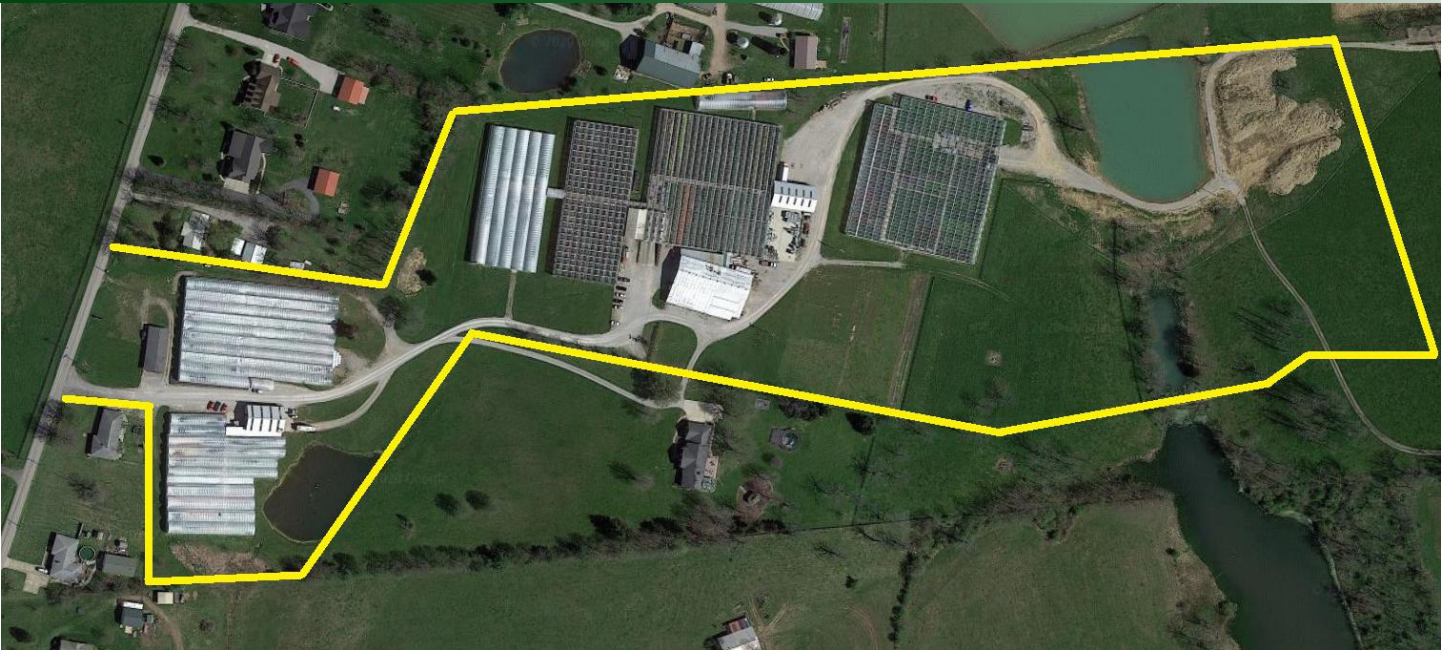


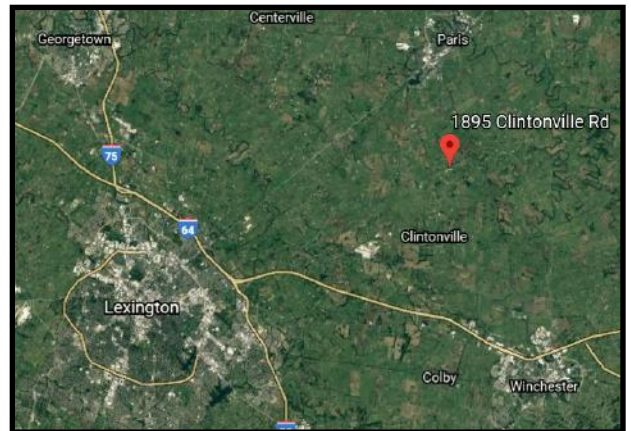
GREENHOUSE/NURSERY

1895 Clintonville Rd
Paris, KY 40361



PROPERTY FEATURES

- ⇒ 25.158 Acres
- ⇒ 245,055 Total SF
- ⇒ 224,090 SF Greenhouse Space
- ⇒ 20,965 SF Office/Barn/Sheds
- ⇒ 7 Greenhouses
- ⇒ Room For Expansion
- ⇒ 2 Ponds
- ⇒ **For Sale: \$1,995,000**



