

# RAW LAND—70 +/- ACRES

Available as a WHOLE or TWO TRACTS

Corner of Winchester and Austerlitz Roads

Paris, Bourbon County, Kentucky



Rare opportunity to acquire 70 +/- acres on a highly-desirable corner. Purchase as a whole or a 33±/37± acre tract—your choice!!

The 33 acre tract is on the corner and contains the beautiful two-acre lake. \$275,000.

The 37 acre tract has frontage on Austerlitz Road (Hwy 57) and, of course, overlooks the two-acre lake. \$285,000.

OFFERED EXCLUSIVELY BY

## PRICE:

**33 Acres—\$275,000.**

**37 Acres—\$285,000.**



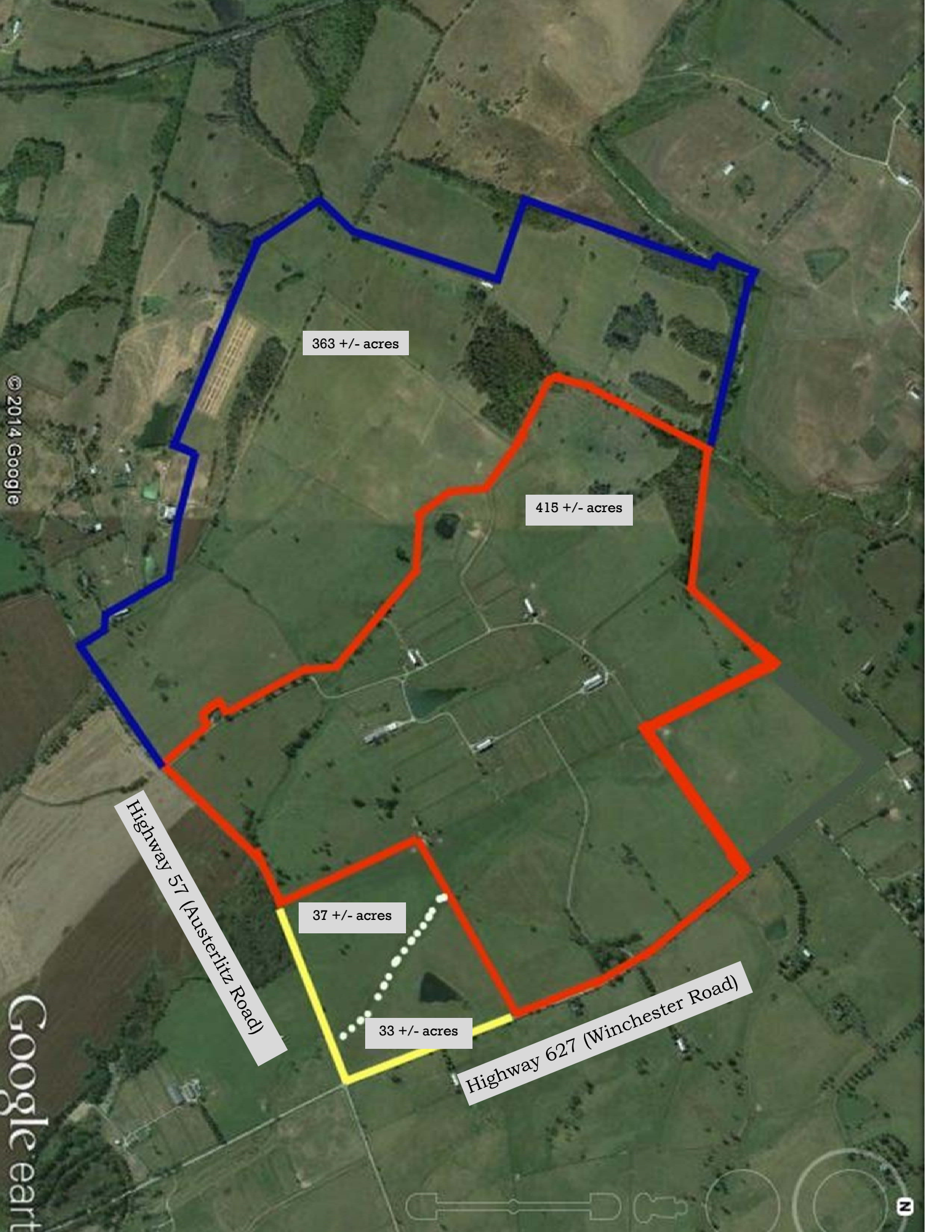
Agents:

Bill Justice  
(859) 255-3657  
Allen Kershaw  
(859) 333-2901

[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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





