

STONEWALL FARM

262 +/- Acres

Midway Road

Woodford County, Kentucky



PRESENTED BY



www.kyhorsefarms.com

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



Strategically located in the heart of the Thoroughbred industry, Stonewall Farm is situated on 262 lush acres and adjoins Lane's End and divisions of Airdrie Stud. Stonewall Farm is as steeped in rich tradition as a Bluegrass farm can be while boasting to be one of the most highly improved, state-of-the-art horse farm on the market. Stonewall received its name from the grand old stone wall (one of only two dated in Kentucky) that graces the front of the farm.

Built in the late 1700's, this 6,525 square foot home has been totally restored with complementary additions and brick porches. An elaborate crushed brick courtyard with a fountain and walkways connect the extensive farm office to the 13 stall stallion barn—built for Champion sire Medaglia d'Oro—and the state-of-the-art breeding shed.

Ten additional barns with 121 stalls are strategically located throughout the property—all of which are recently built or refurbished. A 7 furlong track is currently in use on the farm, and there is a training division on the farm allocated for the breaking and training of young horses. Auxiliary housing consists of a 1 1/2 story log home (now a triplex), a guest house, and four employee houses.

MAIN RESIDENCE:

The rear portion of this stately home dates back to the 1790's; the one and a half story Colonial front was added in the late 1820's or early 1830's; the home was completely renovated in 2002 with additions by E. K. Gaylord, Jr., and new additions were added in 2004.

The entire roof and second floor structure were replaced and the kitchen and rec room were added. Full length brick porches now adorn the front two levels of this magnificent home. Columns and railings are from African mahogany. The original floor joists and rafters from the second floor were removed and transformed into components and cabinets for the wine cellar. The beams that flank the master bathroom barrel vault were salvaged from the original 1790's part of the house. Old ash floors showcase the first floor. All of the woodwork in the home is new, primarily maple with inlaid ebonized mahogany. Some of the doors were rebuilt from the originals. The original windows in the front were salvaged for their character, as were the sidelights of the entry. All of the original plumbing, electrical and heating were removed and replaced with new modern technology systems. There are basically two separate plumbing systems, one for the master bath and one for the rest of the house. Both systems incorporate a hot water circulating system that eliminates the wait for hot water. Four zones of HVAC were installed (natural gas for heat). The new roof is a fifty year shingle and all of the new flashing and guttering is copper.

A two level brick terrace, accessed off the family room and master bedroom, was constructed and includes a DCS grill and cooking surface plus upper and lower gas assisted fireplaces. The landscape was enhanced and paths and lighting were added to create a unique atmosphere for evening walks.



First Floor:

Entrance Hall: 12' x 34.5'. Ash floor, fireplace with gas starter, base and crown moulding.

Living Room: 18.5' x 18.5'. Ash floor, fireplace with gas starter, base and crown moulding.

Dining Room: 18.5' x 18.5'. Ash floor, fireplace with gas starter, base and crown moulding.



Office: 18' x 18.25'. Ash floor, fireplace with gas starter, maple paneling, built-in bookcases, wood tray ceiling.

Family Room: 18.5' x 26.5'. Carpet, wood burning fireplace with original log mantel, built-in bookcases, built-in audio/visual components. This room is open to the kitchen and accesses the side terraces.

Kitchen: 16.5' x 27.5'. Bleached wood floor. The kitchen is a new addition with side-by-side Sub-Zero refrigerator and freezer, two Viking Thermal conventional ovens, Viking range, bread warmer, and microwave. Marble top island for informal dining, tile counter top and back splash.



First Floor (continued):

Powder Room: Off family room with brick floor.

Master Bedroom: 18.5' x 19'. Carpet, tile fireplace with gas starter, access to side terraces.

Master Bath: Fireplace, carpet, bidet, Jacuzzi tub, limestone counter tops, limestone shower, towel warmer that is constantly warm through the benefit of circulating hot water without using any electricity.

Rec Room: 29' 9" x 33'. 10" hardwood floor, gas-burning fireplace, wet bar with ice machine, recessed lights, 2 set of French doors, ceiling projector with wall screen.

Butler's Pantry and Utility: One washer, two dryers, 10" pine floor, large countertop with double sink, large utility closet, refrigerator, toilet room, access to rear.



Lower Level:

Wine Cellar: 11' x 18'. Sand floor, sconces, components and cabinets from original hand-hewn second floor joists and rafters. Separate HVAC and humidity control. (Stairs, ceiling, and walls to basement are all brick.)

Utility Room: Washer/dryer hook-up plus two unfinished storage areas.



Second Floor:

Bedroom: 18.5' x 21'. Carpet, corner fireplace, built-ins, dormer, walk-in closet with built-ins, full ceramic tile bath with separate shower.

Bedroom: 19' x 23'. Carpet, corner fireplace, built-ins, dormer, walk-in closet with built-ins, full ceramic tile bath.

Bedroom: 23.5' x 27'. Carpet, elevated electric fireplace, window seat, beams, full ceramic tile bath, 2 walk-in closets plus cedar closet with wall air-conditioner and dehumidifier, French doors to view side gardens.



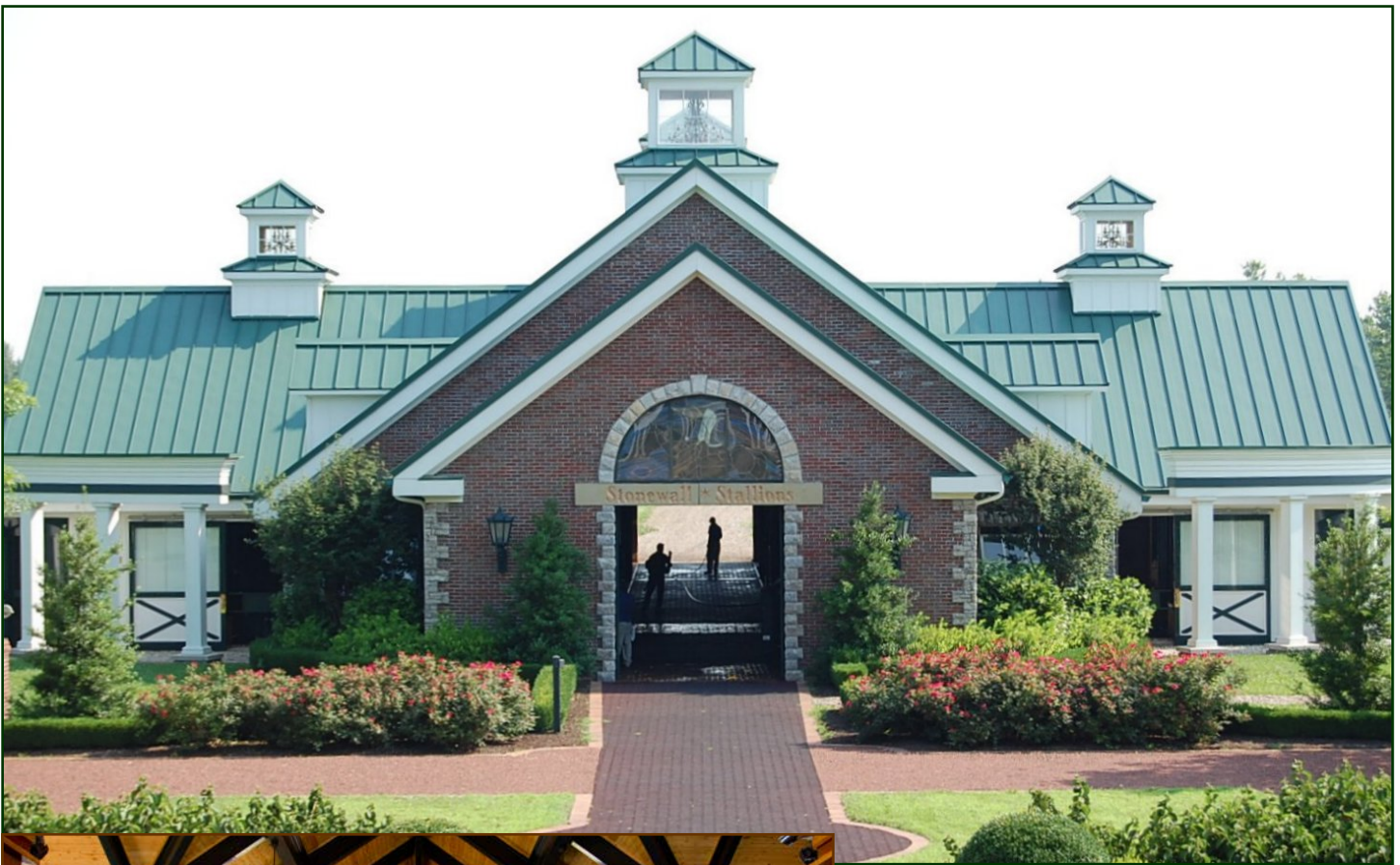
Landing: 12.5' x 27.5'. Carpet and hardwood floor, door to upper brick front porch.

Side Terraces: All brick floor and walls with built-in brick seats. Two gas assisted fireplaces, built-in DCS grill and cooking surface. Built-in niche for television.



STALLION/OFFICE COMPLEX PHOTO GALLERY





Stallion Barn

This magnificent stallion barn, built for Champion sire Medaglia d'Oro, rivals or exceeds any high-end breeding operation in Central Kentucky. An elaborate well-landscaped crushed brick courtyard and rubber paver walkways connect the stallion barn to the office and breeding shed.

13 cedar-lined stalls, vaulted multi-tier roof system, 4 cupolas with chandeliers, a 33' x 71' indoor showing area and stained glass showcases this state-of-the-art facility. Additional features include a wash bay, small office, and tack/feed room—the interior walls are custom-dyed concrete block.





Breeding Shed

State-of-the-art facility with electronic doors, large breeding area with skylights and tongue and groove vaulted ceiling, padded walls, and rubber footing. Four holding stalls, a teaser stall, mare/prep area with padded walls, plus a lab and elaborate owner's viewing area complete this excellent breeding shed.



Barn #1

Refurbished 18 stall barn with a brick façade on one end. Metal roof with 8 dormers and 2 cupolas with chandeliers. There is a wash bay, double rear metal Dutch doors, a tack room, 15' center aisle with rubber pavers, and a hay loft over the stalls.



Round Pens

There are two partially open-sided round pens which are 60' in diameter located adjacent to Barn #1, one of which contains a 6 horse walker. These round pens are separated by a brick aisle way with 2 wash bay. Each has a viewing area and a sprinkler arm.



Six Horse Exerciser

The covered exerciser is of open-sided brick and siding construction with a metal roof. It also has rubber-grid flooring which prevent the horses from creating a rut as they exercise and has rubber padded siding to keep the wood siding from being damaged.



Barn #2

This converted tobacco barn has a newer metal roof and a new brick façade similar to Barn #1. The interior has 12 "rough out" stalls (11'3" x 9'4") with automatic waterers and stall mats, a 9'2" rubber-paver center aisle, and a full loft. There are also eight new double stalls (12' x 24'), four on each side, that open to an outside shed-row.

Barn #3: 10 stall brick and wood siding barn with metal roof. Highly refurbished with wood-paneled barrel ceiling; a wash stall; double rear doors; two room office with half bath and separate entrance; paneled tack room with cabinetry; and a 14' rubber paved center aisle.



Barn #4: 16 stall barn with metal roof, eight dormers, two cupolas—each with a chandelier. Wash stall, tack and storage rooms; 14' center aisle with rubber pavers; double rear doors; and some loft hay storage.

Barn #5: Converted tobacco barn with metal roof and brick façade on one end. Contains 10 interior stalls and 6 stalls added to one enclosed side of barn. Wash stall, heat lamps, 15' center aisle with rubber pavers, a heated office with cabinetry, and feed bin.

Barn #6: This barn contains approximately 5,184 square feet and is a combination hay storage/horse barn. It is comprised of wood siding and has a metal roof, 10 stalls, and a large storage area. This barn has brick siding on two sides.

Barn #7: 10 stall relatively-new barn with brick and wood siding plus a metal roof. 15' center aisle with rubber pavers, wash stall, and a heated tack room.



Barn #8: 6 stall foaling barn—relatively new. Two foaling stalls measure 13.5' x 21'; metal roof; heated tack room; wash stall; center aisle with rubber pavers; heat lamps; and an insect spray system.

Barn #9: 8 stall relatively-new barn. Double rear doors; wash stall; 14' center aisle with rubber pavers; and tack room.



Weanling and Yearling Training Centers

Two open-sided structures with brick siding and a metal roof. One has a 6 horse walker; the other a round pen—both with rubber footing and adjacent to horse barns.

In conjunction with the training center, the farm has a 7 furlong training track that is currently being utilized.



Office

The remodeled farm office comprising approximately 5,500 square feet whose interior has been refurbished with the highest quality materials. The exterior includes a portico and covered brick walkway and patio. Ample visitor parking is provided in the front with the rear area providing employee parking. The first floor consists of 7 offices, a bath and a half, and small kitchen. The upstairs contains 2 offices, a half bath, and mechanical/storage room. Brick sidewalks, a fountain, and mature landscaping add to its charm.