Driving Distances

I-64 Exit 87 Lexington - 8 miles

I-64 Exit 94 Winchester - 11 miles

I-64 / I-75 Split - 15 miles



[LINK TO VIDEO](#)



CONTACT US

Greg Erwin
859-552-5416
gerwin@thegibsoncompany.com

Brian Erwin, CCIM
859-492-5416
berwin@thegibsoncompany.com

www.thegibsoncompany.com

The Gibson Company
1050 Monarch St #200
Lexington, KY 40513





PROPERTY IMPROVEMENTS



Office	1,763 SF
Shop Building	3,312 SF
Combination Barn	10,430 SF
Loading Dock Barn	2,780 SF
Shed	1,440 SF
Greenhouse Range #1	29,770 SF
Greenhouse Range #2	41,892 SF
Greenhouse Range #3	43,960 SF
Greenhouse Range #3.5	4,320 SF
Greenhouse Range #4	26,880 SF
Greenhouse Range #5	23,940 SF
Greenhouse Range #6	53,328 SF
Corridors	1,240 SF



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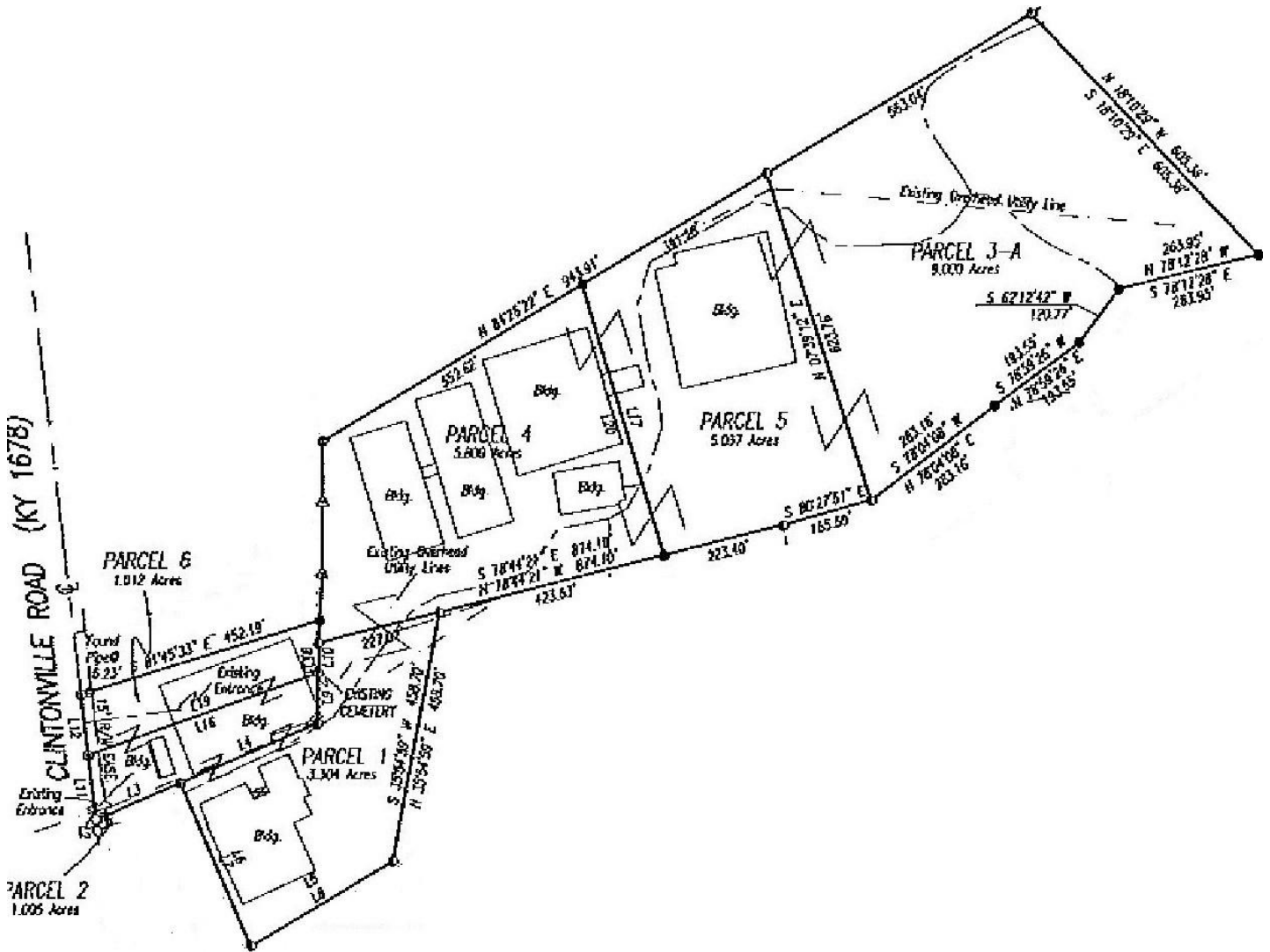
www.thegibsoncompany.com

