

BOURBON COUNTY AGRICULTURAL FARM

363+/- Acres

Austerlitz Road (Hwy 57)

Paris, Kentucky



A Portion of a 775 +/- Acre Farm

OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

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



Beautiful and fertile Bourbon County farm land. Nice fields with areas of shade and windbreak for livestock. Perfect for cattle or crops—or even better—establishing a horse operation.

Improvements include a newly-built two bedroom, one bath 1,025 square foot employee house and a 10-bent tobacco barn with lean-to.

Additional acreage available. Call for details!

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

PRICE: \$2,075,000.



Agents:

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363 +/- acres

415 +/- acres

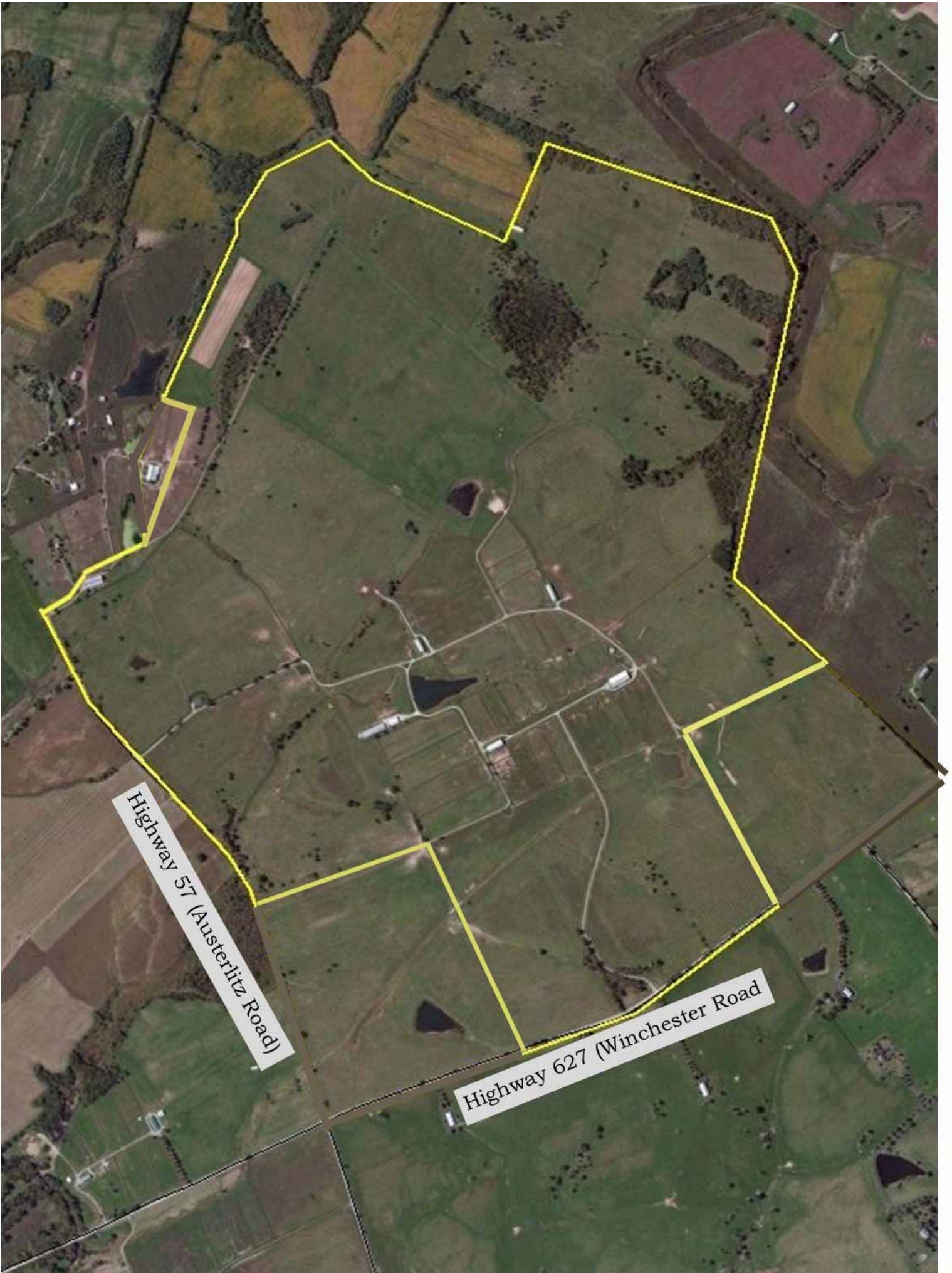
Highway 57 (Austerlitz Station)