363 +/- acres

415 +/- acres

Highway 57 (Austerlitz Road)

37 +/- acres

33 +/- acres

Highway 627 (Winchester Road)

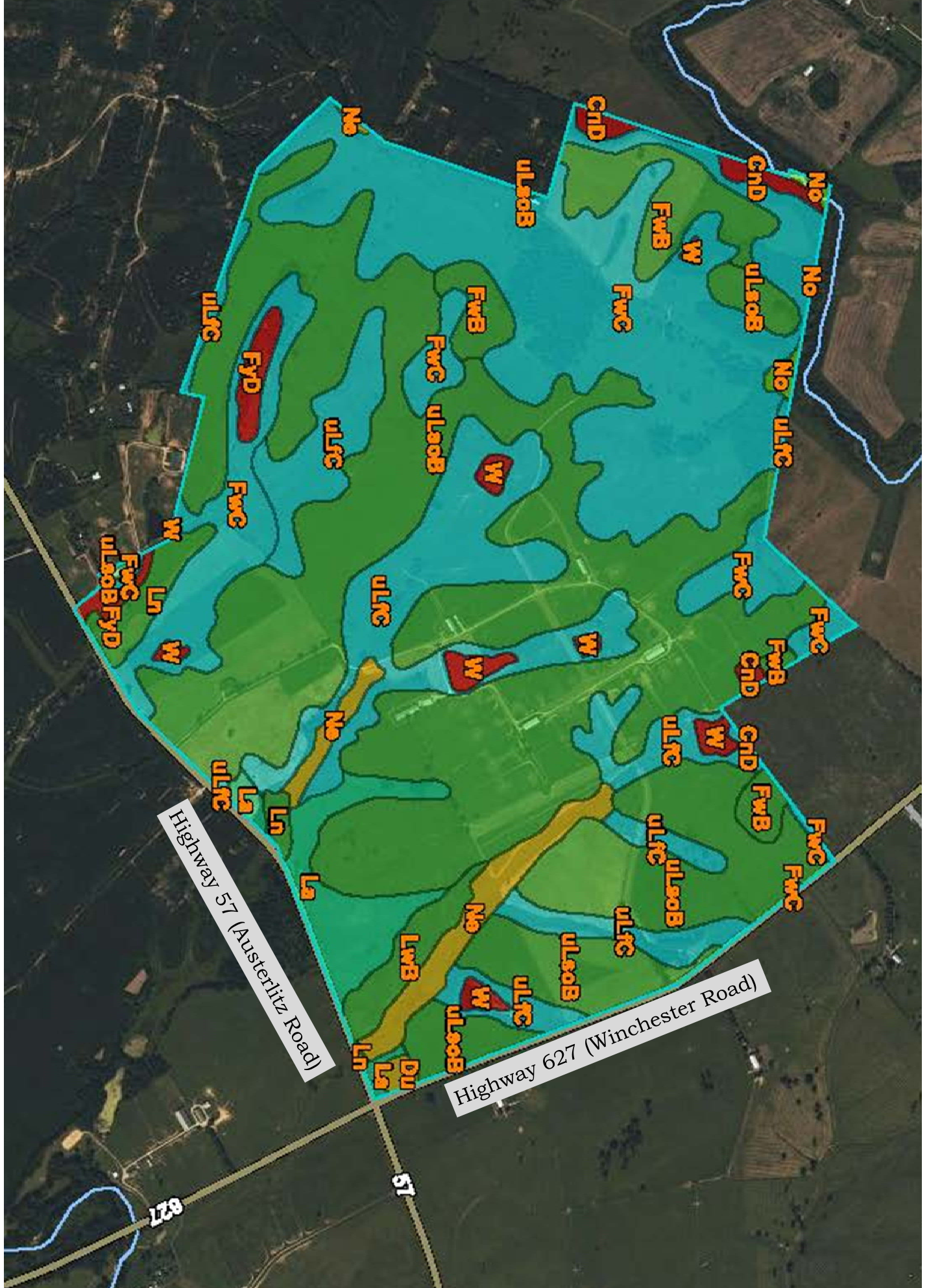




Highway 57 (Austerlitz Road)

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	6.3	0.7%
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	35.9	4.2%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	218.8	25.6%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	7.4	0.9%
La	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	26.5	3.1%
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	12.1	1.4%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	11.0	1.3%
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	21.3	2.5%
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	2.8	0.3%
uLfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	117.4	13.7%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	383.2	44.8%
W	Water	Not prime farmland	10.3	1.2%
<b>Totals for Area of Interest</b>			<b>855.0</b>	<b>100.0%</b>