

WALNUT HALL

A PORTION OF THE FORMER ANDERSON CIRCLE FARM

1,404 +/- Acres

Mercer County, Kentucky



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518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



HISTORY: David W. Thompson was the original owner and builder. Construction started circa 1840—and lasted for a period of five years. Walnut Hall, consisting approximately 7,800 square feet, is perhaps the earliest of the three Greek Revival homes of this period in Mercer County. It remained in this family until the latter part of the 19th century. After several owners, it was acquired by Ralph Anderson in 1985.

RESTORATION: At the time of Anderson's purchase, Walnut Hall had not been occupied for many years. In fact, it was used for hay and grain storage. Restoration had to start from the foundation. Regional stone and brick were found to match the existing stone foundation and brick walls. The earth basement floor was excavated to the bottom of the foundation, and a new concrete floor was installed. New bathrooms, kitchen, plumbing, heating/cooling, and electrical were installed. Three months were required to painstakingly restore the original woodwork; what new woodwork was needed was milled to match. Walnut Hall is now listed on the National Register of Historic Homes.

First Floor:

Entrance Hall: 13.75' x 40.75'; hardwood floor; leaded glass transom and side panels; 15" baseboard.

Right Parlor: 20' x 210; hardwood floor; fireplace; 15" baseboard; pocket door to the **Rear Parlor:** 20' x 20'; hardwood floor; fireplace; 15" baseboard.



Left Parlor: 16' x 16.5'; hardwood floor; fireplace; 15" baseboard.



Front Kitchen: 20' x 20'; hardwood floor; fireplace; 15" baseboard; butcher block counter; oven/range; double sink; glass front cabinets.

Rear Kitchen: 15' x 17.3'; hardwood floor; baseboard electric heat; oven/range; dishwasher; butcher block counter tops.



Side Entrance: 10.75' x 11.5'; hardwood floor and coat closet.

Family Room: 17' x 17.75'; hardwood floor, fireplace with built-ins on either side; baseboard electric heat.

Full Bath

Gallery: with stone floor and outside entrance (not heated).



Second Floor:



Landing: 14' x 41'; hardwood floor; 15" baseboard; door to glassed-in porch.



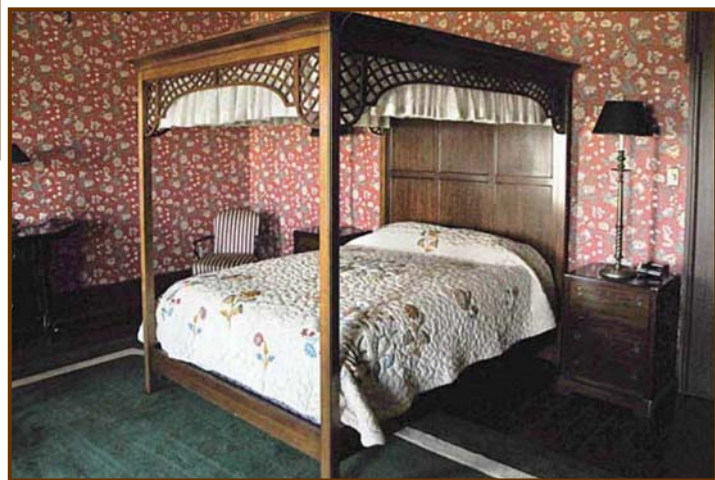
Bedroom: 18.75' x 20'; hardwood floor; fireplace; two presses.



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Bedroom: 20' x 20'; hardwood floor; fireplace.

Traveler's Room: 16' x 19.75'; hardwood floor; fireplace.



Servant/Guest Area:

Bedroom: 16' x 17'; baseboard electric heat.

Bedroom: 17' x 17'; fireplace; full bath.

Laundry Room

Full Bath: 11' x 12'; located in upper gallery.

Rear Glassed-in Porch: 270 square feet.

Rear Upper Porch: 26' x 31'.



ADDITIONAL RESIDENCES

- **WARWICK PLACE**—Warwick Place is a new brick house constructed in 2007 with a finished 1,700 square foot basement. Master bedroom is 15'4" x 13'8" and includes a master bath of 14' x 9.5' and a walk-in closet of 14' x 5'7". Kitchen/living room is 22'6" x 25'6". Laundry area is 8'9" x 6'3" and includes a laundry sink. Two additional bedrooms are each 11' x 11'.



