

# \$2,345,000 - 3551 Millersburg Ruddles Mill Road, Paris

MLS® #26014412

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## \$2,345,000

5 Bedroom, 3.00 Bathroom, 3,776 sqft  
Farm on 83 Acres

Rural, Paris, KY

A rare offering in the heart of Bourbon County, this extraordinary 83-acre estate embodies the timeless beauty and rich agricultural heritage that defines the Kentucky countryside.

Currently utilized as a productive crop farm, the gently rolling acreage presents endless possibilities for continued agricultural pursuits, an equestrian operation, or a premier cattle farm. A picturesque driveway lined with magnificent October Glory maple trees creates a grand approach to the property, offering a breathtaking display of color each fall and setting the tone for the beauty and serenity that awaits. The custom-built residence, thoughtfully constructed in 1985, is perfectly positioned to capture sweeping views of the surrounding landscape. Offering five spacious bedrooms and three full bathrooms, the home was designed with both comfort and functionality in mind. A full unfinished basement, already plumbed for an additional bathroom, provides exceptional opportunity for expansion and customization. One of the home's most captivating features is the stunning sunroom addition completed in 2023. Bathed in natural light and equipped with a mini-split system for year-round enjoyment, this inviting space offers a front-row seat to Kentucky's changing seasons—“from misty spring mornings to golden autumn sunsets stretching across the farm. Beyond the home lies an impressive collection of outbuildings that speak to the property's long-standing stewardship and versatility. An oversized



four-bay garage/workshop is outfitted with electric throughout, plumbed with an air compressor system throughout, and one bay already prepared for a paint booth setup—ideal for hobbyists, collectors, or business ventures. Additional improvements include a large tobacco barn with attached stripping room, livestock barn, run-in shed with corn crib, original smokehouse and chicken house, and a mobile home well-suited for tenant housing or guest accommodations. Water is plentiful on the farm, featuring a natural spring that produces fresh water year-round and a beautifully maintained, stocked pond. An additional entrance off Redmon Lane offers convenient access and further enhances the property's functionality. Properties of this stature seldom come to market. Whether your vision is to cultivate the land, establish an equestrian estate, raise livestock, or simply embrace the tranquility of country living, this remarkable Bourbon County farm offers an unparalleled opportunity to own a lasting Kentucky legacy.

Built in 1985

### **Essential Information**

MLS® #	26014412
Price	\$2,345,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,776
Acres	83.00
Year Built	1985
Type	Farm
Sub-Type	Farm
Status	Active

### **Community Information**

Address 3551 Millersburg Ruddles Mill Road

Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

### **Amenities**

Utilities	Electricity Connected, Water Connected, Propane
View	Farm

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Entrance Foyer, Eat-in Kitchen, Primary First Floor
Heating	Natural Gas
Cooling	Electric
Fireplace	Yes
Stories	Two

### **Exterior**

Lot Description	Cleared
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### **School Information**

District	Bourbon County - 6
Elementary	Bourbon Central
Middle	Bourbon Co
High	Bourbon Co

### **Additional Information**

Date Listed	June 19th, 2026
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### **Listing Details**

Listing Office	Palmer-hampton Realty
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