



Royal Oak Farm

613 Hutchison Road | Paris, KY





Royal Oak farm is a well located 283 acre working Horse Farm between Lexington and Paris KY, just 1.8 miles off famed Paris Pike. The current owners have created and designed an efficient and pleasing property on which to raise the best equine athletes in the world. Amenities include a lovely 2 story brick main residence and pool, built in 2005 with over 5,500 sqft of living space that include 5 bedrooms 4 full baths, the 1st floor contains a large kitchen, expansive great/family room, formal living and dining rooms, lovely fireplaces, all with 10ft ceilings and antique hardwood floors. Farm improvements include 70 stalls in 6 barns, over 20 paddocks and 8 large fields, a maintenance and hay storage area, employee residence, employee barn apartment and much more. Royal Oak is a Turn-Key property with a history of raising quality horses in a great location with distinctive lifestyle amenities.

283± Acres
OFFERED AT \$5,950,000



Dining Room with crown molding & hardwood floors



Living Room with fireplace & bay window



Office with built-in cabinetry and desks



Spacious Family Room with wood beamed ceiling, French doors to patio & stone fireplace





Kitchen with granite countertops, large island, extensive cabinet space, wood burning stove & eat-in area





Primary Suite with generous en-suite bath, sitting area with fireplace and large walk-in closet





Covered patio with wood ceiling, recessed lighting & fan





Foaling Barn with 15 stalls



Yearling Barn with 11 stalls





Yearling Barn with 11 stalls



Shedrow Style Barn with 14 stalls





Barn with 11 stalls



Barn with 8 stalls & employee apartment





Large Hay Storage Barn



Employee residence





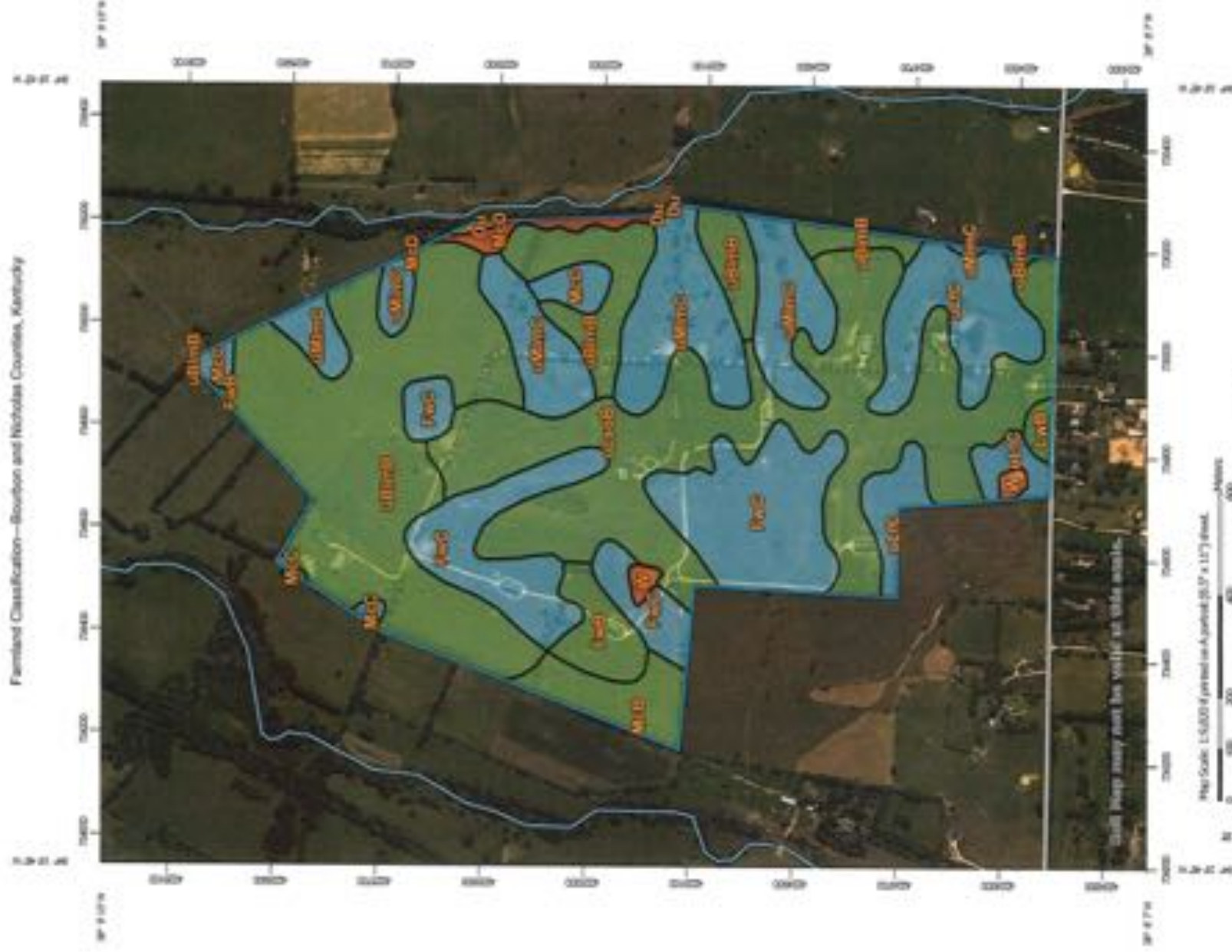
20 paddocks and 8 fields



Maintenance area with 40x112 hay barn & shop



Farmstead Classification—Bourbon and Nicholas Counties, Kentucky



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Du	Dunning silty clay loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	0.3	0.1%
FeB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	6.4	2.3%
FeC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	42.6	15.4%
LeB	Lowell variant-Nicholson complex, 2 to 6 percent slopes	All areas are prime farmland	1.3	0.5%
McB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	7.6	2.6%
McC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	4.8	1.7%
McD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	2.3	0.6%
uBmB	Bluegrass-Maury silt loams, 2 to 5 percent slopes	All areas are prime farmland	36.2	27.6%
uBmC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	23.0	8.3%
uLmB	Lowell-Sandview silt loams, 2 to 5 percent slopes	All areas are prime farmland	70.9	25.7%
uLmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	39.2	14.2%
W	Water	Not prime farmland	1.5	0.5%
Totals for Area of Interest			276.3	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.



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