

# \$815,000 - 351 Spears Mill Road, Paris

MLS® #24000604

## \$815,000

Bedroom, 0.00 Bathroom, 1,318 sqft  
Land - Farm/Land on 36 Acres

Rural, Paris, KY

+/- 36 acres horse farm in Bourbon County. Proposed subdivision in one tract with +/- 1,200 feet of road frontage at 351 Spears Mill Rd in Paris, Kentucky. Property includes a 3 bed 1 bath house sold 'as-is' in need of complete renovation (new septic system put in 2024), a converted tobacco barn with new roof(120'x60') needs new siding all around; it has 18 stalls (11'x13') for horses, a wash stall, and storage, and an open side shed for equipment/storage. There are 18 paddocks (in average from +/- 1/2 ac to 1.5 ac) including 16 with run-in sheds, automatic waterers, 3 pastures (+/- 5 ac, 6ac and 6.6ac), and a 30' x 40' metal workshop with roll down door. All is fully fenced with either four plank or Vmesh wire, but fence repair needed. Rare location close to the corner of Winchester Rd and Spears Mill Rd, in direct vicinity of Siena Farm, Stoneriggs Farm, and Hidden Brook Farm. 8 minutes from Paris, 35 minutes from Lexington. Perfect and ready for horses to move in. For sale as 36 acres parcel only but can be subsequently subdivided in 3 different tracts of 12 ac each with +/-400 feet of road frontage. Preapproved buyers only or proof of funds. No trespassing.



## Essential Information

MLS® #	24000604
Price	\$815,000
Bathrooms	0.00

Square Footage	1,318
Acres	36.00
Type	Land - Farm/Land
Sub-Type	Farm
Status	Active

## Community Information

Address	351 Spears Mill Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

## Amenities

View	Farm
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## Exterior

Lot Description	Gently Rolling
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## Additional Information

Date Listed	January 8th, 2024
Zoning	AR

## Listing Details

Listing Office	Jones-nouvellet Farm Real Estate
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