

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

MLS® #24000604

\$815,000

0 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' to completely renovate (it has a new septic system put in 2024), a converted tobacco barn with new roof(120'x60') and with 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 doors. All is fully fenced with either four plank or Vmesh wire. 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.



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 | Bourbon County |
| Subdivision | Rural |
| City | Paris |
| County | Bourbon |
| State | KY |
| Zip Code | 40361 |

Amenities

| | |
|------|------|
| View | Farm |
|------|------|

Exterior

| | |
|-----------------|----------------|
| Lot Description | Gently Rolling |
|-----------------|----------------|

Additional Information

| | |
|-------------|-------------------|
| Date Listed | January 8th, 2024 |
| Zoning | AR |

Listing Details

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|----------------|-----------------------|
| Listing Office | Biederman Real Estate |
|----------------|-----------------------|



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