The Gibson Company
1050 Monarch St #200
Lexington, KY 40513





PLAT



CONTACT US

Greg Erwin

859-552-5416

gerwin@thegibsoncompany.com

Brian Erwin, CCIM

859-492-5416

berwin@thegibsoncompany.com

www.thegibsoncompany.com

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Lexington, KY 40513





GREENHOUSE RANGE #1



Greenhouse Range #1 - 29,770 SF

Gutter-connected double polyethylene hoop houses with side vents, concrete walkways with ground cover & gravel, partial fixed metal benches, 26 HAF fans, 10 hot water Modine heaters, Wadsworth automation, hanging basket drip & partial stem sprinkler, drip & hand water irrigation, and approximate 7-8' gutter height.



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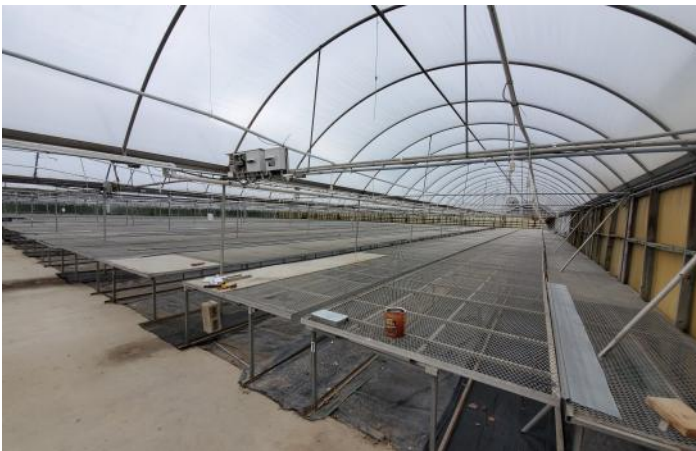
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Lexington, KY 40513





GREENHOUSE RANGE #2



Greenhouse Range #2 - 41,892 SF

Gutter-connected double polyethylene hoop houses with roof and side vents, center concrete walkway with ground cover & gravel, partial fixed metal benches, underground and perimeter hot water heat, 10 hot water Modine heaters, 38 HAF fans, Wadsworth automation, hanging basket drip & partial stem sprinkler, partial drip & hand water irrigation, approximate 7-8' gutter height, and covered loading dock.



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www.thegibsoncompany.com

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GREENHOUSE RANGE #3



Greenhouse Range #3 - 43,960 SF

Gutter-connected glass houses with Venlo roof vents, concrete footer, concrete walkways with ground cover and gravel, fixed metal benches, 15 hot water Modine heaters, partial under the bench hot water heat, energy curtain, partial blackout curtain, partial blackout side curtain, 28 HAF fans, Priva automation, hanging basket drip & drip & hand water irrigation, approximate 12-14' gutter height, and 2 covered loading docks.



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gerwin@thegibsoncompany.com

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GREENHOUSE RANGE #3.5



Greenhouse Range #3.5 - 4,320 SF

Single polyethylene covered hoop house with partial roll-up side vents, ground cover & gravel, 3 hot water Modine heaters, stem sprinkler & spaghetti drip & hanging basket drip & hand water irrigation, 3 exhaust fans, 4 HAF fans.



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www.thegibsoncompany.com

The Gibson Company
1050 Monarch St #200
Lexington, KY 40513





GREENHOUSE RANGE #4



Greenhouse Range #4 - 26,880 SF

Gutter-connected glass houses with Venlo roof vents, concrete footer, center concrete walkway with ground cover and gravel, 3 hot water Modine heaters, overhead & sidewall & underground hot water rail heat, energy curtain, hanging basket drip & stem sprinklers & hand water irrigation, 15 HAF fans, Priva automation, and approximate 12-14' gutter height. Corridors connect Greenhouse Ranges 3, 4, and 5.



