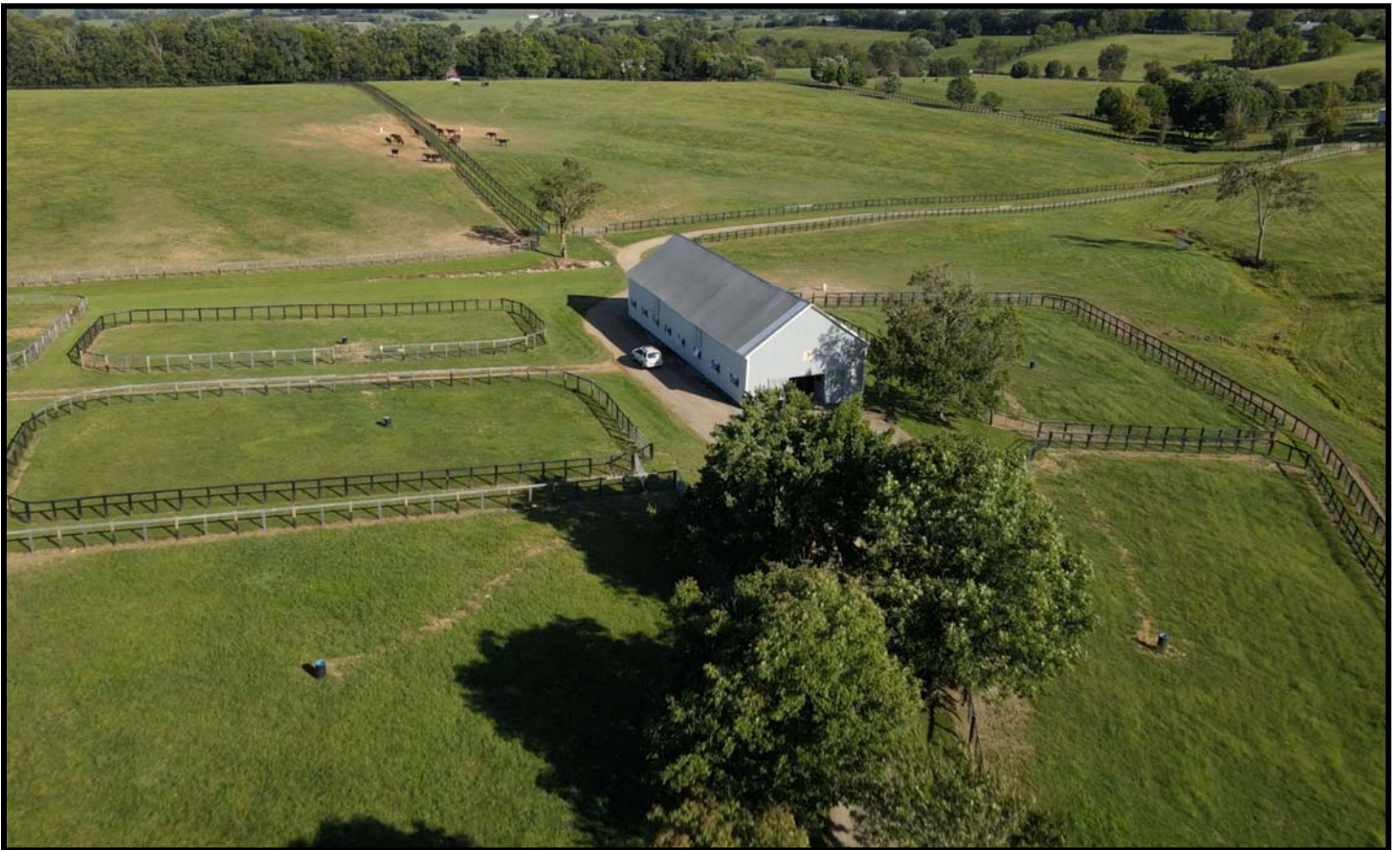


# BUCKSTONE FARM

96 + Acres

1649 JACKSTOWN ROAD

Paris, Bourbon County, Kentucky



Offered Exclusively By



[www.kyhorsefarms.com](http://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: 9 STALL BARN**