- **CECIL HOUSE**—The kitchen has vinyl flooring and fairly new cabinetry. Dining area is 12'4" x 13'4" with hardwood flooring. The first floor bedroom is 13'10" x 11'10" with carpet, closet, and an access door to the outside. Den area with access to the bedroom is 11'11" x 13'4" and has hardwood flooring with a small full bathroom and a closet. The upstairs master bedroom is 14' x 13'4" with a walk-in closet, hardwood flooring, and a second smaller closet. The second upstairs bedroom has access to a smaller room (12'4" x 10'4") with carpet and built-in shelves. The upstairs bath is newly redone. The basement is 31'4" x 25'4".
- **SHOP HOUSE**—The kitchen is 16'8" x 11'11" with hardwood flooring. Living room area is 19'3" x 15'11" with carpet and vinyl flooring. Bedroom 1 is 11'10" x 11'1". Bedroom 2 is 10'6" x 11'5". Bedroom 3 is 10'8" x 11'6". All bedrooms have carpet and a closet. The bathroom is 11'5" x 5'9" with vinyl flooring and a tub/shower combination unit. The utility room is 11'6" x 7'10" with hardwood flooring.

- **SPRING HOUSE**—From the exterior, the Spring House appears to resemble a typical Kentucky tobacco barn. However, since its restoration in 1991, the Spring House has housed hundreds of guests from all parts of the world. The yellow popular timber structure is constructed with mortise and tenon joints held together with tapered wood pegs. Its warm and peaceful setting and beautiful views overlooking the springs make the Spring House truly a unique and inspiring structure. Approximately 2,170 square feet, the Spring House has a large floor-to-ceiling stone fireplace, full bath, lofted bedroom and sitting area, and a 740 square foot L-shaped deck.



- **SCHULLER LOG HOUSE**—Originally constructed circa 1825 in Metcalfe County, it was carefully dismantled and moved to its present site at Shawnee Spring. Since its logs are square-hewn, it is a house as opposed to a cabin.

ADDITIONAL IMPROVEMENTS

- 45' x 130' Quanset hut metal building with concrete floor.
- Two Superior air-dryer grain bins.
- 24' x 80' open frame shed.
- 40' x 168' tobacco barn.
- 40' x 74' hay barn with adjacent older silo.
- 44' x 96' cattle barn with adjacent corn crib and silo with feeder.
- 40' x 130' 10 bent tobacco barn.
- 50' x 62' cow barn.
- 40' x 108' 9 bent tobacco barn.
- 40' x 96' 8 bent tobacco barn.
- 60' x 132' 11 bent tobacco barn with covered shed.
- 62' x 96' 8 bent tobacco barn with attached 120' x 20' open equipment shed.
- 40' x 96' 8 bent tobacco barn.
- 31' x 80' covered muck building with concrete floor.
- 180' belt feeder trough in an 82' x 180' covered cattle working area. Attached three Harvester silos; one Bischoff grain bin feeder.
- 42' x 108' metal building (42' x 72' dirt floored equipment storage with feed room; 42' x 36' heated shop with 12' x 12' tool shed).
- Two older run-in sheds.











With over six miles of frontage along Mundys Landing, Chinn Road, Warrick Road, and Curry Pike, Walnut Hall affords one multiple entrances (three with electronic gates) and ease of operation for both crops and cattle. Plank fencing exists along the perimeter, and you'll find miles of interior asphalt roads. With over 1,100 acres of Maury and McAfee Silt Loam, the best soils the Bluegrass has to offer, Walnut Hall is an exceptionally fertile tract of land.



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PRICE: \$10,100,000.



