

STONEY POINT FARM

204.7 Acres

303 STONEY POINT ROAD

Paris, Bourbon County, Kentucky



Offered Exclusively By



www.kyhorsefarms.com

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



Located across the road from world-renown Stone Farm and adjoining Machmer Hall, Stoney Point Farm is situated in a quadrant known for producing superior race horses. Completely-renovated two-story 4,000 square foot home consisting of three bedrooms and two-and-one-half baths—accessed via two brick columned, tree-lined driveways. At the rear of this lovely home is a newly-renovated guest home with attached garage. You'll also discover two employee homes—one completely renovated—each with separate entrances.

Horse improvements include two horse barns with 23 stalls (one with a 50' x 64' indoor arena), a metal hay barn with five exterior stalls, 16 run-in sheds, 14 paddocks, and five fields. Additional improvements include an 11-bent tobacco barn and two equipment sheds.

Main Residence

Consisting of a little over 4,000 square feet of gracious living area, this lovely home was constructed in the early 1900's, enlarged and updated roughly 11 years ago—then updated again in 2021-22. Central heat and air are provided via two heat pumps (one new) and a propane furnace. Complimented by an L-shaped front porch, a new rear deck, and a generator. Its basement has been recently waterproofed, and the hardwood floors have been refinished.

First Floor:

Entrance Hall: Hardwood floor

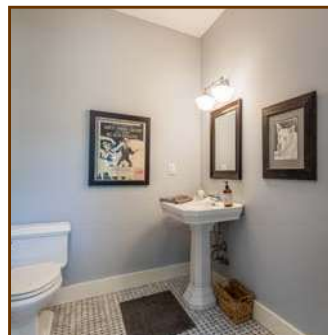
Living Room: Hardwood floor and fireplace



Dining Room: Hardwood floor, fireplace, bay window



Family Room: Hardwood floor, fireplace, book cases



Half Bath

Sun Room: Bay window, French doors to rear deck



Kitchen: tile floor, breakfast area, new kitchen cabinets, marble counter tops, island, Thermador oven, Bosch dishwasher, Sub-Zero refrigerator, newly added butler's pantry with ice maker



Second Floor:

Landing: Hardwood floor

Primary Bedroom: Carpet with adjoining sitting room

Primary Bathroom: Just remodeled—shower and tub, new vinyl plank flooring, washer/dryer hook-up



Bedroom: Hardwood floor, fireplace, adjoining new full bath and open to vaulted ceiling studio with seven windows and two skylights.



Bedroom: Hardwood floor and fireplace



Guest House



Recently remodeled and consisting of 812 square feet with a bedroom; remodeled full bath; open living room/kitchen with granite counter tops, cathedral ceiling, and new appliances. Owners also added luxury vinyl plank flooring and aggregate concrete patio. You'll also discover a two-car attached garage.



NOTE: Adjacent to the main residence and guest house is a two-car detached garaged with two upper level storage rooms.

Farm Improvements

- 9 stall horse barn: Built by Amish in 2011. 5 stalls measure 16' x 16'; 4 stalls measure 12' x 16'; attached 50' x 64' indoor arena; heated utility room with washer/dryer hook-up; 2 utility bays; large tack room.



- 14 stall horse barn: older dairy barn with large hay loft—potential for apartment; tack room; attached open run-in shed; enclosed shed.
- Metal hay barn with 5 exterior stalls.



- 16 run-in sheds: three 12' x 36'; four 24' x 48'; three 24' x 36'; two 20' x 20'; two 12' x 48'; one 16' x 36'; and one 12' x 24'.
- 14 paddocks and five fields
- Approximately 21,000' of four-plank fencing; 3,000' of three-board plank fencing; 4,000' of V-mesh fencing; and 12,500' of woven wire fencing.

Additional Improvements:

- 32' x 92' open metal shed built in 2010
- 6-bay open frame shed
- 11-bent tobacco barn with equipment shed on side
- Tool shed and tractor shed
- Round pen

Employee Housing:



Manager's Home

Split-level home consisting of 2,122 square feet of living area and a 740 square foot basement. In 2022: new roof, new heat pump, new hot water heater.

Living Room: New vinyl plank floor, fireplace, bookcases.

Primary bedroom: with new carpet and adjoining primary bath with new ceramic tile plank floor, tiled shower, soaking tub, and granite counter tops.

Kitchen: New appliances and cabinets, granite counter tops.

Three additional bedrooms: all with new carpet.

New full bath

NOTE: Two-car detached garage with breezeway and a detached two-car garage.

Tenant House

1,500 square foot ranch with three bedrooms, one bath, new heat pump and recent interior and exterior paint. Two-car detached garage.







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

PRICE: \$2,750,000.

