

# BOURBON COUNTY HORSE FARM

775+/- Acres

2586 Winchester Road

(Corner of Highway 627 & 57)

Paris, Bourbon County, Kentucky



**This farm has multiple division possibilities!**

OFFERED EXCLUSIVELY BY



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

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



In the immediate area of Stone, Hidden Brook, Machmer Hall, and Claiborne, this property was developed as a horse farm in 2000 and 2001.

With approximately 775 acres of fertile bluegrass soil, this well-planned farm contains one hundred stalls in four barns and has approximately thirty miles of fencing. Additional improvements include two employee houses, two walkers, office, shop/equipment building, and two tobacco barns.

Located on the corner of Highways 627 and 57, this farm has tremendous frontage on these two major roads. Several large lake and ponds are strategically located throughout the farm, and you will discover multiple excellent building sites.

Divisible! Call for Details!



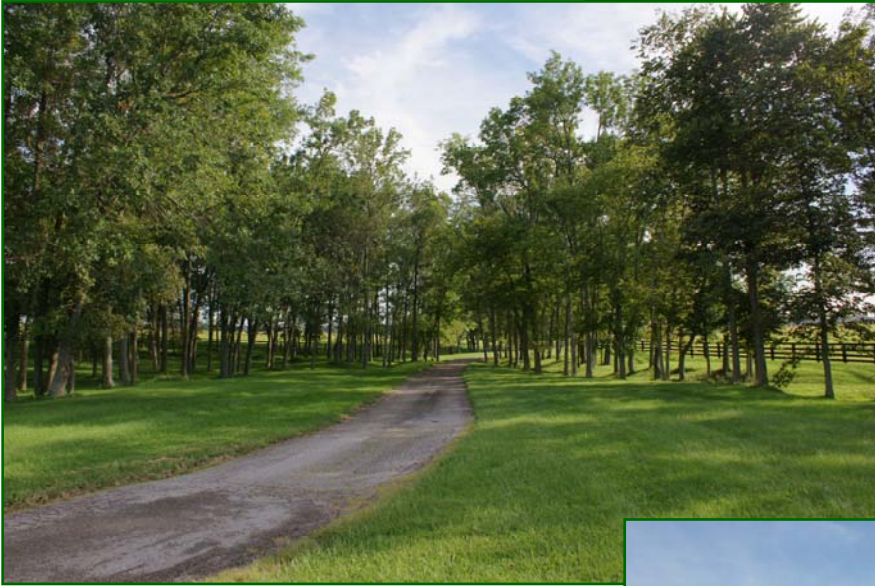


### FARM IMPROVEMENTS:

- **Barn #4:** 50 stalls (11.5' x 11.5') - Newly constructed barn with rear windows, walk-up loft with hay storage above the stalls, tack room, and half bath plus two wash stalls. Adjacent 7 horse hot walker.
- **Barn #3:** 18 stalls (13.5' x 15') - Converted tobacco barn with rear windows, hay loft over stalls, rubber pavers in aisleway, tack room, and feed room plus a wash stall.
- **Barn #2:** 18 stalls (11.5' x 13.5') - Converted tobacco barn with rear windows, and hay loft over the stalls plus a wash stall and adjacent 6 horse walker.
- **Barn #1:** 14 stalls (11' x 13.5') - Converted tobacco barn with rear windows, hay loft over the stalls, rubber pavers in aisleway, and tack room plus a wash stall. Adjacent let down pen.
- **Shop Building:** 60' x 80', insulated with concrete floor and half bath.
- **Modular home with two car garage**
- **New 1,025 SF employee house**
- **24' x 24' office adjacent to Barn #1**
- **13 bent open tobacco shed** for hay/ equipment storage.
- **10 bent tobacco barn**











**This is an exceptionally well-planned and laid out farm with winding roads, numerous large paddocks and fields, underground electric and city water. Excellent soils and multiple divisible tracts add to the farm's desirability.**