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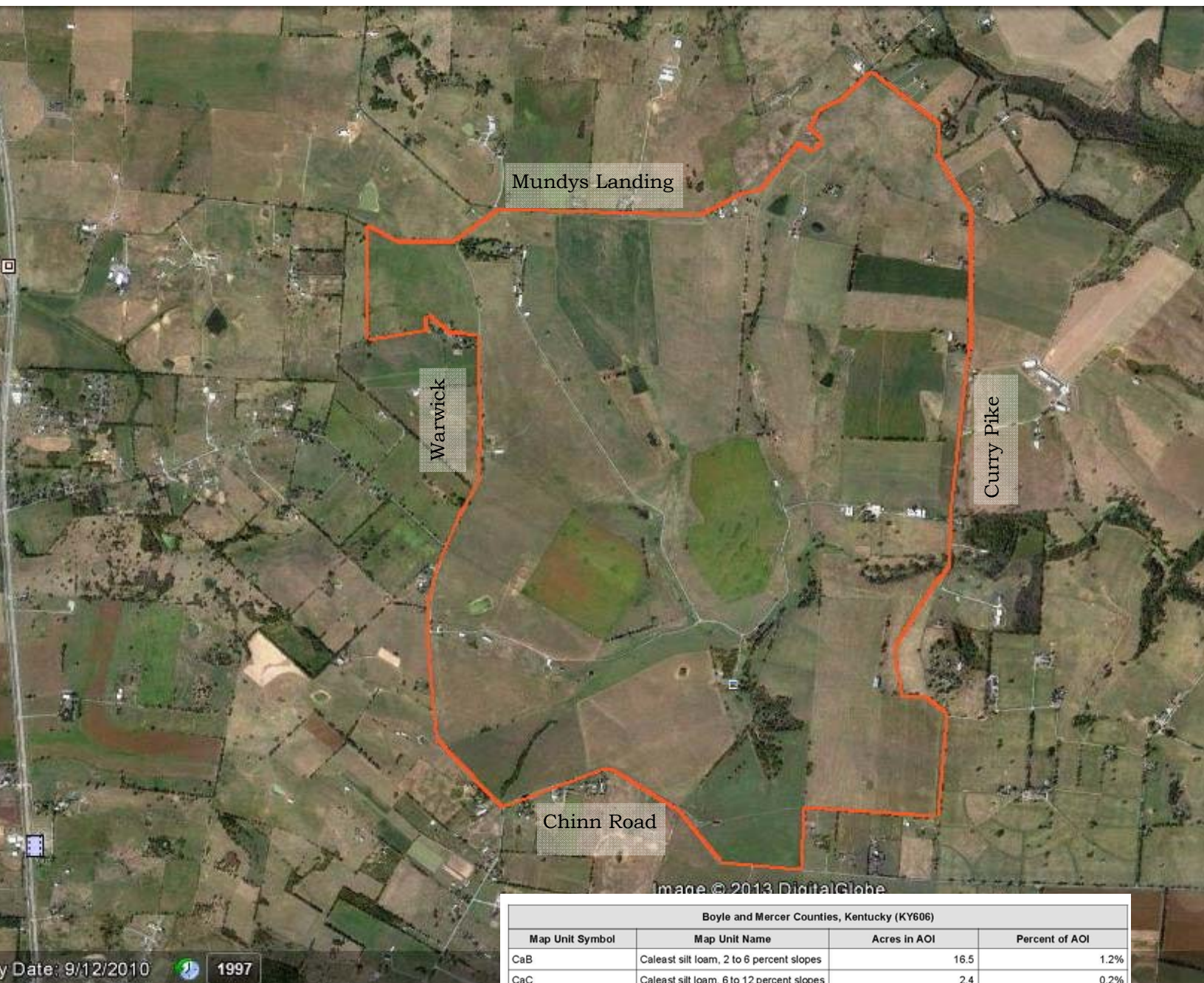
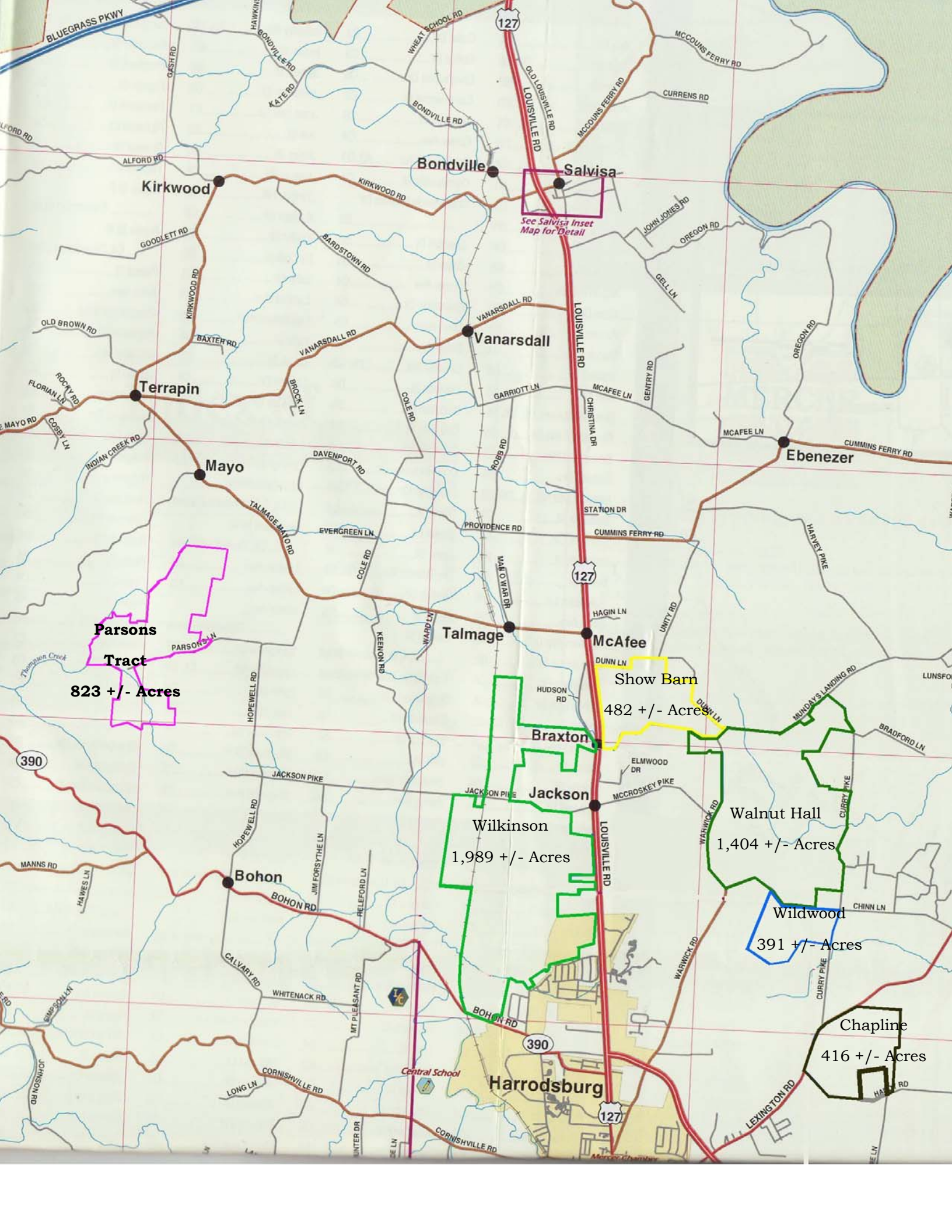