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



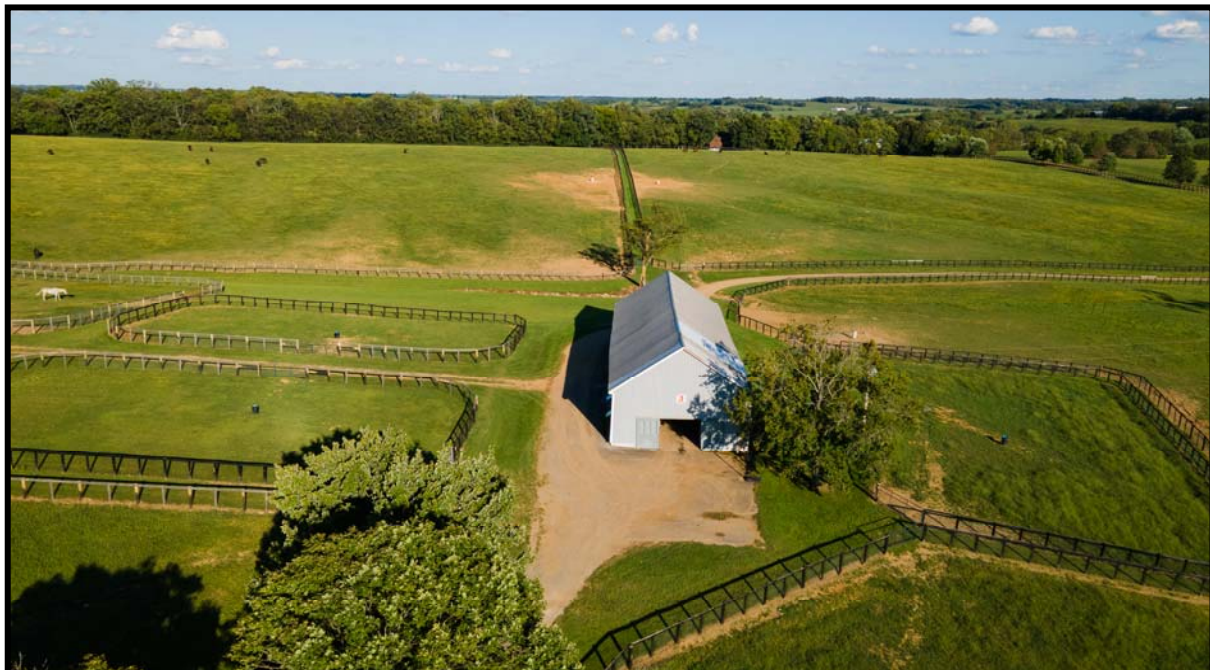
**Barn # 2: 10 STALL BARN**

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



**Barn # 3: 15 STALL CONVERTED TOBACCO BARN**

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







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

**PRICE: \$1,200,000.**



**Bill Justice**  
**(859) 255-3657**

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

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

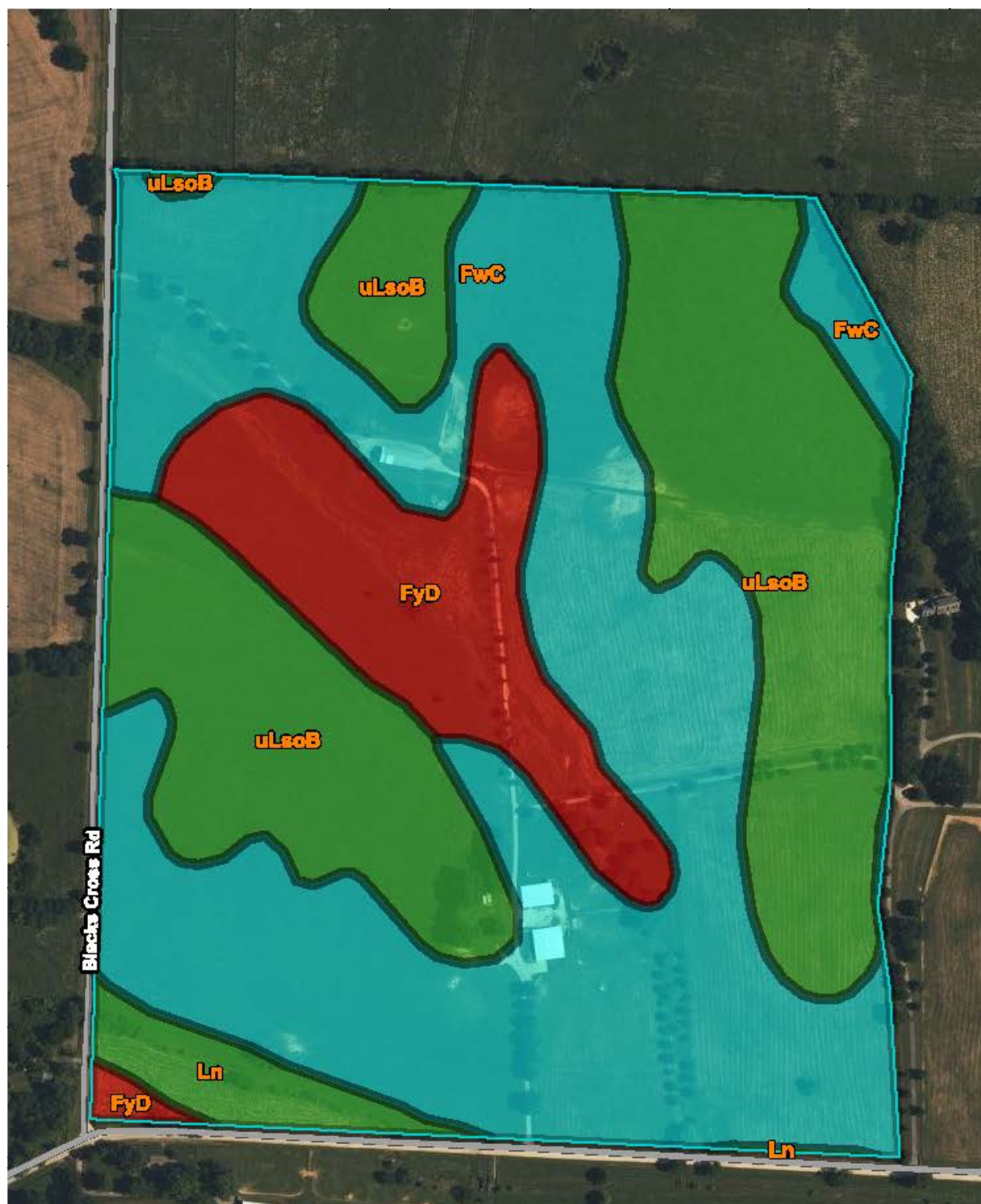




BLACKS CROSSROAD ROAD

BRIDGE ROAD





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%

1. Plots 1 and 2 and Parcel 2 divided between one or more of these ten tracts or parcels of land described in Dated Form 203, Page 286.
2. The purpose of this plot is to divide the present tract into two separate and legal tracts or parcels of land, as shown herein.
3. Properly 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 these restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
5. The date hereon became recorded, if not recorded within one year of the date hereon was prepared, shall be the date of recording of the Planning Commission Chairman's signature being affixed hereto.

③	Iron Pin Found bearing Williams 316"	Iron Pin Found with I.D. Cap bearing Williams 316"
④	Iron Pin Found bearing PLS 2670"	Iron Pin Found with I.D. Cap bearing PLS 2670"
Δ	Iron Pin Found bearing PLS 662"	Iron Pin Found with I.D. Cap bearing PLS 662"
⑤	Iron Pin Found bearing "Mitras 3553"	Iron Pin Found with I.D. Cap bearing "Mitras 3553"
⑥	Set this Survey	Set this Survey
⑦	Mag Nail Set in Road	Mag Nail Set in Road
⑧	Mag Nail Set in Road	Mag Nail Set in Road
