

\$795,000 - 401 Cane Ridge Road, Paris

MLS® #26015494

\$795,000

1 Bedroom, 1.00 Bathroom, 864 sqft
Farm on 16 Acres

Rural, Paris, KY

Boutique Horse Farm well located close to downtown Paris. Built by horsemen for care and security of mares and foals. 2 barns w/ total of 12 stalls. Main barn is solidly built w/high ceilings and nice natural lighting, and cost effective LED lights. Each stall has lighting and fans. Stalls are convertible to foaling size and have Infrared heaters. Wash rack has lighting with hot & cold water. Feed room has feed bins, shelving and cabinets. Living quarters are attached to main barn, excellent for live-in help or owner to occupy, with bedroom, soaker tub, washer, dryer, dishwasher, and efficient, cost-effective mini-splits for cooling & heating, along with a cozy wood burning stove. Excellent storage space above apartment. Just built 1500 sq ft storage barn/shop with 50 ft truck-size carport. 5 pastures w/ non-electric Bar Bar A freeze-free auto waterers, 2 larger turn-outs, round pen, potential outdoor ring, and 2 "pass-through" fields for easily moving horses between pastures round out the facilities. Now with 220V. Several scenic future building sites are present. Qualifies for Ag discount on property taxes. 2026 Taxes were \$72.00 (NOT a typo)! Excellent land for horses.

Built in 2021

Essential Information

MLS® #	26015494
Price	\$795,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	16.00
Year Built	2021
Type	Farm
Sub-Type	Farm
Style	Barndominium
Status	Active

Community Information

Address	401 Cane Ridge Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Amenities

Utilities	Electricity Connected, Water Connected
View	Rural, Trees/Woods, Farm

Interior

Interior Features	Breakfast Bar, Eat-in Kitchen, Soaking Tub
Heating	Electric, Other, Wood, Wood Stove, Zoned
Cooling	Wall Unit(s)
Fireplace	Yes
Stories	One

Exterior

Lot Description	Level, Gentle Sloping
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School Information

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

Additional Information

Date Listed June 28th, 2026

Listing Details

Listing Office Turf Town Properties



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