

# \$750,000 - 401 Cane Ridge Road, Paris

MLS® #25000257

## \$750,000

1 Bedroom, 1.00 Bathroom, 864 sqft  
Land - Farm/Land on 16 Acres

Rural, Paris, KY

Look no further for a move in ready, constructed by horseman, safe and serene horse farm. Every detail has been meticulously installed for safety and convenience of a layup or breeding operation. 16 acres, 12 total stalls, over two barns, that can each be converted to foaling stalls, stall walls are removable and movable to customize size needed. There are cameras and two Kalglo heaters ready for foaling or the layup that needs a little extra warmth. Each stall has outlets and fans. Auto Waterers, that are frost free and on demand in each pasture/ paddock. Gorgeous gated entrance, with another safety gate up by the barn. All stall doors are constructed with the safety of a foal in mind. Gates have safety latches to prevent moms and foals from getting stuck between them. A solid constructed round pen is available right outside the barn with all weather sand footing. The apartment is conveniently across from the main foaling stalls, it has a spacious bedroom, full bathroom, with tub shower, full kitchen with new appliances, beautiful wood stove in the living room, heat and AC in apartment as well. One of a kind farm!

Built in 2021

## Essential Information

MLS® #	25000257
Price	\$750,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	16.00
Year Built	2021
Type	Land - Farm/Land
Sub-Type	Farm
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**

View	Rural, Trees, Farm
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### **Interior**

Heating	Wood, Zoned, Combination
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### **Exterior**

Lot Description	Level, Gently Rolling
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### **Additional Information**

Date Listed	January 4th, 2025
Zoning	Other

### **Listing Details**

Listing Office	Century 21 Advantage Realty - Georgetown
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