



SWITZER & ASSOCIATES

SHAWN RITCHEY, CAI

PRINCIPAL BROKER & AUCTIONEER

Home of
**EVERYBODY'S
REALTORS &
AUCTIONEERS**

Serving your
community since
1959.

**SHAWN RITCHEY
CAI**



Cell

859-588-0261

Home

859-234-8172

Switzer & Associates

Shawn Ritchey, CAI

Principal Broker

111 S. Walnut St.
Cynthiana, KY 41031

Office

859-234-2911

859-234-2912

Fax

859-234-6697

Web-site

www.switzerassoc.com

E-mail

switzer2911@bellsouth.net

505 Hutchison Road Bourbon County



**62.7± acres ♦ \$828,000 ♦ Seller will divide
6± acres & house \$429,000 or 56± acre farm \$399,000**

Cedar Ridge Farm-Francis Hall House circa 1869.

Home was formerly a bed & breakfast and has many modern amenities.

Located between Paris & Lexington just off Paris-Lexington Road (US 27) in Bourbon Co.

Property includes:

- 5 bent tobacco barn w/silo
- 3 bent stock barn w/loft & shed
- Cattle facility
- Plank and wire fencing
- Storage building
- Second home (DWMH)
- Gazebo

Home features

Main Level:

- 10ft ceilings
- Entry foyer
- Living room
- Formal dining room
- Eat in kitchen w/new stainless steel appliances
- Home office
- Full bathroom
- Front & rear staircases

Second floor:

- 9 ft ceilings
- 3 bedrooms
- 2 full baths
- Sitting area
- Pine hardwood flooring
- Central heat and air
- Geothermal 2nd floor
- Several fireplaces
- Many updates!

INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED