



**\$6,022,900**

## **1211 RUDDLES MILL RD, PARIS, KY 40361, USA**

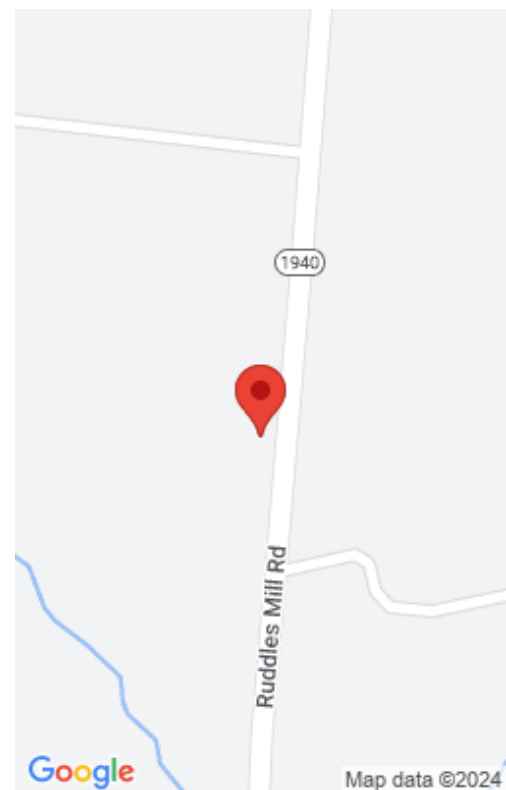
<https://www.kyprimerealty.com>

Excellent, very historic, cattle/crop farm. 533+/- acres. First time offered. Harkaway Farm, north of Paris in Bourbon County, Kentucky, dates from the 1780s. Home to generations of Spears family, direct descendants of Jacob Spears, one of the earliest distillers of bourbon! Two historic homes. The Laban Shipp/Abram Spears house is a 4 bed/3 bath stone [...]

- 4 beds
- 3.00 baths
- Farm
- Land-Farm/Land
- Active
- 3578.00 acres



**Charles Nichols**



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## Location Details

**County:** Bourbon Bourbon

**Directions:** From US 68 off Paris Bypass, turn left Millersburg , then immediate left on 1940 Ruddles Mill Rd. approx 4 miles out .

**Zoning:** AR

**Elementary School:** Cane Ridge

**Middle or Junior School:** Bourbon Co

**Area Desc:** 006 - Bourbon County

**Topography:** Gently Rolling

**School District:** Bourbon County - 6

**Intermediate School:** Not Applicable

**High School:** Bourbon Co

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## Property Details

**Lot Dimensions:** 533

**Unfinished Area Total:** 0.00

**Farm w/House:** Yes

**Finished Area Total:** 3578.00

**Above Grade Finished Area:** 3578.00

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## Property Features

**Architectural Style:** Mid-Century

**Fencing:** Other,Wire

**Housing:** Guest,Main,Other,Tenant(s)

**# of Tobacco Barns:** 5

**Road Frontage:** 4000.0000

**Sewer:** Septic Tank

**Farm Improvements:** Equipment Bldg(s),Stock Barn(s),Tobacco Barn(s)

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## Fees&Taxes

**Tax Rate:** 1.02196

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## Miscellaneous



**Water Source:** Creek(s),Public,Spring(s)

**Present Use:**  
Cattle,Crops,Horses,Other,Pasture,Recreation

**Possession Main House:** Negotiable,Other,Rental Agreement,Subject To Tenant Rights

**Possession of Farm:** Negotiable,Other,Rental Agreement,Subject To Tenant Rights

**Conservation Easement:** No

**Best Use:**  
Cattle,Crops,Horses,Pasture,Recreation

**Possession of Aux:**  
Negotiable,Other,Rental Agreement,Subject To Tenant Rights

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## Courtesy of

**Office Name:** Thwaites Realtors LLC

**Office ID:** 20180519171537986144000000

