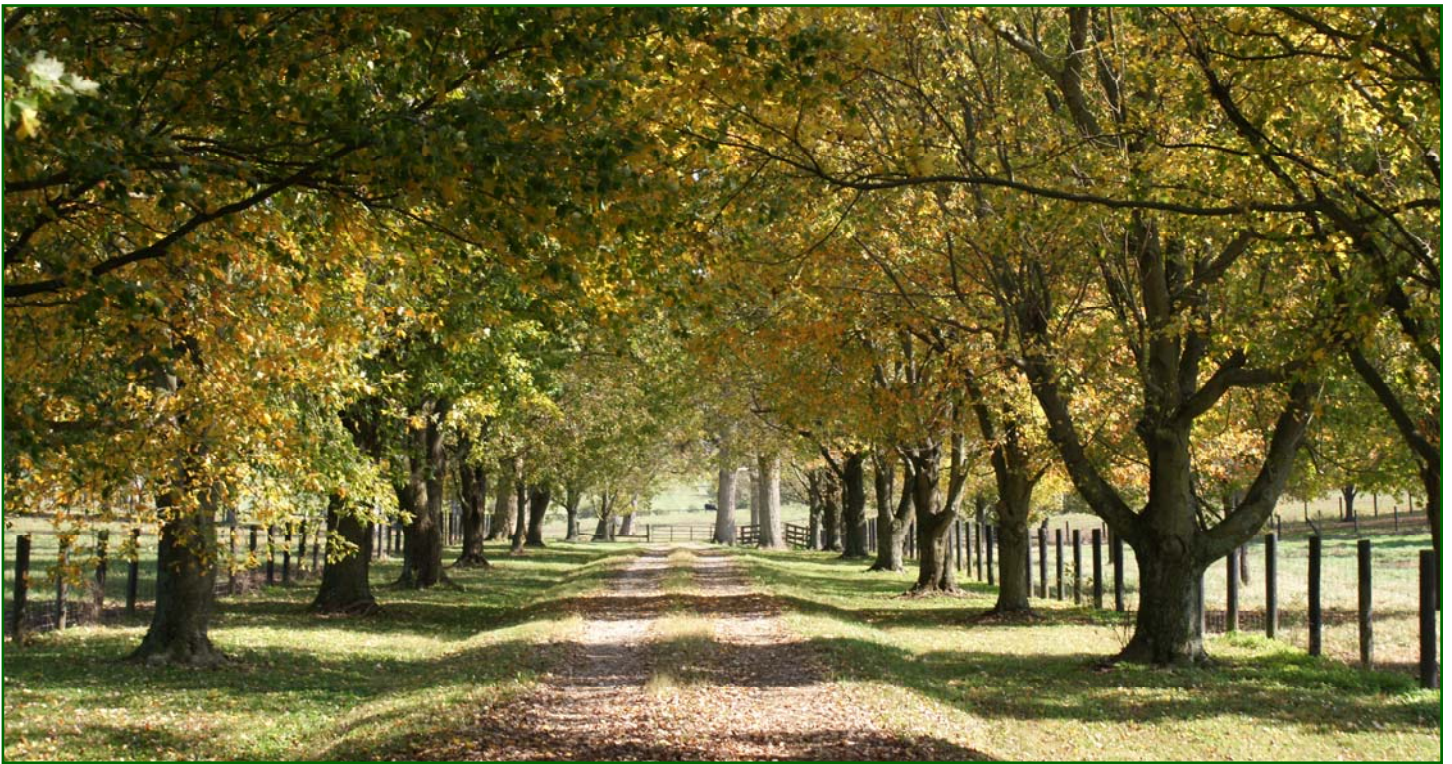


1261 WINCHESTER ROAD

Paris, Bourbon County, Kentucky

126 +/- Acres



Offered Exclusively By



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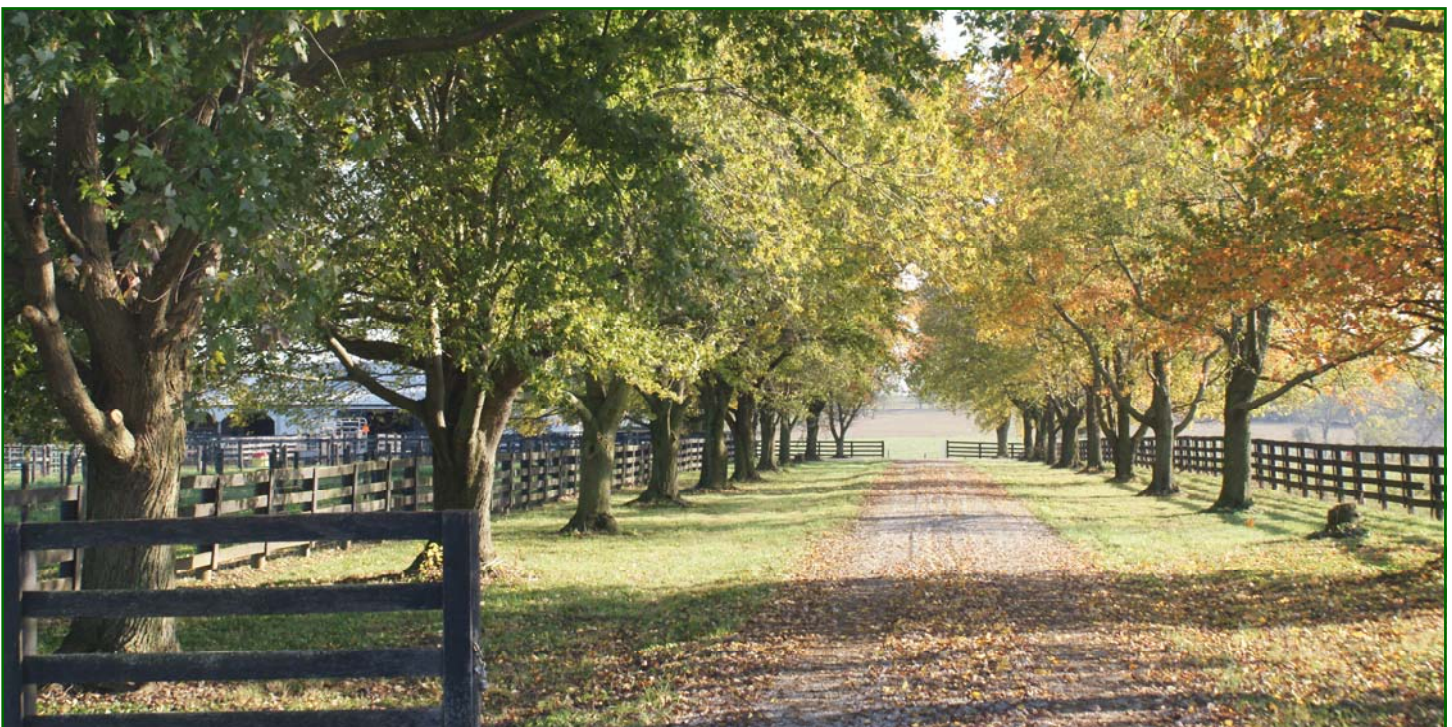
518 East Main Street • Lexington, Kentucky 40508 • (859) 255-3657



Just three miles from Main Street in Paris and along the exceptionally-scenic Winchester Road (Hwy 627), this portion of Cane Ridge Cattle Company's farm, which is adjacent to world-renowned Claiborne Farm, housed its Wagyu cattle facility. No expense was spared in developing this exceptional 126 acre farm. Its stone wall frontage, majestic old trees, and tree-lined entrances add to its natural beauty.

The 4 bedroom, 3 bath manager's home (suitable for an owner) has its private entrance and is situated in a park-like setting. The tree-lined farm entrance leads you to its main feeder barn (108' x 200')—complete with labs, surgery room, vet room, and larger open work area complete with large fans and insemination equipment.

The adjacent sales barn (72' x 128') has a three-room office plus equipment storage and 84' cattle working area.