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

**PRICE: \$6,000,000.  
(\$7,742 per acre)**

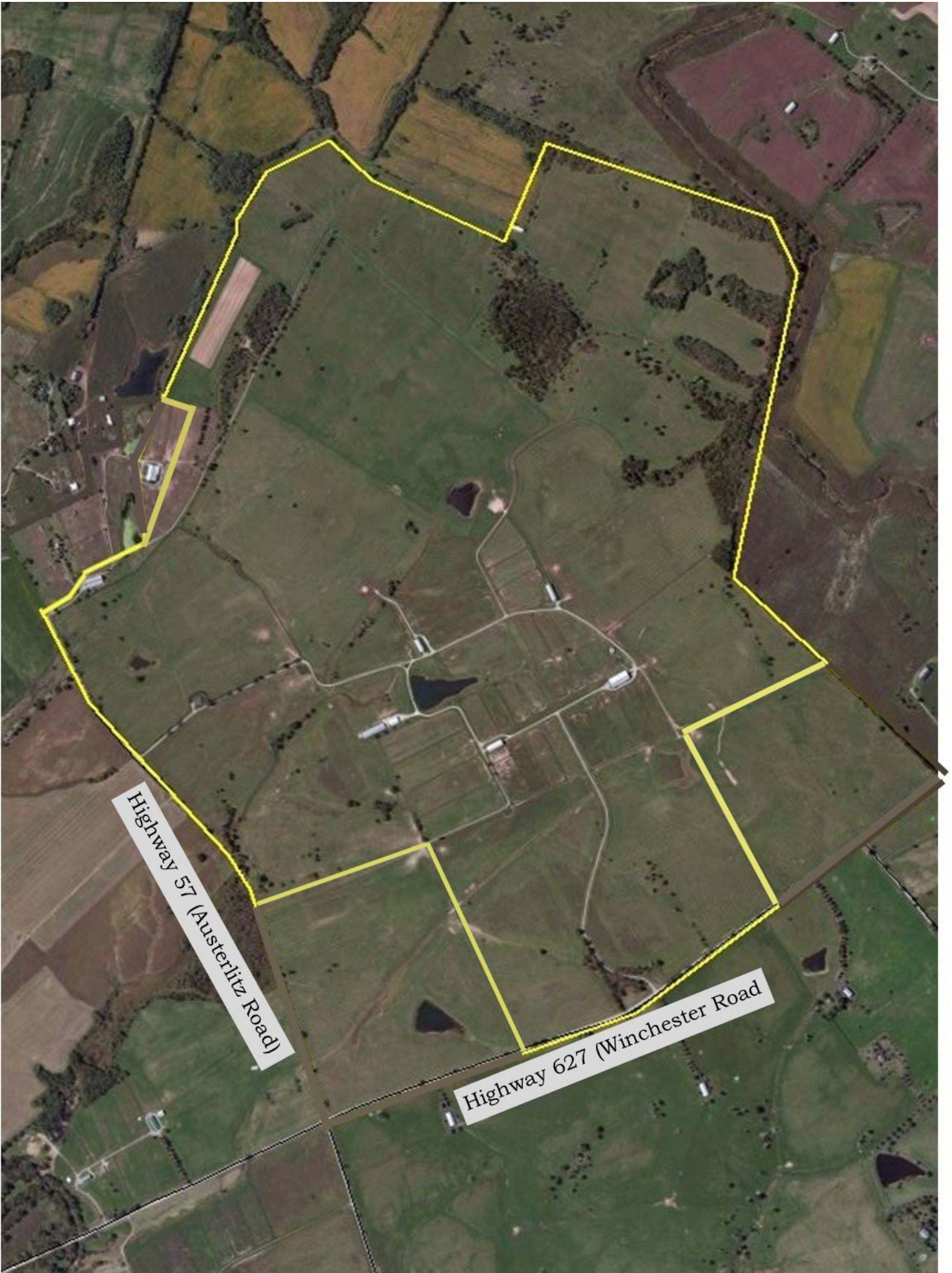


Agents:

