



# SWITZER & ASSOCIATES

## SHAWN RITCHEY, CAI

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**2590 Peacock Road  
Bourbon County**

**135.76± acres**



**One of a kind farm with great soils!**

- **4,000± ft. Stoner Creek frontage**
- **2 Homes**
- **30x90 shop with concrete floor, bathroom with water & electric**
- **8 bent barn w/equipment shed**
- **5 bent tobacco barn**
- **120x36 hoop barn**
- **96 x 36 hoop barn**
- **Small horse barn**
- **115± tillable acres**



**Main Residence:  
2590 Peacock Rd**

- **2300± sq. ft. living space**
- **Living Room w/fireplace**
- **Kitchen/Dining Room combo**
- **4 Bedrooms**
- **3½ baths**
- **Utility room**
- **Central heat & air**
- **Metal roof**
- **2 car attached garage**
- **Above ground swimming pool**

**Do not miss this opportunity!  
Call Shawn to schedule your private viewing.  
\$1,950,000**

INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED

# 2590 Peacock Road

## Bourbon County



### Tenant House 2600 Peacock Road:

- 2 Story Home
- 4 bedrooms
- 2 full baths
- 2 car detached garage
- Rents for \$850 per month, currently rented

There is also a singlewide mobile home with septic for seasonal workers.

**5 bent metal  
4 drive tobacco barn**



**30x90 shop with concrete  
floor, bath, water & electric**



**120 x 36  
hoop  
barn**



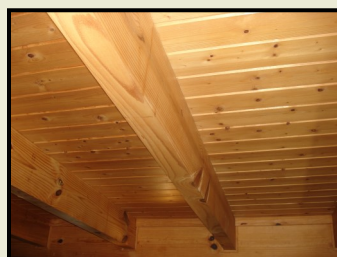
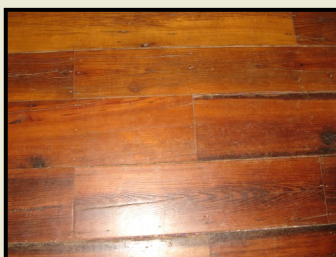
**96 x 36  
hoop  
barn**



# **2590 Peacock Road Bourbon County**

**135.76 ± acres of excellent soils**

## **Additional photos of Main Residence**





# Soil Map



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded	18.8	13.9%
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded	4.5	3.3%
FrD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	0.1	0.1%
FrF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	4.7	3.5%
McC	McAfee silt loam, 6 to 12 percent slopes	2.7	2.0%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	15.8	11.7%
OtB	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	3.4	2.5%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	59.8	44.2%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	10.3	7.6%
W	Water	15.3	11.3%
<b>Totals for Area of Interest</b>		<b>135.4</b>	<b>100.0%</b>