

*A Division of*  
**PAULS MILL**

105 +/- Acres

Versailles, Woodford County, Kentucky



*A near perfect environment—with a beauty rarely found and certainly unmatched in this area. Pauls Mill is loaded with history, character, and serenity—a truly special place.*

*PRESENTED BY*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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





Pauls Mill is an estate-quality horse farm adaptable to any discipline—and suited to a privately-run concern or a commercially-viable operation. It is a place of serene beauty that has the look and feel of times gone by; the current owners have dedicated themselves to preserving the historic nature of the buildings yet offer fabulous state-of-the-art facilities. Pauls Mill has captured the ambiance and feeling of Kentucky's past while remaining a vital part of Kentucky's future.

This 105 acres of Pauls Mill is situated within a lovely small valley of the south fork of Clear Creek in Woodford County within an easy drive of Lexington, Versailles, and Midway. The main residence—one of the finest examples of Federal architecture found in Kentucky—is a classic brick one and a half story residence built in 1812-13 with a cut limestone foundation. Its 4,700 square feet features five bedrooms, four full and two half modern baths, exquisite woodwork, and gourmet kitchen.

The former grist mill, a superb two and a half story stone structure, is one of a precious few Woodford County buildings listed on the National Historic Register. Currently utilized as the farm's office, it was once utilized as a dramatic guest house—the gears of the old mill wheel sit side by side with today's computer technology.

With a keen eye for property, Ben Walden has developed Pauls Mill into a thoroughbred nursery that is second to none. Steeped in a rich history and set in tradition, Pauls Mill has been meticulously restored—preserving its historical value by teams of stone masons and carpenters. With the addition of miles of new roads, fences, waterlines, and equine facilities, Pauls Mill is a perfect marriage of the old and the new.

Horse improvements include a renovated 22 stall foaling/broodmare barn; a 4 stall stallion barn with breeding area complete with a lounge that houses a restaurant-quality kitchen and guest suite; 3 additional renovated barns (one with an Aquaciser) with 17 additional stalls. In addition to the newly-created entrance adjacent to the stallion barn, the current owners have installed new water lines and waterers (2009-2010); newly-paved roads; and installed mostly new fencing (2009-2011).





The main residence of Pauls Mill is one of the finest examples of Federal architecture found in Kentucky, which is known for its exceptional representation of Federal homes. This classic one-and-a-half story 5-bay brick home was built circa 1812 by John Paul (for whom Pauls Mill Road is named). The façade is laid in Flemish-bond brick work with a large cut white limestone foundation. Beautifully-restored ash floors, exceptional wood work, five fireplaces, and a gourmet kitchen with a stone fireplace combine to make this one of the prettiest homes in Central Kentucky—in one of the most fantastic settings for a farm anywhere. Rarely does one find the “genuine article” of historic homes that has been restored to modern use than Pauls Mill.

**FIRST FLOOR:** Double doors enter into a central hall (8' x 20'). To the left is the **Living Room** (17' x 20') with handsome chair rail and a large mantel (beautiful starburst) flanked by generous cupboards. The original ash floors have been preserved in this and all major rooms of the home. On the other side of the hall, the **Dining Room** (19' x 20') has a large shelf-and-frame mantel with a single flanking cupboard base and crown mouldings plus chair rail, while the **Library** (16'9" x 17') has three sets of built-in bookcases, brick tile floor, brick walls, skylights, and a cozy fireplace.







The heart of the house is its grand **Kitchen** (17' x 20') with its large stone cooking fireplace (mantel from Hamburg Place) and brick tile floor. Complete with stainless steel countertops; a Wolf 60" gas range; two ovens; center island with granite counter tops; dishwasher; and ice machine.

This truly gourmet kitchen opens to the light and airy **Family Room** (18' x 29.5'). Its floors are of Kentucky Bluestone with built-in bookcases/desk, skylights, and new Pella French doors that lead to the rear patio.

