

# 1013-1027 Hill Road

Locust Grove Farm

100 ± Acres

Paris, Bourbon County, Kentucky



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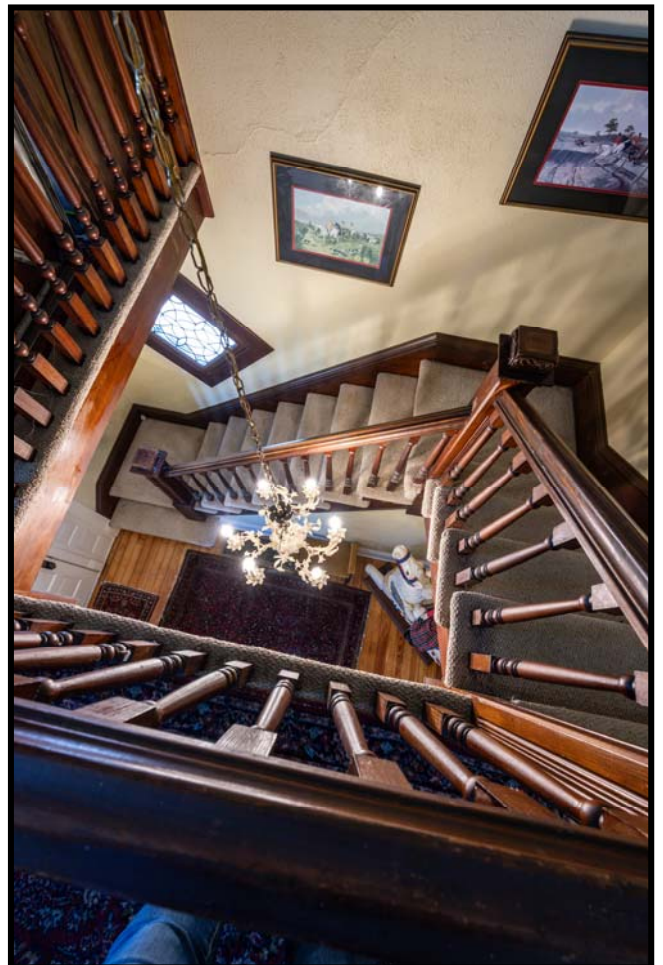


[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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



Bluegrass horse operation located minutes from Lexington, Paris and Georgetown. These 100 acres are located on Hill Road and US 460 in Bourbon County. A two-story farmhouse with a wraparound porch, mature trees and blacktop driveway greets you upon entry.





The interior boasts 3 bedrooms, 2 full baths, a living room, dining room and a wonderful kitchen/great room with a nice fireplace.





The grounds consist of a 13-stall horse barn with office, tack/feed rooms and two wash stalls. A large, covered lunging arena, an outdoor arena, and a 5 bent tobacco barn are all in good shape. Housing for two employees with 10 paddocks and 4 fields are all fenced for your peace of mind.





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

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**PRICE: \$1,850,000.**

**Agent: Cathy Davis**

**859-806-9444**

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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
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	5.2	5.3%
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	32.3	32.7%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	55.3	56.0%
W	Water	Not prime farmland	3.1	3.2%
<b>Subtotals for Soil Survey Area</b>			<b>95.9</b>	<b>97.1%</b>
Summary by Map Unit — Scott County, Kentucky (KY209)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
uLbIB	Lowell-Bluegrass silt loams, 2 to 6 percent slopes	All areas are prime farmland	1.0	1.0%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	1.9	1.9%
<b>Subtotals for Soil Survey Area</b>			<b>2.9</b>	<b>2.9%</b>
<b>Totals for Area of Interest</b>			<b>98.8</b>	<b>100.0%</b>