

1378 BRENTSVILLE ROAD

Paris, KY 40361

106 +/- acres



Offered Exclusively By



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



*property lines are approximate

Main Residence- 2700 +/- sq ft

- Original 1795 one story stone section
- Stone & brick 2 story added in 1810
- 1 story addition was added in 2020
- Crawl space under addition
- Dual HVAC– electric & propane
- Bluegrass Electric
- Harrison County Water





Living Room

- Hardwood floor
- Beamed ceiling
- Stone- wood burning fireplace with gas logs
- Walnut built-ins
- Stairs to second floor
- Door to back patio with 2 ceiling fans



Kitchen

- Hardwood floor
- 22' ceiling
- quartzite counters and island
- Wood cabinets, maple upper cabinets
- Chandelier
- Ceiling fan/light
- GE side-by-side, water/ice dispensing refrigerator
- LG Dishwasher
- GE profile gas range/electric oven
- Composite farm sink
- Pantry
- French doors to side deck
- Hurricane Shutters



Den

- Hardwood floor
- Beamed ceiling
- Stone- wood burning fireplace with gas logs
- Exposed log walls



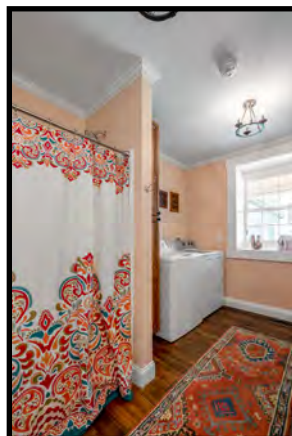
Mudroom- 1st floor addition

- Hardwood floor
- Tongue and groove ceiling
- Sliding door to back porch
- Closet
- Stainless steel sink w granite countertop
- Wood cabinets



Full Bath

- Hardwood floor
- Washer & dryer
- Wood vanity w/ granite countertop
- Tub/shower combo



Hall

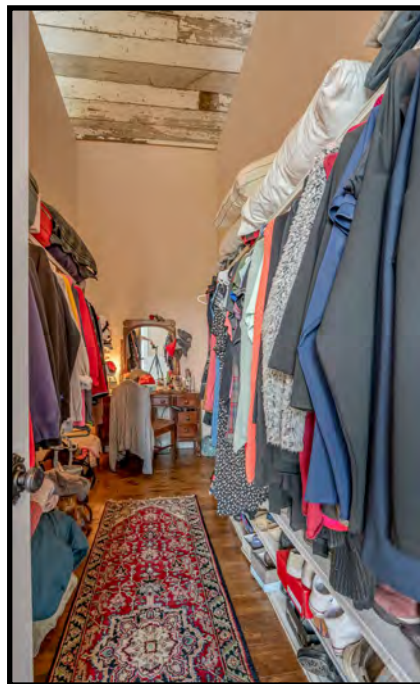
- Hardwood floor

Primary Bedroom- main residence addition



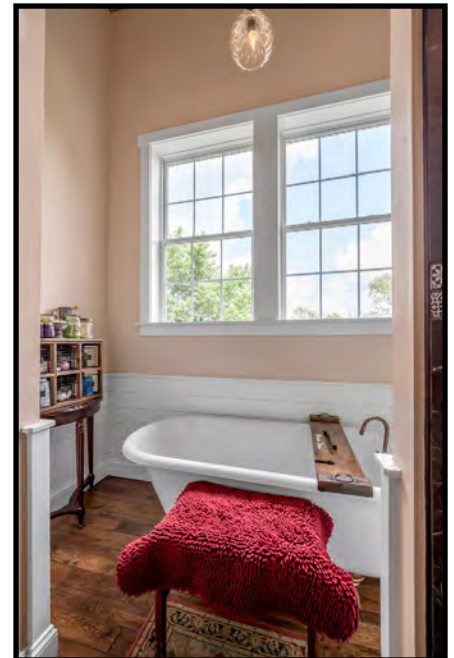
Walk-in Hall Closet

- Hardwood floor
- Built-ins



Primary Bath

- Hardwood floor
- Custom vanity
- Tile walk-in shower
- Claw foot soaking tub
- Wood chair rail
- Linen closet