Main Feeder Barn

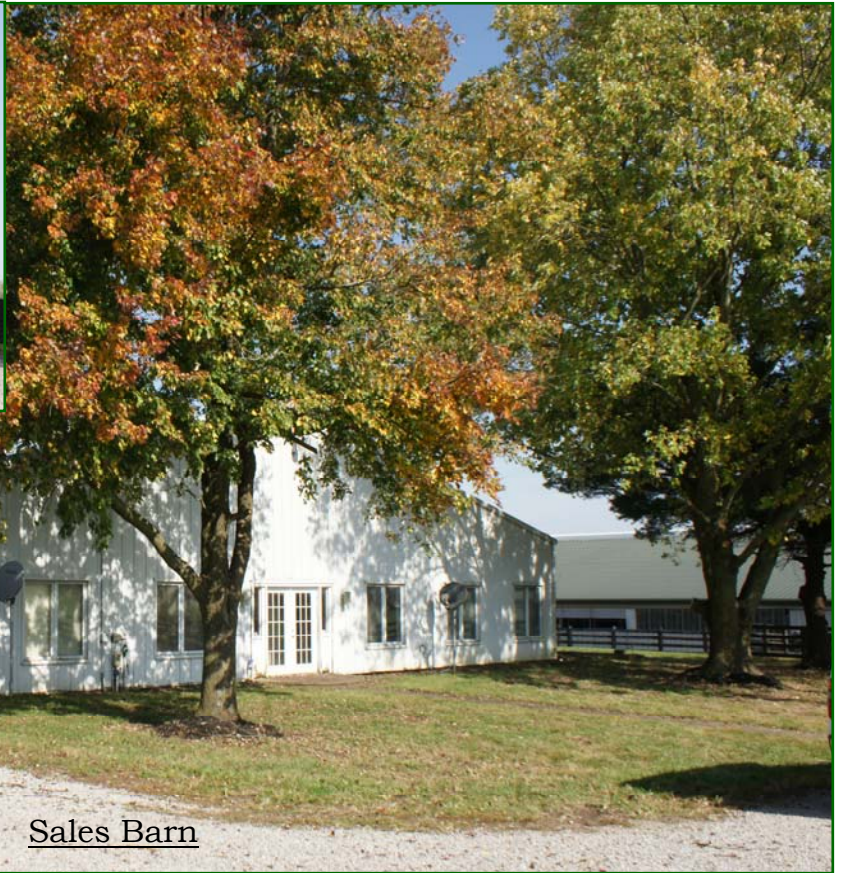


- 108' x 200' with metal roof and siding, lightning rods, and metal trusses.
- 17.5' x 28.5' lab with wall heater; 2 sinks; built-in cabinets; Bosch dishwasher; sprinkler system; heat lamp; full bath with shower.
- 13.5' x 17.5' lab with wall heater; built-in cabinets; sprinkler system; heat lamp.
- 6' x 9' vet room with sprinkler system and heat lamp.
- Insemination equipment
- 2 room surgery (9' x 14' and 340 square feet) with wall heat and sprinkler system.
- Interior catch pens.
- 2 Big Ass fans.
- His and her baths (both with showers).
- Insulated roof.
- 2 12-ton grain bins



At rear: 42' x 96' metal muck barn (2010) with 2 skid loader areas.





Sales Barn

- 72' x 128' with metal roof and siding, lightning rods.
- 3 offices (14' x 18.75', 12' x 14', and 13.75' x 16.75').
- 44' x 72' enclosed hay/equipment area.
- 84' working area with 11' x 11' lab and 11' x 11' storage room.



3 Run-in Sheds in their individual paddocks.



Main Residence

Situated nicely on the farm in a mature setting and accessed via a tree-lined driveway, this 3,300 square foot home has wood siding, a metal roof, covered brick front porch, two heat pumps, and a breezeway to its two-car detached garage.

This four bedroom, three bath home features hardwood and tile floor and contains a great room (with a fireplace) that opens to the eat-in kitchen; office; and mud room with washer/dryer hook-up.

Entry Hall: Double door with two side-lights, hardwood floor, opens to **Great Room** with hardwood floor, fireplace with built-ins of both sides, door to rear brick patio, opens to **Kitchen** with refrigerator, dishwasher, built-in oven, work desk, two pantries, and eat-in island with stove top.



Bedroom with hardwood floor, two doors to front brick porch, two closets, full bath (shower only).

Bedroom with hardwood floor. No closets but there are two built-ins. Used as office.

Master Bedroom with hardwood floor, door to Jacuzzi tub room, door to **Master Bath** with double sink, shower, and closet.

Master Bathing Room with tiled floor, French doors to brick rear patio, Jacuzzi tub, vaulted beamed ceiling.



Bedroom with hardwood floor, French door to front brick porch.

Bedroom with hardwood floor, French door to front brick porch.

Full **Hall Bath** with shower only.

Utility Room (large) with washer, dryer, and door to covered breeze-way to garage.

Two Car Garage—detached with electric wall heater.





Information contained herein is believed to be accurate but is not warranted.

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PRICE: 1,425,000.



**Bill Justice
(859) 255-3657**

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not be valid at this scale

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	12.8	10.2%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	7.7	6.1%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	16.7	13.2%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	10.9	8.6%
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	23.7	18.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	44.4	35.2%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	9.8	7.8%
Totals for Area of Interest			126.0	100.0%