



NEW PIONEER FARM

1565 BRENTSVILLE ROAD
Paris, Bourbon County, Kentucky

63 +/- Acres

Welcome to this exceptional 63-acre working horse farm, ideally located in the heart of horse country.

\$899,000.



Agent:

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The land is level to gently rolling and stretches toward Townsend Creek, offering both beauty and functionality for equestrian pursuits.

A newer eight-stall horse barn is the centerpiece of the property, complete with a wash stall, office with bathroom, and a concrete aisleway.





The farm is well-equipped with five paddocks, four fields, and two round pens for training and turnout, along with two metal storage buildings for hay and equipment and two run-in sheds for added convenience.

A well-maintained 2017 mobile home provides comfortable living with three bedrooms, two full baths, and a spacious kitchen. The soil quality is excellent for all equine operations, and a recorded conservation plan with deed restrictions ensures thoughtful stewardship of the land.





Offered Exclusively By:



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



Code	Description	Acres	%	CPI	NCCPI	CAP	?
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	29.5	49.47%	-	82	2e	?
McC	McAfee silt loam, 6 to 12 percent slopes	13.52	22.67%	-	63	3e	?
uLbiB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	8.42	14.12%	-	70	2e	?
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	7.73	12.96%	-	83	2w	?
W	Water	0.46	0.77%	-	-	-	?
Totals		59.63 ac					
		0 CPI Average		75.49 NCCPI Average		2.23 Cap. Average	