

\$2,500,000 - 349 Spears Mill Road, Paris

MLS® #25504794

\$2,500,000

3 Bedroom, 1.00 Bathroom, 2,318 sqft
Farm on 155 Acres

Rural, Paris, KY

This +/- 155 acres standardbred horse farm in Bourbon County is a proposed subdivision of a main tract located at 351 Spears Mill Rd in Paris, Kentucky, with a 5/8 mile oval standardbred track, and approximately 1,200 feet of road frontage. The property includes a 3-bedroom, 1-bath house sold "as-is" for renovation, a converted 18-stall tobacco barn (120 x 60 feet) with stalls measuring 11 x 13 feet, a wash stall, and a storage room. An attached open-side shed provides additional equipment and storage space. The farm also features 18 paddocks (ranging from +/- ½ acre to 1 acre), with 16 turn out paddocks with small run-in sheds and automatic waterers, as well as 3 pastures (+/- 5 acres, 6 acres, and 6.6 acres). A 30' x 40' metal workshop with roll-down doors is also included. The entire property is fully fenced with either four-plank or V-mesh wire. Located near the corner of Winchester Rd and Spears Mill Rd, this farm is in close proximity to Claiborne Farm, Stone Farm, Siena Farm, Stoneriggs Farm, and Hidden Brook Farm. It is just 8 minutes from Paris and 35 minutes from Lexington, making it a prime location for equine use. The property is ready for horses to move in.



Essential Information

MLS® #	25504794
Price	\$2,500,000
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	2,318
Acres	155.00
Type	Farm
Sub-Type	Farm
Status	Active

Community Information

Address	349 Spears Mill Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Interior

Heating	Other
Cooling	Window Unit(s)

Exterior

Lot Description	Level, Rolling Slope
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Additional Information

Date Listed	October 24th, 2025
Zoning	Agricultural

Listing Details

Listing Office	Jones-nouvellet Farm Real Estate
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