

\$835,000 - 1765 B Leesburg Newtown Road, Paris

MLS® #25506566

\$835,000

Bedroom, Bathroom,
Farm on 81 Acres

Rural, Paris, KY

It would be difficult to find a more well rounded location than this. Tucked away amongst the western edge of Bourbon County, this property exudes Central Kentucky rural charm. With the rear 67+/- acres sitting in Harrison County, this farm land is proximal to multiple cities. In just over 10 minutes, you can find yourself in Georgetown with interstate access, dining and shopping. Be in Historic Cynthiana in just over 15 minutes, and in Lexington within 25 minutes. Peaceful rural seclusion perfectly balanced with easy access to city amenities. Sporting 309 feet of road frontage, you are greeted by a small pond upon entrance. It won't take you long to clearly visualize the perfect place for a potential driveway, that would guide you up the undulating hills. As you arrive up at the top, you make note of what is an incredible opportunity for the building site of a new home. From the crest of the ridge, you'll find priceless views as you look out at the back portion of the property. A drivable little farm road will take you down where the charming Silas Creek flows through the farm, also serving as the boundary between counties. As you ford the stream, the landscape opens up into a vast expanse of pasture land of 67+/- acres, all sitting in Harrison County, which brings much more favorable property taxes. The opportunities back here are seemingly endless. This prime acreage could host horses roaming across paddocks, barns or even a house/cabin for even more solace and seclusion. Already set



up as cattle pasture, this field boasts newly installed livestock waterers and fence line along the creek. This could easily be leased to farmers in the area, as well, for potential income. Property has already been surveyed. Should buyers be interested, more acreage could potentially be available. Please ask listing agent for more details.

Essential Information

MLS® #	25506566
Price	\$835,000
Acres	81.12
Type	Farm
Sub-Type	Farm
Status	Active

Community Information

Address	1765 B Leesburg Newtown Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Water Available
View	Rural, Trees/Woods, Farm, Water

Exterior

Lot Description	Cleared, Rolling Slope
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School Information

District	Bourbon County - 6
Elementary	Cane Ridge
Middle	Bourbon Co
High	Bourbon Co

Additional Information

Date Listed November 18th, 2025

Listing Details

Listing Office Keller Williams Bluegrass Realty



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