Highway 627 (Winchester Road)

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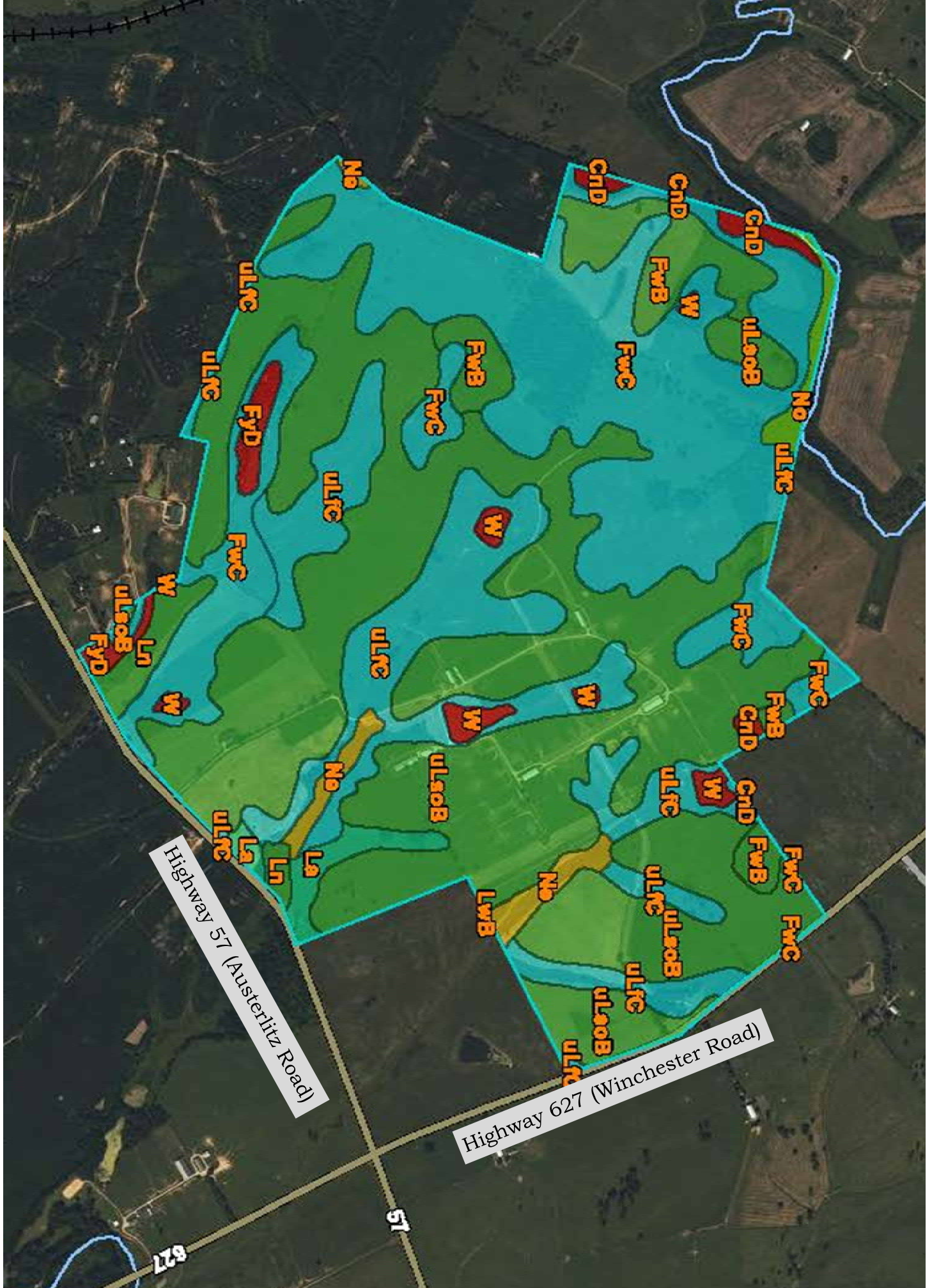
Google earth





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	5.6	0.7%
FwB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	36.0	4.6%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	216.5	27.8%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	7.5	1.0%
La	Lawrence silt loam, 0 to 2 percent slopes, rarely flooded	Prime farmland if drained	10.9	1.4%
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	11.5	1.5%
LwB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
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	11.6	1.5%
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	5.9	0.8%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	109.7	14.1%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	354.1	45.5%
W	Water	Not prime farmland	8.7	1.1%
Totals for Area of Interest			778.0	100.0%