Second Floor

Back Bedroom

- Hardwood floor
- Exposed beams
- Fireplace
- Tongue & groove ceiling
- Fan/light
- Closet
- Chair rail



Front Bedroom

- Hardwood floor
- Exposed beams
- Two closets
- Tongue & groove ceiling
- Fan/light
- Chair rail

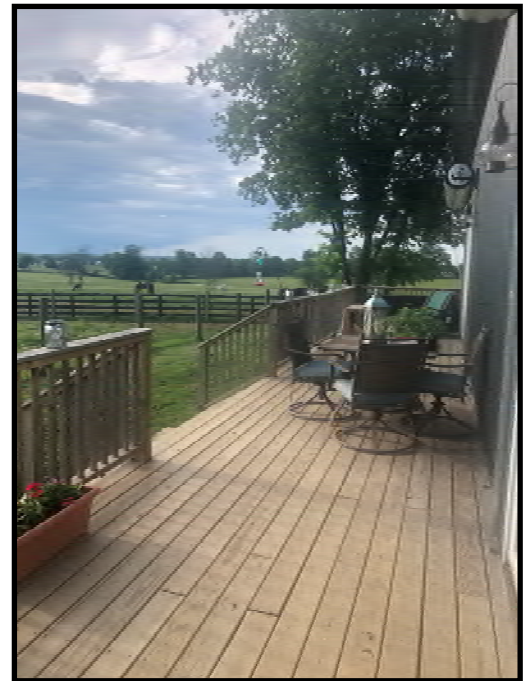
Full Bath

- Hardwood floor
- Exposed beams
- Two closets
- Tongue & groove ceiling
- Chandelier
- Tub/shower combo





Side Porch



Five ponds



Farm Improvements

- Five fields with automatic waterers
- Five paddocks with automatic waterers



Three bay equipment shed



- 12'x32' insulated office
Containing electric, water from the main residence, and a separate septic
- Medicine Shed
Containing a wash bay, medical room/
tack room
Mini split HVAC
- Four 24'x24' Hay Sheds
Hay storage with two side sheds
- Four bay shed

Wash Stall Shed

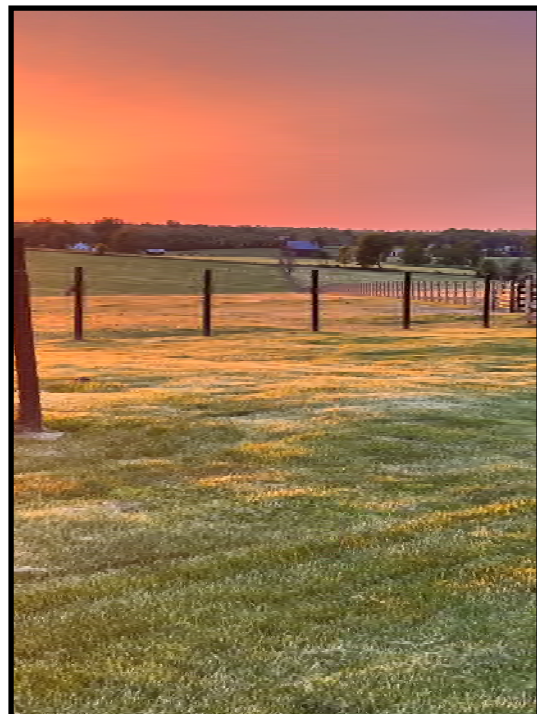
- Five bent tobacco barn
Five stalls— two with exterior doors, feed room, water spicket, loft over open bays

Shop with concrete floor and 100 amp service

16' attached shed







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

PRICE: \$2,150,000.



**Bill Bell
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Tables – Farmland Classification – Summary By Map Unit

Summary by Map Unit – Bourbon and Nicholas Counties, Kentucky (KY604)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MCC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	20.0	19.1%
ubImB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	29.9	28.5%
ubIbB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	33.0	31.5%
uIfC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	19.5	18.6%
uIsB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	1.6	1.5%
W	Water	Not prime farmland	0.8	0.8%
Totals for Area of Interest			104.8	100.0%