Image Date: 9/12/2010 1997

Boyle and Mercer Counties, Kentucky (KY606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Caleast silt loam, 2 to 6 percent slopes	16.5	1.2%
CaC	Caleast silt loam, 6 to 12 percent slopes	2.4	0.2%
EdD	Eden silty clay loam, 6 to 20 percent slopes	19.9	1.4%
FaC	Fairmount-Rock outcrop complex, 6 to 12 percent slopes	3.8	0.3%
FaD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	116.3	8.2%
FdC	Faywood silt loam, 6 to 12 percent slopes	26.7	1.9%
FwD3	Faywood silty clay, 12 to 20 percent slopes, severely eroded	0.8	0.1%
LoC	Lowell silt loam, 6 to 12 percent slopes	5.4	0.4%
McB	McAfee silt loam, 2 to 6 percent slopes	70.3	5.0%
McC	McAfee silt loam, 6 to 12 percent slopes	241.5	17.1%
McD	McAfee silt loam, 12 to 20 percent slopes	10.5	0.7%
MeD	McAfee-Rock outcrop complex, 12 to 20 percent slopes	25.5	1.8%
No	Nolin silt loam	81.3	5.8%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	22.0	1.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	543.0	38.5%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	218.4	15.5%
W	Water	7.7	0.5%
Totals for Area of Interest		1,412.0	100.0%



See Salvisa Inset Map for Detail

Parsons Tract
823 +/- Acres

Show Barn
482 +/- Acres

Wilkinson
1,989 +/- Acres

Walnut Hall
1,404 +/- Acres

Wildwood
391 +/- Acres

Chapline
416 +/- Acres