

1165-A WINCHESTER ROAD (Hwy 627)

52+/- Acres

Paris, Bourbon County, Kentucky



Rare and desirable 52 +/- acres of raw land directly across from Stoney Point Road. In the immediate area of Stone Farm and Machmer Hall, this almost-square parcel offers a central high point elevation to build your dream home or farm.

Additional acreage available—call for details.

OFFERED EXCLUSIVELY BY

PRICE: \$375,000.

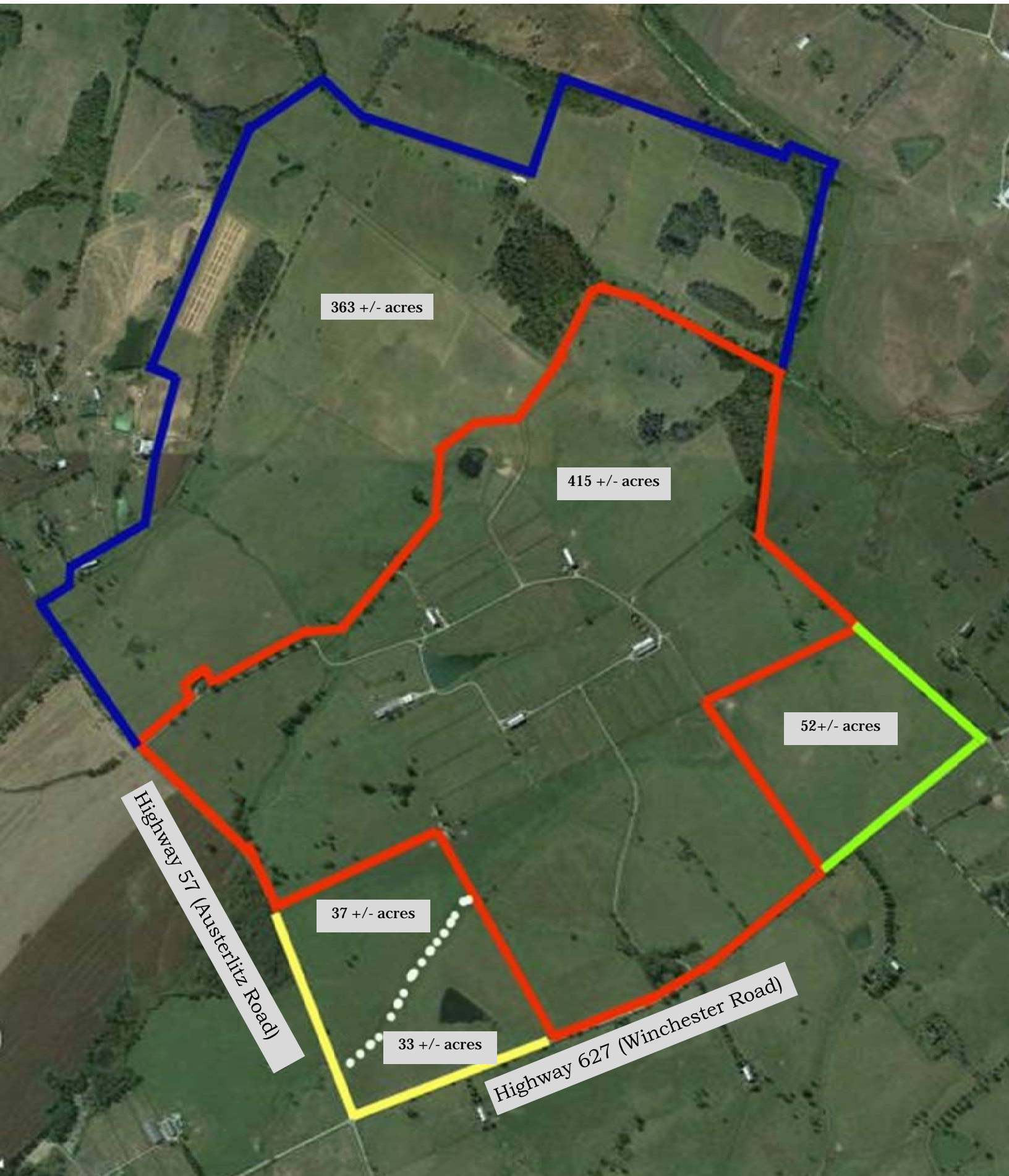


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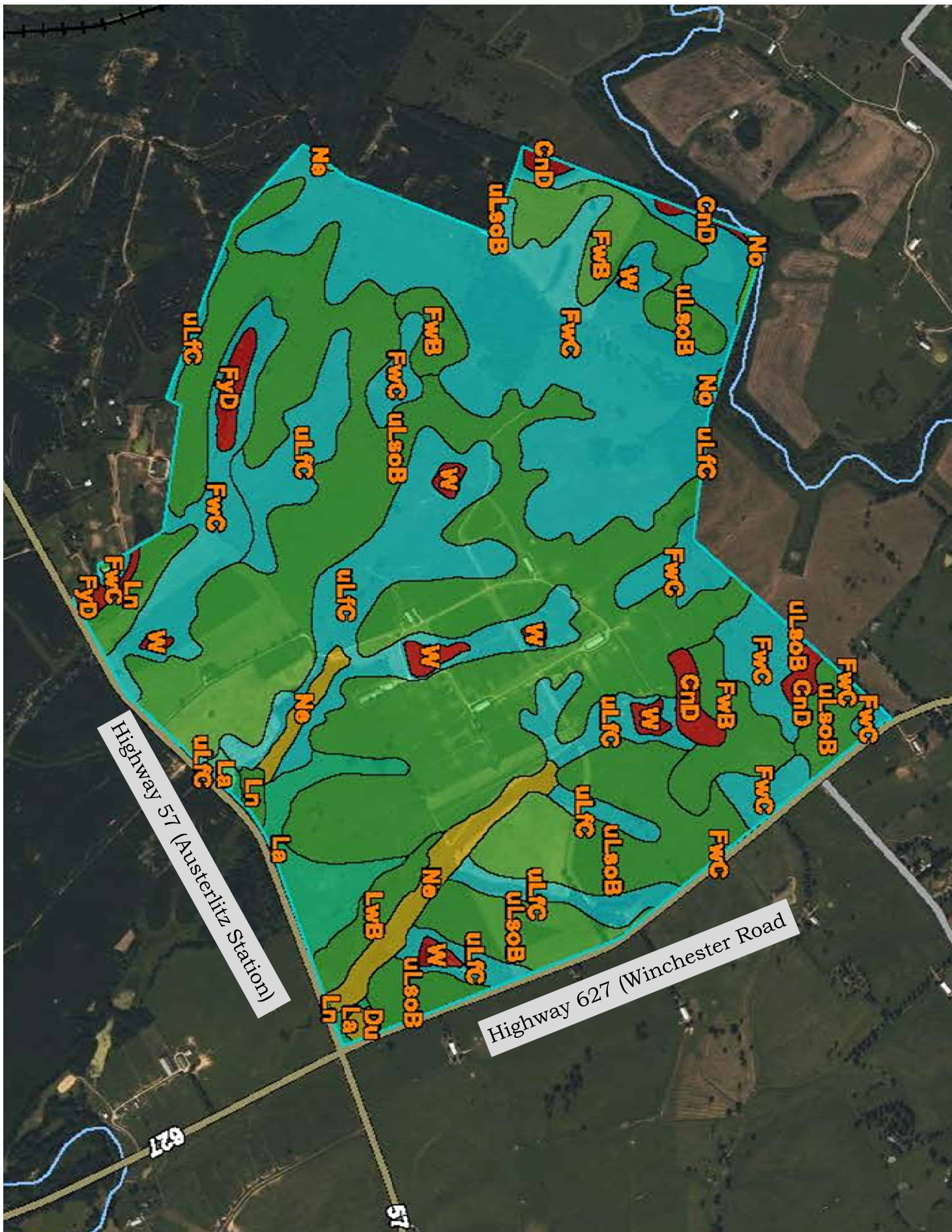


Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	7.6	14.1%
FwB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	13.8	25.8%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	20.0	37.3%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.7	1.2%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	11.6	21.6%
W	Water	Not prime farmland	0.0	0.1%
Totals for Area of Interest			53.6	100.0%

An aerial photograph of a rural landscape, likely in a agricultural region. The terrain is a patchwork of green and brown fields, with several small bodies of water (ponds) scattered throughout. A yellow line is drawn across the map, forming a large, irregular polygon that encloses a significant portion of the central and right-hand side of the image. This line likely represents a property boundary or a specific land management area. In the lower-left corner, a white label with black text is oriented diagonally, pointing towards the top-left. In the lower-right corner, another white label with black text is also oriented diagonally, pointing towards the top-right. The overall scene depicts a typical rural setting with a mix of open fields and some small structures or farm buildings.

Highway 57 (Austerlitz Station)

Highway 627 (Winchester Road)



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	11.5	1.3%
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	1.8	0.2%
FwB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	49.3	5.5%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	233.9	26.2%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	7.2	0.8%
La	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	24.3	2.7%
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	11.3	1.3%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	10.8	1.2%
Ne	Newark silt 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	21.1	2.4%
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	2.7	0.3%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	116.6	13.1%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	391.3	43.9%
W	Water	Not prime farmland	10.3	1.2%
Totals for Area of Interest			892.1	100.0%