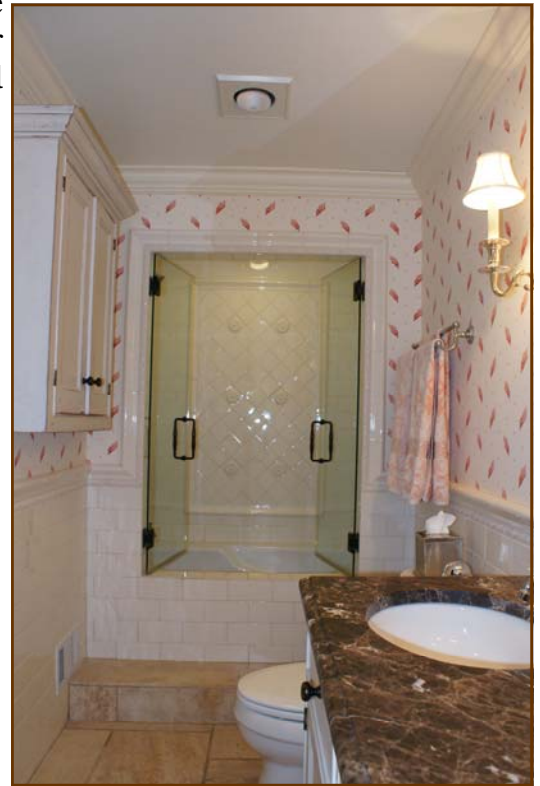




Between the kitchen and dining room is a cozy room (15.5' x 14.75') which doubles as a **Butler's Pantry** and **Breakfast Room**. The fireplace adds charm, and the floor-to-ceiling wine cooler with its adjacent built-ins add great functionality.



The **Master Suite** (17' x 29') is privately situated off the southwest corner of the home. It features his-and-her full baths—finished with imported tiles from Mexico and Italy—and a walk-in closet.



The first floor is completed with a nursery (9.5' x 11'); a powder room; and a laundry room with brick-tiled floor and half bath.

The **SECOND FLOOR** is comprised of an L-shaped landing and a bedroom (13.5' x 16.9') which enjoys a private bath. The front of the home on the second floor contains two bedrooms (11' x 17' and 11' x 19')—each with wonderful, spacious built-ins—that share a bath.



## The Mill House at Pauls Mill

As you cross Clear Creek, you discover the former grist mill—a superb two-and-a-half story stone structure with copper roof and gutters, marble steps, a large deck, and complete with central heat and air.

Built around 1795, the mill was restored in 1981 under the watchful eye of Lynn Cravens and Stanley Hensley (noted for their restoration of the Hunt-Morgan House). While maintaining the simplicity of the original interior, modern conveniences have been incorporated with great subtlety. The bath and steam room area is enclosed by a striking stained-glass wall designed by Lexington artist, Frank Close.

Today, the Mill House, one of a precious few Woodford County buildings listed on the National Historic Registry, is again the center of activity as it serves as the farm's office offering panoramic views of Clear Creek and the farm.



The gears for the old mill wheel sit side-by-side with today's computer technology. The current owners hired David T. Smith and his craftsmen to renovate and add built-in cabinetry mirroring what one would have found in any 18th and 19th century household.

Smith cabinetry includes a fully-integrated Sub-Zero refrigerator with freezer drawers and upper-level built-in cabinetry. A soapstone sink with Herbeau faucet was installed, as well as, a Sub-Zero ice machine, a solid surface cooktop and oven. One could readily envision it once again becoming a luxurious guest home—which has captured the ambiance and feeling of Kentucky's past.





## Horse and Land Improvements

When purchased by Ben and Elaine Walden in 2007, the first order of business was restoring the name “Pauls Mill”. Then, teams of stone masons and carpenters were called in to examine the oldest structures with an eye for preserving their historical value but also making them useful for the farm’s new purpose—the raising of exceptional thoroughbred horses.

Mr. Walden put forth considerable effort to renovating fields and redesigning fencing to capitalize on the property’s soils and topography. He is quoted as saying “Never in my life and on any other farm have I seen the horse happier.”



- 22 STALL BROODMARE BARN

Unique barn with a limestone wall running along the center of the barn. Renovated and enlarged to complement a structure that could well be over 100 years old. A 11’ x 19’ foaling stall is included in the stall count—additional features include a wash bay; heated tack room; heated feed room; partial hay loft; and brick pavers in most of the aisle way.





- 5 STALL STALLION BARN

Perhaps the one building that has received the most extensive renovation is the old pig barn. Now a five-star stallion barn (four stalls measure 14' x 14' and one teaser stall is 9' x 14') with lab and tack room plus an attached 26' x 37' breeding area with walled matting. The stallion barn sits close to a new entrance to the farm, providing easy access for vans, trailers, and commercial deliveries.



Adjoining the Stallion Barn is an exceptional and unique room—well known as the “Pig Room”. The recreation/lounge area measuring approximately 1,850 square feet features a restaurant-quality kitchen complete with Wolf range and commercial cooler and refrigeration. Custom poplar cabinetry and 3 custom bunk beds were made by cabinet maker Dennis Hatcher. With its guest suite—complete with bedroom, full bath, and laundry room—the “Pig Room” is truly a special place where friends and clients can come and enjoy!





- 7 STALL REHAB/LAY-UP BARN

Named the “Hope Barn”, this newly-constructed barn measures 50’ x 90’ and features an Aquacizer which is heated, has three filters, and is complete with treadmill. This barn works great for lay-ups or conditioning yearlings.



- 4 STALL PAUL BARN

Lovely historic barn with original vertical cedar posts and stone foundation—measures 30’ x 40’.

- SHOP BARN

Contains 3 stalls, 2 equipment bays, wash bay, a heated shop/tool shed, an enclosed shed plus an adjacent 10’ x 13’ building used to house saddles—which is cedar lined.



- 12’ x 14’ Board and Batten Sales Barn with poured concrete foundation.
- 17’ x 17’ Pump House with stone and concrete foundation.
- 16’ x 20’ Former Corn Crib with concrete floor and board and batten construction.
- 24’ x 98’ Equipment Storage Building with overhang.

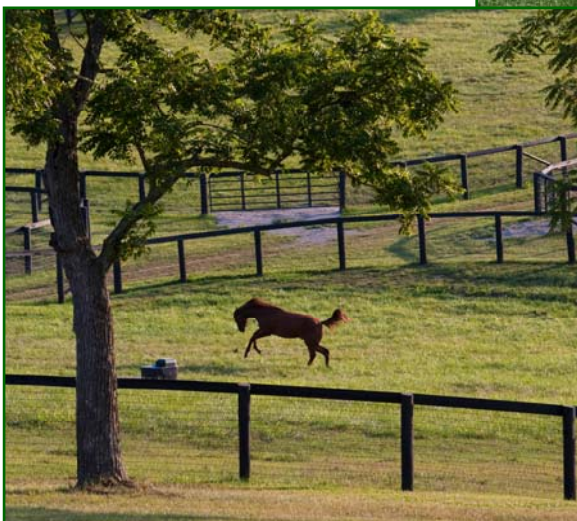
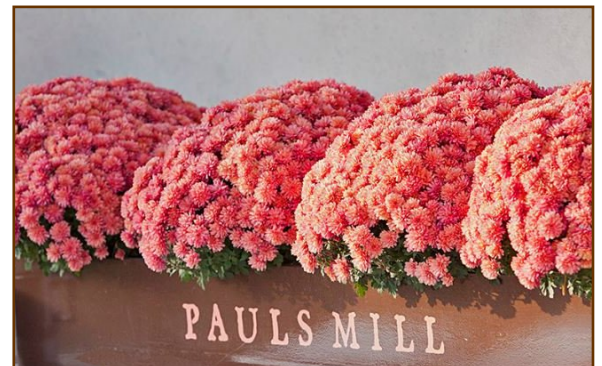
- 12’ x 24’ Run-in Shed
- 12’ x 16’ Run-in Shed
- 12’ x 24’ Run-in Shed





Additional Housing

- **Guest Home**—700 square foot brick and siding home located at the rear of the main residence. Consisting of a large 12' x 25' bedroom with wall heat pump; a living room with fireplace; full bath; and galley-style kitchen.