⑨	Point	Point
⑩	Address	Address

LINE	BEARING	DISTANCE
1	S 84°00'10" W	75.39
2	S 72°16'53" E	67.38
3	S 06°22'13" W	40.30
4	S 88°00'00" E	32.39
5	S 16°59'17" E	32.59
6	S 60°12'10" E	30.49
7	S 42°27'43" E	11.20
8	S 1°18'44" W	103.89
9	S 16°25'23" E	56.59
10	S 05°54'39" E	156.48
11	S 31°18'29" E	29.86
12	S 31°18'29" E	31.39
13	S 02°59'11" W	337.00
14	S 31°38'29" W	29.86
15	S 04°54'39" W	156.48
16	S 16°25'23" W	56.59
17	S 1°18'44" E	103.89
18	S 42°27'43" W	11.20
19	S 60°12'10" W	30.49
20	S 16°59'17" W	32.59
21	S 06°22'13" E	40.30
22	S 72°16'53" E	67.38
23	S 84°00'10" E	75.39

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



O.B. 235, Pg. 335

(We) do hereby certify that I am (we are) the owner(s) of record of the property platted herein, said property being (a portion of) the same property conveyed to me (us) by \_\_\_\_\_, by deed dated \_\_\_\_\_, and recorded in Deed Book \_\_\_\_\_, page \_\_\_\_\_ by \_\_\_\_\_, Forest Reagent Farms, Inc., \_\_\_\_\_, and do hereby elect this as my (our) record plot in the Bourbon County Clerk's office, and do hereby elect this as my (our) record plot in the Bourbon County Clerk's office.

[illegible]

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



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

AGRICULTURAL LAND DIVISION  
**PADRAIG M. CAMPION**  
**AVEEN A. CAMPION**  
JACKSTOWN ROAD & BLACKS CROSS ROAD

**1" = 300'**      **02/27/20**

**STATE OF MONTANA**

**SMITH COUNTY**

**ALLEN PATRICK DARNELL**

**DARNELL ENGINEERING, INC.**

**20-4542**

**FILE NO.**

**20-4542**

**CD FILE**

**170-47**

**REG. NO.**

**CD FILE**

**170-47**

**DOWN BY**

**APD**

**THE HAS OF SAFETY PONDING A ROADWAY**

**SURVEY AND CONVEY WITH 201 646 10150**