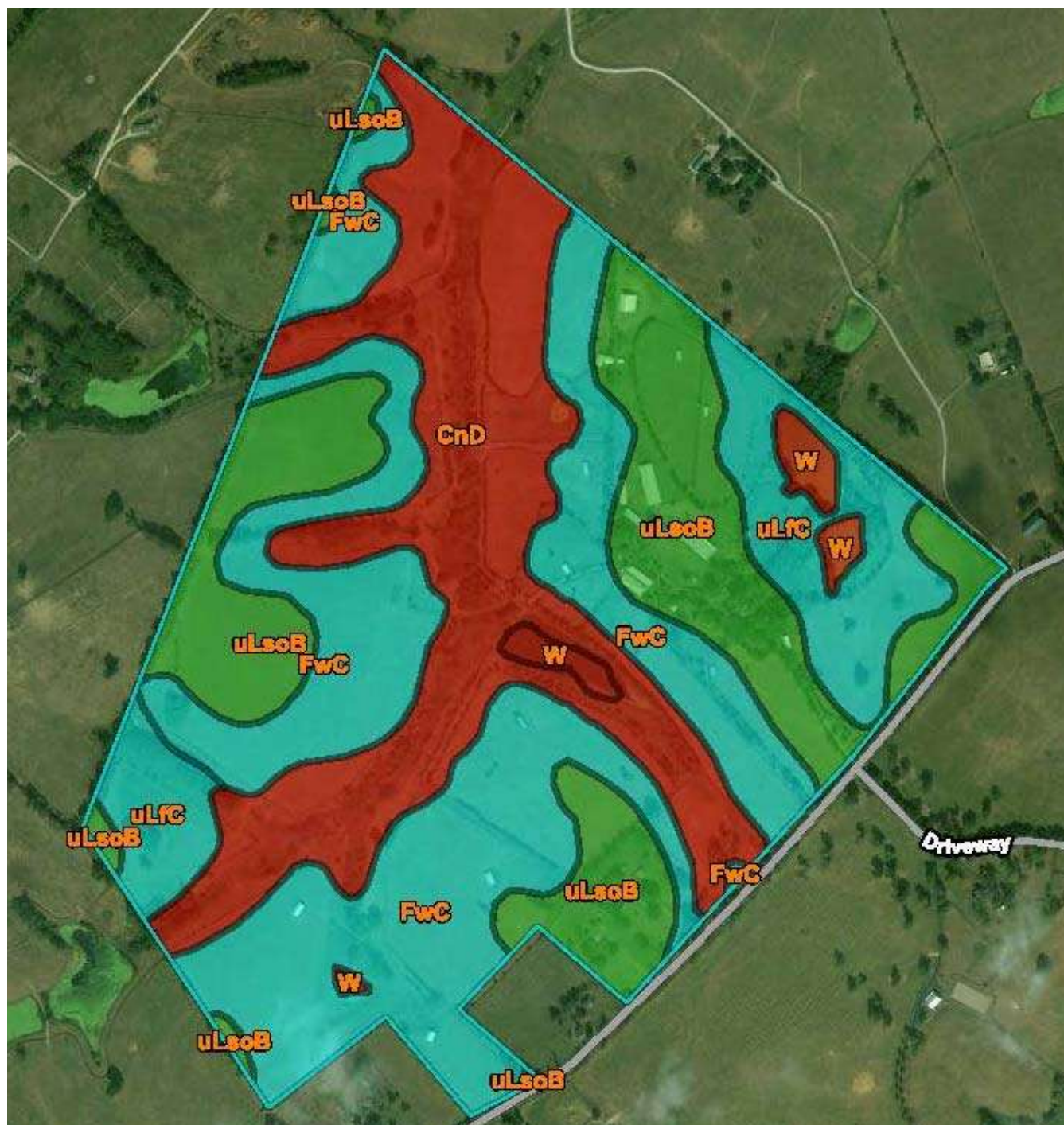


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An aerial photograph of a rural landscape. A large, irregularly shaped area is outlined with a thick yellow line. This area contains several green fields, some of which are divided by dark lines representing trees or fences. There are several small, light-colored buildings, possibly barns or houses, scattered within the yellow-outlined area. A road, labeled "STONEY POINT ROAD", runs along the bottom edge of the yellow-outlined area. The road is a light gray color and appears to be a paved or gravel surface. The surrounding landscape consists of more green fields, some with small ponds or water features, and scattered trees. The overall scene is a typical rural or agricultural setting.

STONEY POINT 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	55.2	27.6%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	72.6	36.3%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	20.8	10.4%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	47.5	23.7%
W	Water	Not prime farmland	4.1	2.1%
Totals for Area of Interest			200.3	100.0%