

# \$900,000 - 583 College Road, Paris

MLS® #26003656

## \$900,000

2 Bedroom, 2.50 Bathroom, 1,800 sqft  
Residential on 37 Acres

Rural, Paris, KY

ONLINE ONLY AUCTION – Bidding Ends  
Wednesday, March 25, 2026 at 6:00 PM  
Terms & Conditions are as follows: As Is /  
Non-Contingent / 10% earnest money deposit  
/ 30-day settlement / buyer's premium applies /  
selling subject to seller confirmation. See full  
terms and conditions at

[www.HalfhillAuctions.com](http://www.HalfhillAuctions.com). Kristin  
Halfhill-Larimore, Principal Auctioneer,  
859-333-1855 A fully operational equestrian  
facility in the heart of Kentucky horse country,  
turn key ready. The steel-frame main barn  
houses 16 stalls with a direct connection to a  
60x70 indoor riding arena/bull pen area –  
purpose-built for year-round training, colt  
starting, or a lesson program – while a  
secondary 3-stall barn adds flexibility for  
quarantine, breeding, or lay-up. Supporting  
structures include a new equipment shed, hay  
hoop barn, and two double run-in sheds. The  
infrastructure here is complete. There is  
nothing left to build. Living quarters sit inside  
the main barn: a barndominium taken to the  
studs and fully rebuilt in 2023 with all-new  
electrical, lighting, and plumbing. Hardwood  
floors, custom windows, and vaulted ceilings  
give the 1,800-square-foot open-concept  
residence a warmth that surprises first-time  
visitors – this is not a barn apartment, it is a  
home that happens to be steps from your  
horses. The primary suite opens onto a private  
balcony overlooking the pastures. Two full  
baths serve the upper level; a half bath is off  
the barn aisle. Outside, a grass jump field and



wooded riding trails wind through 37 gently rolling acres. The property has served for breeding/training & a children's lesson programs, and the layout suits virtually any discipline: Thoroughbreds, Saddlebreds, eventers, dressage, hunter/jumpers, trail riders, or a serious colt-starting operation. Multiple buildable home sites offer a clear path to adding a primary residence while the operation runs. Paddocks were intentionally lined with hedges along fence lines that gives an English countryside feel to the farm and offers herd privacy between paddocks. Thirty-five minutes to Rood & Riddle and Hagyard equine hospitals and the Kentucky Horse Park. Forty-five minutes to Keeneland. Fifteen minutes to Paris, with Winchester and Mount Sterling each under twenty. Visit [www.HalfhillAuctions.com](http://www.HalfhillAuctions.com) for full details and to place your bid.

Built in 9999

### **Essential Information**

MLS® #	26003656
Price	\$900,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	37.00
Year Built	9999
Type	Residential
Sub-Type	Single Family Residence
Style	Barndominium
Status	Active

### **Community Information**

Address	583 College Road
Area	006 - Bourbon County

Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

### **Amenities**

Parking	Other
View	Rural, Farm

### **Interior**

Heating	Other
Cooling	Electric
Stories	Two

### **Exterior**

Construction	Other
Foundation	Other

### **School Information**

District	Bourbon County - 6
Elementary	N Middletown
Middle	Bourbon Co
High	Bourbon Co

### **Additional Information**

Date Listed	February 27th, 2026
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### **Listing Details**

Listing Office	Simpler.realestate
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