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859-492-5416

berwin@thegibsoncompany.com

www.thegibsoncompany.com

The Gibson Company
1050 Monarch St #200
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GREENHOUSE RANGE #5



Greenhouse Range #5 - 23,940 SF

Gutter-connected double polyethylene houses with roof and side vents, center concrete walkway with ground cover and gravel, 6 hot water Modine heaters, hanging basket drip & stem sprinklers & hand water irrigation, 22 HAF fans, Priva automation, and approximate 12-14' gutter height. Corridors connect Greenhouse Ranges 3, 4, and 5.



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berwin@thegibsoncompany.com

www.thegibsoncompany.com

The Gibson Company
1050 Monarch St #200
Lexington, KY 40513





GREENHOUSE RANGE #6



Greenhouse Range #6 - 53,328 SF

Gutter-connected glass houses with Venlo roof vents, concrete walkways with ground cover and gravel, energy curtain, 15 hot water Modine heaters, hanging basket drip & stem sprinklers & hand water irrigation, 44 HAF fans, Priva automation, approximate 13-14' gutter height, 2 covered loading docks, and a half bath.



CONTACT US

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gerwin@thegibsoncompany.com

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www.thegibsoncompany.com

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LOADING DOCK BARN



Loading Dock Barn - 2,780 SF

4 loading docks, 1 ground level door, poured concrete floor with drain, skylights, fluorescent lighting, wood frame, metal siding, metal roof, and post in concrete construction.



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COMBINATION BARN



Combination Barn - 10,430 SF

Wood frame, metal siding, metal roof, and post in ground construction. Originally constructed as a tobacco barn, but has been renovated to be utilized for storage, housing hot water boilers & heat exchanger. The southern section of the barn is a garage area with insulated metal walls & ceiling with hot water heat, poured concrete floor, fluorescent lights, and six garage doors.



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Shed - 1,440 SF

Connects Greenhouse Ranges 3 & 4, was mainly utilized as a tag room with employee break area. Wood frame, polycarbonate siding, polycarbonate roof, and post in concrete construction.



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SHOP BUILDING



Shop Building - 3,312 SF

Wood frame, metal siding, metal roof, and post in concrete construction. Half bath, employee break room, two sliding doors, skylights, fluorescent lights, tool storage area, one forced air Modine heater, soil mixing area, and a boiler & heat exchanger.



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Office - 1,763 SF

Four offices, reception, half bath, garage with front and rear doors.

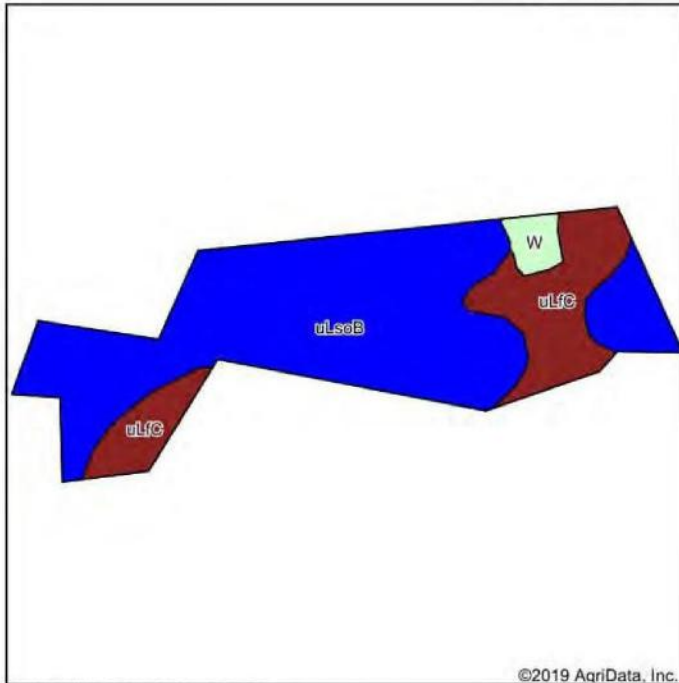
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SOILS MAP

Soils Map



State: **Kentucky**
 County: **Bourbon**
 Location: **38° 7' 35.51, -84° 15' 24.57**
 Township: **Paris**
 Acres: **25.16**
 Date: **2/15/2019**

Paul Moore
 Appraisal Services, LLC



Soils data provided by USDA and NRCS.

Area Symbol: KY604, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Burley tobacco	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	*n NCCPI Soybeans
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	18.59	73.9%		lie	5.2	3088	128	4.5	9	44	55	60
uLc	Lowell-Faywood silt loams, 6 to 12 percent slopes	5.81	23.1%		llie	5	2783	120	4.5	8.6	41	52	51
W	Water	0.76	3.0%										0
Weighted Average						5	2919.7	122.3	4.4	8.6	42	52.6	*n 56.1

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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