BUCKSTONE FARM

96 + Acres

1649 JACKSTOWN ROAD

Paris, Bourbon County, Kentucky



Offered Exclusively By

JUSTICE REAL ESTATE

www.kyhorsefarms.com

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



Located on the corner of Jackstown and Blacks Cross Roads, this highly desirable 96 acre farm is in the immediate area of Adena Springs, Sparks View and Brandywine Farms. Gated entrances on each road lead you to its three horse barns with 34 stalls. The farm has primarily V-mesh fencing and offers a combination of city and well water, with excellent soils. You will discover several wonderful building sites on this truly picturesque farm.

NOTE: This farm has an assumable loan with the approximate balance of $680,000.00 at 4.1% (fixed). NOTEWORTHY!

Barn # 1: <u>9 STALL BARN</u>

- Stalls Measure 11’9” x 13’ 9”
- Tack Room & Full Length Hay Shed
- 15’ x 28’ Shop
- 3 Bay Open Shed

Barn # 2: <u>10 STALL BARN</u>

- Stalls Measure 12’9” x 13’ 3”
- 12’9” Aisle — Vinyl Siding
- Open Shed on Side







Barn # 3: <u>15 STALL CONVERTED TOBACCO BARN</u>

- Metal Wrapped Barn
- Stalls Measure 11’9” x 13’ 9”
- Warm Room with Sink
- Rear Windows— 11’ 4” aisle
- Hay Loft







PRICE: $1,200,000.

JUSTICE REAL ESTATE

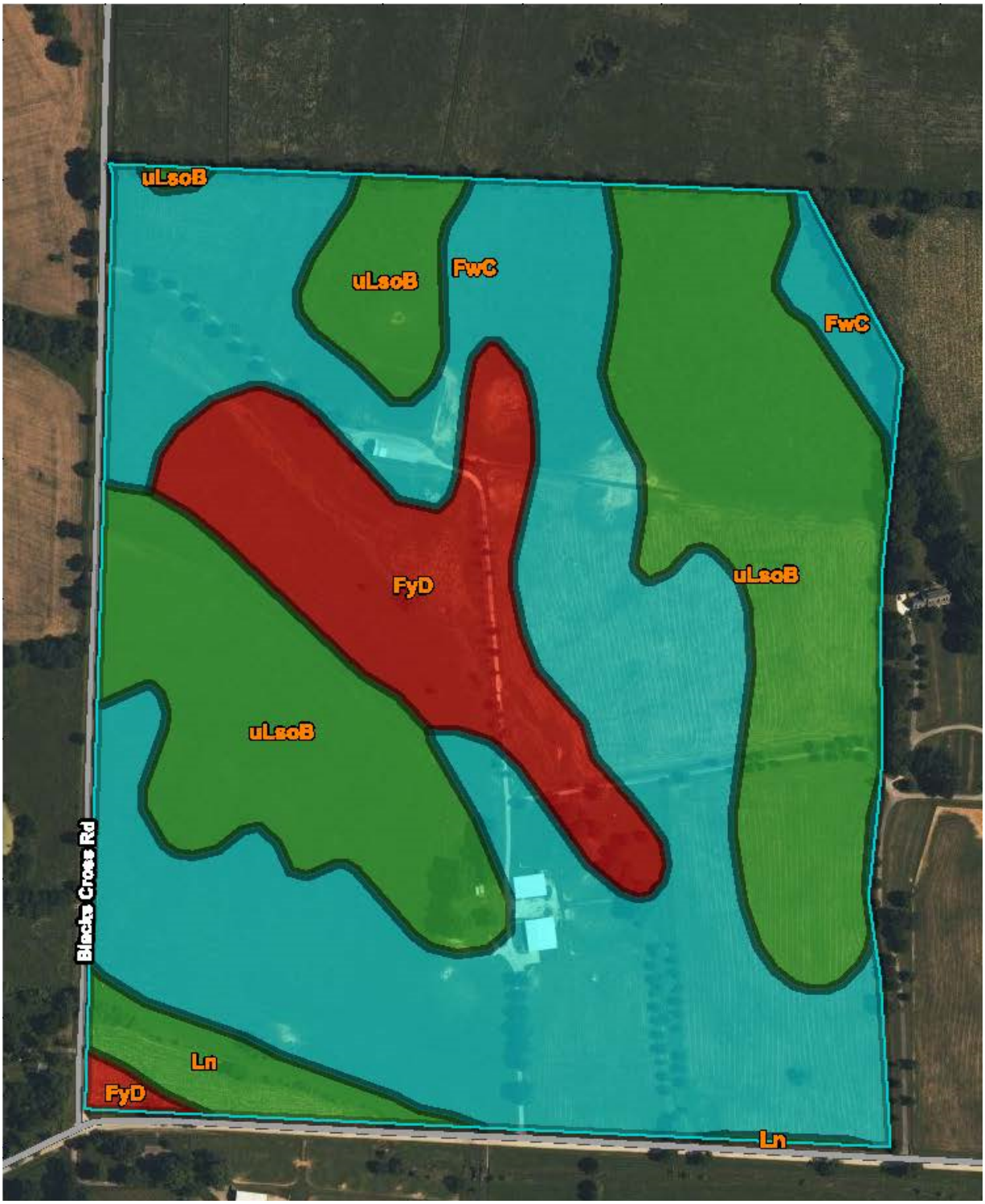
Bill Justice

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SRIDGE ROAD
BLACKS CROSSROAD ROA



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	45.8	48.6%
FyD	Faywood silty clay loam, 12 to 20 percent slopes	Not prime farmland	12.7	13.5%
Ln	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	2.9	3.0%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	32.9	34.9%
Totals for Area of Interest			**94.3**	**100.0%**

NOTES:

1. Parcel 1 and Parcel 2 platted hereon are the same as those two tracts or parcels of land described in Deed Book 203, Page 796.
2. The purpose of this plat is to divide the parent tract into two separate and legal tracts or parcels of land, as shown hereon.
3. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
4. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
5. This plat shall be deemed invalid if not recorded within one year of the Planning Commission Chairman's signature being affixed hereto.

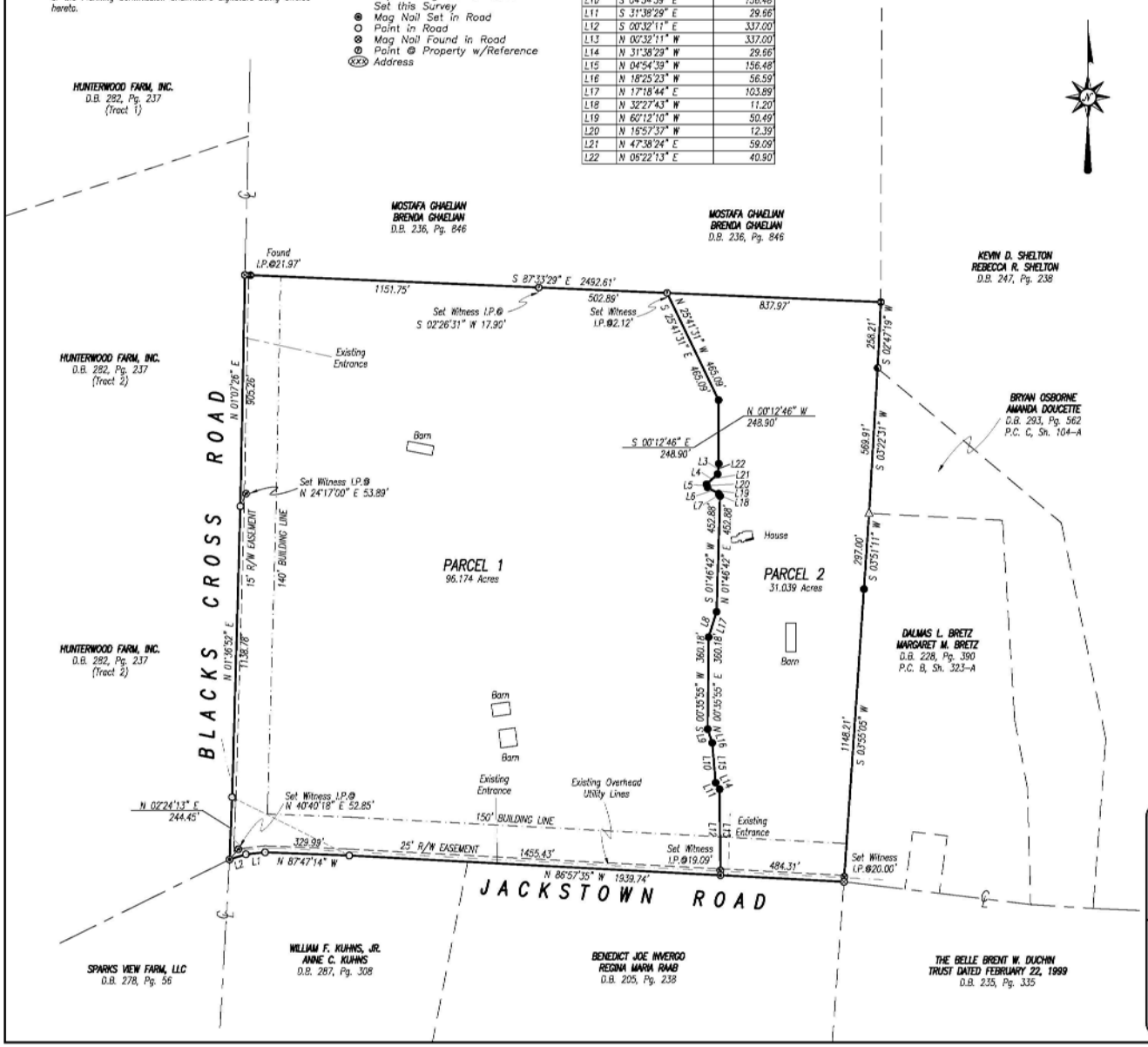
LEGEND:

- ⊕ Iron Pin Found
- ⊕ Iron Pin Found with I.D. Cap bearing "Williams PLS 316"
- ◐ Iron Pin Found with I.D. Cap bearing "PLS 2670"
- △ Iron Pin Found with I.D. Cap bearing "PLS 1662"
- ⊗ #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- ● #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- ⊛ Mag Nail Set in Road
- ○ Point in Road
- ⊗ Mag Nail Found in Road
- Ⓟ Point @ Property w/Reference
- (XXX) Address

LINE	BEARING	DISTANCE
L1	S 84°00'36" W	75.39'
L2	S 72°16'53" W	67.38'
L3	S 06°22'13" W	40.90'
L4	S 47°38'24" W	59.09'
L5	S 16°57'37" E	12.39'
L6	S 60°12'10" E	50.49'
L7	S 32°27'43" E	11.20'
L8	S 17°18'44" W	103.89'
L9	S 18°25'23" E	56.59'
L10	S 04°54'39" E	156.48'
L11	S 31°38'29" E	29.66'
L12	S 00°32'11" E	337.00'
L13	N 00°32'11" W	337.00'
L14	N 31°38'29" W	29.66'
L15	N 04°54'39" W	156.48'
L16	N 18°25'23" W	56.59'
L17	N 17°18'44" E	103.89'
L18	N 32°27'43" W	11.20'
L19	N 60°12'10" W	50.49'
L20	N 16°57'37" W	12.39'
L21	N 47°38'24" E	59.09'
L22	N 06°22'13" E	40.90'

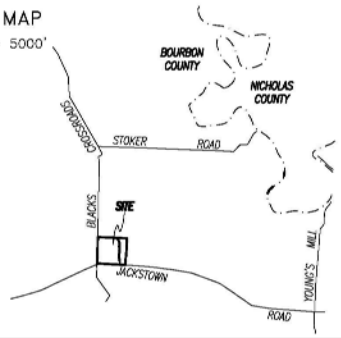
LINETYPE LEGEND:

- Survey Boundary
- Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line



VICINITY MAP

SCALE: 1" = 5000'



OWNER'S CERTIFICATION

I(we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Forest Retreat Farms, Inc., by deed dated December 15, 1988, and recorded in Deed Book 203, page 796 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____

Owner _____

Address _____ Address _____

Date _____

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are rotated to Kentucky North Zone State Plane.

March 23, 2020
Date

P.O. Box 175
Cynthiana, Kentucky 41031

COMMISSION'S CERTIFICATION

I do hereby certify that this record plat has met the requirements of the Bourbon County Joint Planning Commission, and is now approved for recording.

Date _____ Planning Commission Official _____

0' 300' 600' 900'

PLOTTED: 03/23/20 @ 5:00 BY APD

AGRICULTURAL LAND DIVISION

PADRAIG M. CAMPION
AVEEN A. CAMPION

JACKSTOWN ROAD & BLACKS CROSS ROAD

STATE of KENTUCKY
ALLEN PATRICK DARNELL
3553
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE	DATE
1" = 300'	02/27/20
FILE NO.	FILENAME
20-4342	CAMPION
FIELD BOOK	CRD FILE
170-47	CAMPIONP
DRAWN BY	CHECKED BY
APD	APD

DARNELL ENGINEERING, INC.
P.O. Box 175
Cynthiana, Kentucky 41031
(859) 234-8957

"THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150."