

990 CLAY KISER ROAD

Paris, Bourbon County, KY 40361

51 +/- acres



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www.kyhorsefarms.com

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



Amish-Built Manager's Cabin

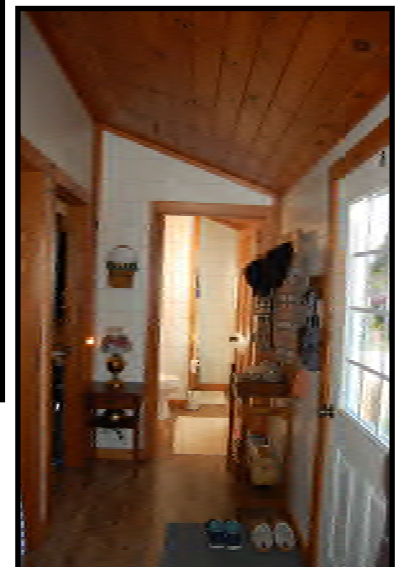
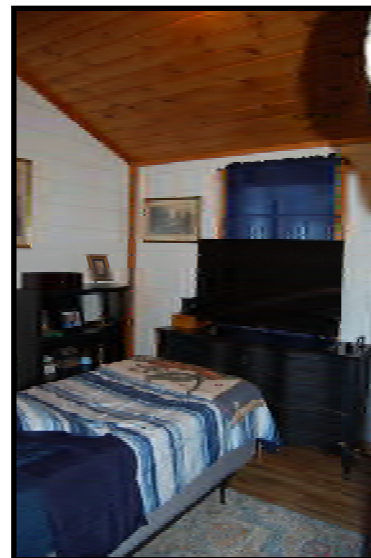
Approx. 1,284 ± sq. ft.

This Amish-built manager's cabin offers simple, comfortable living with practical features throughout with outdoor space including a covered front porch and an open rear deck.





- **Sitting Room/ Dining Room**
- **Kitchen:** Whirlpool 2-in-1 refrigerator, stove, Farberware microwave, and double stainless steel sink.
- **Primary Bedroom:** Two 5.4' x 5.4' walk-in closets.
- **Primary Bath:** Tub/shower combo with single vanity.



- **Two Additional Bedrooms:** Each with a closet (one with built-in shelving).
- **Hall Bath:** Shower with single vanity.
- **Laundry Room:** Washer and dryer hookup with water heater.
- **Flooring:** Laminate throughout.



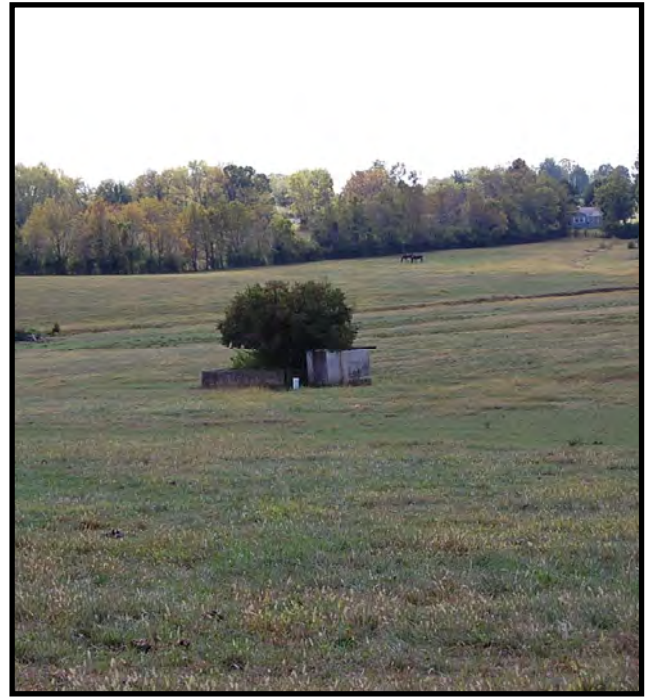
Amish-Built Cabin

Approx. 672 ± sq. ft.

This charming Amish-built cabin offers efficient living with thoughtful finishes throughout.

- **Living Room:** Closet, ceiling fan with light.
- **Kitchen:** Recessed lighting, window A/C unit, stove, Samsung 2-in-1 refrigerator, microwave, wood cabinetry, and ceiling fan with light.
- **Bedroom:** Double closet, ceiling fan with light.
- **Full Bath:** Single vanity and shower.
- **Laundry Closet:** Includes Kenmore washer and dryer.
- **Flooring:** Laminate throughout.





Horse Improvements / Additional Information

- 10' x 12' wood storage building
- Five-bent tobacco barn
- Four-board plank and wire fencing
- Two fields and two paddocks
- Copper Run Tributary #11 runs through the property (*Flood Zone A*)
- Four automatic waterers
- City water and well water
- Road frontage on both Clay Kiser and Brenstville Roads
- Red and black storage building and run-in shed do not convey
- Leased until 04/01/2026

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

PRICE: \$899,000.



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Code	Description	Acres	%	CPI	NCCPI	CAP
Du	Dunning silty clay loam, 0 to 2 percent slopes, frequently flooded	14.58	30.9%	-	43	3w
MCG	McAfee silt loam, 6 to 12 percent slopes	13.88	29.42%	-	63	3e
uBlmb	Bluegrass-Maury silt loams, 2 to 6 percent slopes	12.68	26.88%	-	82	2e
uMlmc	Maury-Bluegrass silt loams, 6 to 12 percent slopes	5.25	11.13%	-	77	3e
W	Water	0.8	1.7%	-	-	-
Totals		47.18 ac		0 CPI Average	62.43 NCCPI Average	2.73 Cap. Average

FEMA Flood Map Service

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