

**Contingent** 10/05/2024      **MLS #:** 24019630      **2651 N Middletown Rd, Paris, KY 40361**      **Listing Price:** 1,695,000  
**DOM/CDOM:** 19/19



<b>Property Type</b>	Land - Farm/Land	<b>Lot Dimensions</b>	63 acres
<b>Property Sub Type</b>	Farm	<b>Lot Acres</b>	63.41
<b>Area</b>	006 - Bourbon County	<b>Lot Size Square Feet</b>	2,762,140
<b>County</b>	Bourbon	<b>Lot Size Source</b>	Public Records
<b>Subdivision</b>	Rural	<b>(Approx) Living Area</b>	4,813
<b>Beds</b>	4	Above Grade Finished Area	
<b>Baths</b>	4 (3 1)	Below Grade Finished Area	
<b>Year Built</b>	1800	Non-Compliant Finished	
<b>Tax ID</b>	055-00-00-020.00	<b>Finished Area Total</b>	4,813
<b>Tax Rate</b>	0.875	Above Grade Unfinished	
<b>/</b>		Below Grade Unfinished	
<b>Conservation Easement</b>	No	Non-Compliant Unfinished	
<b>Farm w/House</b>	Yes	<b>Unfinished Area Total</b>	0
<b># of Horse Barns</b>		<b># of Stalls</b>	8
<b># of Paddocks</b>		<b># of Fields</b>	
<b># of Bents</b>		<b># of Tobacco Barns</b>	

**School District:**                      **Elementary:**                      **Middle:**                      **High:**                      **Intermediate:** Not Applicable

**Listing Date:** 09/16/2024

**Possession:**  
**Zoning:** AR  
**Present Use:** Horses

**Marketing Remarks** Pristine turnkey historic residence and equine facility in the heart of Bourbon County, KY! Located across the street from Hill 'n Dale at Xalapa Farm near Paris KY, Glen Echo Farm is a 63-acre property currently operating as a thoroughbred boarding facility, containing five 10-12 acre fields with 4-plank fencing, eight-stall horse barn, and equipment barn. Residences on the property include a 4813 sqft 4BR/3.5BA historic home dated 1800, completely restored, along with a 1779 log cabin completely disassembled and rebuilt and currently used as a guest house. Both buildings were recently recognized by the Historic Paris Bourbon Society Association for their excellence in restoration and renovation by the current owners. The main residence exterior has all new siding and roofing, and double-paned windows. The main residence infrastructure has been upgraded with modern systems, including dual-zone HVAC, electrical wiring, copper plumbing, septic, propane. The farm barns and fencing are in excellent condition with fresh paint. The farm's central location in Bourbon County provides quick access to Lexington, Georgetown, Mt Sterling and Cynthiana, all within an easy 30-minute drive

**Directions** From Paris take 460 East. Property is on left, both entrances have signs

**Showing Requirements**

<b>Housing</b>	Main,Guest	<b>Topography</b>	Gently Rolling
<b>Structure Type</b>		<b>Heating</b>	Natural Gas,Propane Tank Leased
<b>Architectural Style</b>		<b>Water</b>	Public
<b>Stories</b>		<b>Sewer</b>	Septic Tank
<b>Fencing</b>	Plank	<b>Utilities</b>	Electricity Connected      Water Connected
<b>Pool</b>		<b>Disclosures</b>	Inground Tanks
<b>Main Residence Features</b>		<b>Documents</b>	
<b>Farm Improvements</b>	Horse Barn(s),Equipment Bldg(s),Auto Waterers		

Listing provided courtesy of:

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