*Information contained herein is believed to be accurate but is not warranted*

*Offered Exclusively By*

**PRICE: \$4,250,000.**



**Agent: Bill Justice  
(859) 294-3200**

**[www.kyhorsefarms.com](http://www.kyhorsefarms.com)**

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





PAULS MILL



# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 473 Park Mill Rd. DATE: 2/12/17

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....	—	/	—
(b) Air Conditioning .....	—	/	—
(c) Plumbing/Septic .....	—	/	—
(d) Heating .....	—	/	—
(e) Pool/Hot tubs/Sauna .....	—	/	—
(f) Appliances .....	—	/	—
(g) Doors and windows .....	—	/	—
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....	—	/	—
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....	—	/	—
(c) Are you aware of any defects or problems relating to the foundation? .....	—	/	—
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	—	/	—
(b) Has the roof ever been repaired? .....	—	/	—
(c) Do you know of any problems with the roof? .....	—	/	—
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	/	X	—
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	/	—	—
(b) Has the property ever had a drainage, flooding or grading problem? .....	—	/	—
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property? .....	—	/	—
(b) Do you know the boundaries of your property? .....	—	/	—
(c) Are the boundaries of your property marked in any way? .....	—	/	—
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....	—	/	—
(e) Is there any common fencing? If yes, explain any agreement and common maintenance .....	—	/	—
(f) Any improvements shared in common with adjoining or adjacent properties? .....	—	/	—
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations.	—	/	—
<b>8. WATER</b>			
(a) Are all the improvements connected to a public water system? .....	/	—	—
(b) IF NOT, please state your water sources and explain.			
(c) Has your water system ever gone dry? If yes, explain .....	—	/	—
(d) Are you aware of any problems with your water lines and/or waterers? .....	—	/	—
(e) Is your water supply shared with anyone else? .....	—	/	—
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses? .....	—	/	—
(b) Were any auxiliary houses built before 1978? .....	/	—	—
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead in Your Home".)			
<b>10. BARNS/OUTBUILDINGS</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings? .....	—	/	—



	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Electric lines.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Natural Gas/Propane .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Telephone lines .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Septic/Field lines.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If you answered yes to any of the above, can you furnish a diagram of same?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Are you aware of any Radon test being performed on this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are you aware of any existing or threatened legal action affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any assessments other than property assessments that apply to this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Are you aware of any damage due to wood infestation? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Are you aware of any underground storage tanks? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) Are you aware of any dumps on the property, present or past? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l) Are any sink holes being used as a dump? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o) Have you ever had a soil analysis done?..... If yes, by whom and when. ....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			
<i>#5 along Creek at front of property.</i>			
_____			
_____			
_____			
_____			

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

*[Signature]*                      2/12/17    6:40 AM                      Elaine M. Wallen    2/12/17    9:40 AM  
SELLER                                      DATE                      TIME                      SELLER                                      DATE                      TIME

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

\_\_\_\_\_  
BUYER                                      DATE                      TIME                      BUYER                                      DATE                      TIME

If you have specific questions please consult an attorney.  
The Lexington-Bluegrass Association of Realtors disclaims any and all liability that may result from your use of this form.



ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT  
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 2-10-17 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 473 PAULS MILL, VERSAILLES, KY

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

\_\_\_\_\_ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or paint hazards are present in the housing. (explain):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
*Handwritten signature: Elaine Walden*

\_\_\_\_\_ (b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.  
*Handwritten signature: Elaine Walden*

Purchaser's Acknowledgment (Initial)

\_\_\_\_\_ (c) Purchaser has received copies of all information listed above

\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*

\_\_\_\_\_ (e) Purchaser has (check one below):

Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller *[Signature]* Date 2/14/17 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Seller *[Signature]* Date 2/14/17 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Agent *[Signature]* Date 2/10/17 Agent \_\_\_\_\_ Date \_\_\_\_\_