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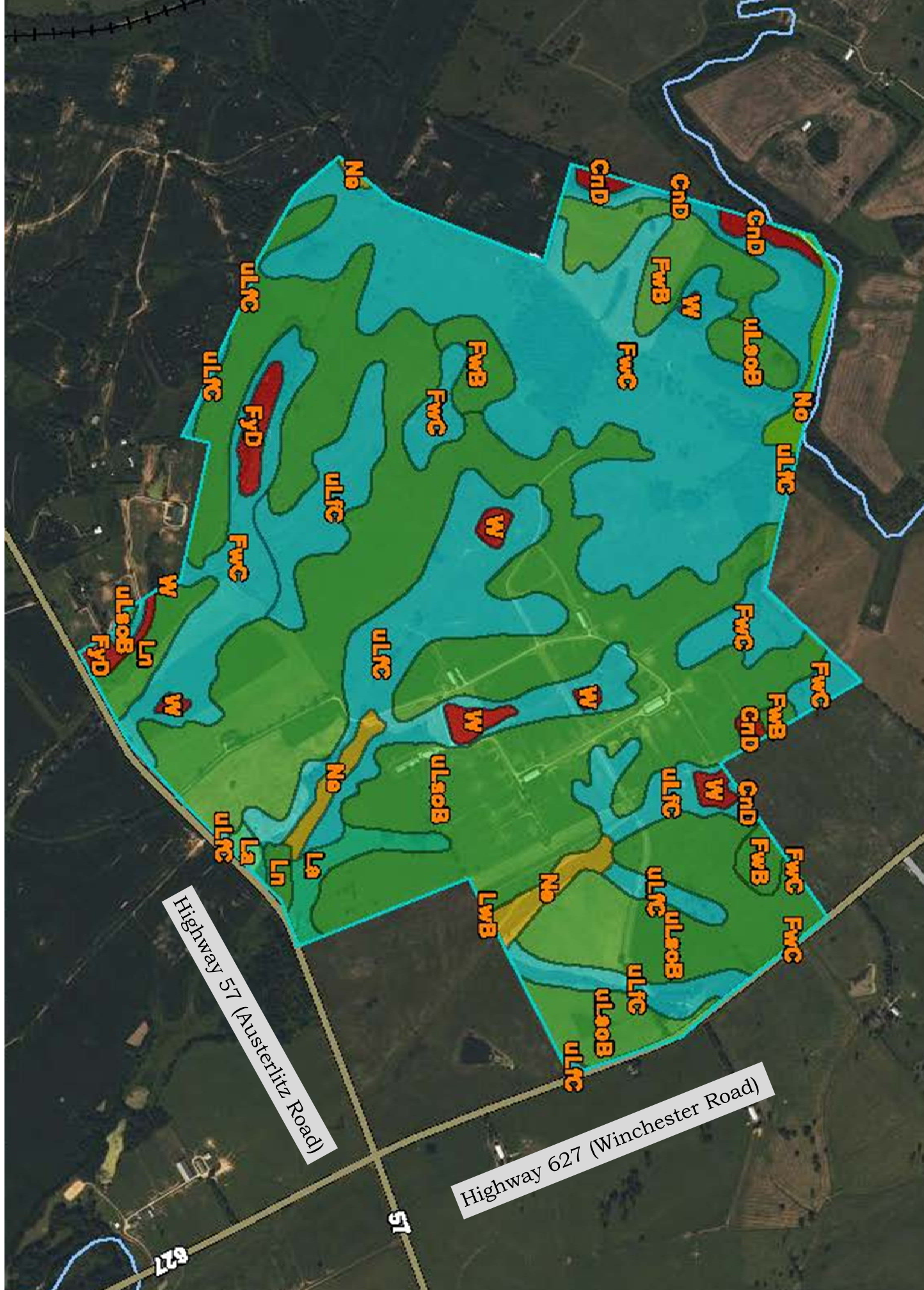




Highway 57 (Austerlitz Road)

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%
<b>Totals for Area of Interest</b>			<b>778.0</b>	<b>100.0%</b>





363 +/- acres

415 +/- acres

Highway 57 (Austerlitz Road)

Highway 627 (Winchester Road)