Additional Improvements

- 50' x 64' concrete block shop with 4 sets of overhead doors on each side.
- 24' x 80' open equipment shed with 13' overhang.
- Two 16' x 24' run-in sheds with brick and metal siding.
- 6 horse (brick, stone, and wood) covered exerciser adjacent to the stallion barn.
- Over 3,000 feet of stone fencing along the frontage.
- Three elaborate stone entrances with automatic gates.
- Large pond with five fountains.
- Wireless internet tower.
- Guard house with brick siding and stone corners.



Additional Employee Housing

- **Log cabin** with approximately 3,500 square feet has been converted into a triplex.
- **Four employee houses** located on one section of the farm.
- **Refurbished guest house** located at the rear of the main residence.

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

Offered Exclusively By



PRICE: \$9,250,000.

Agent: Bill Justice
(859) 294-3200

www.kyhorsefarms.com



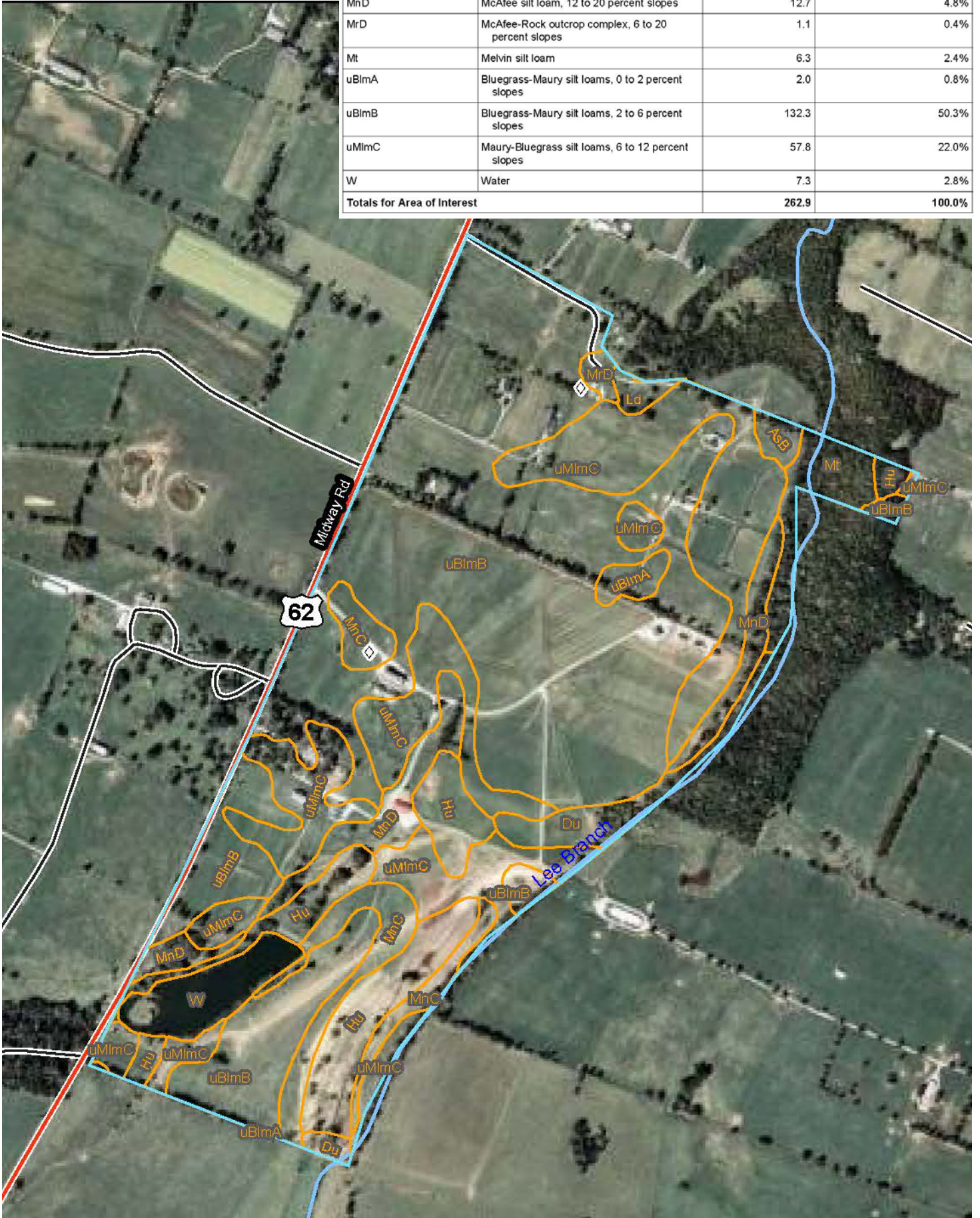
MIDWAY ROAD

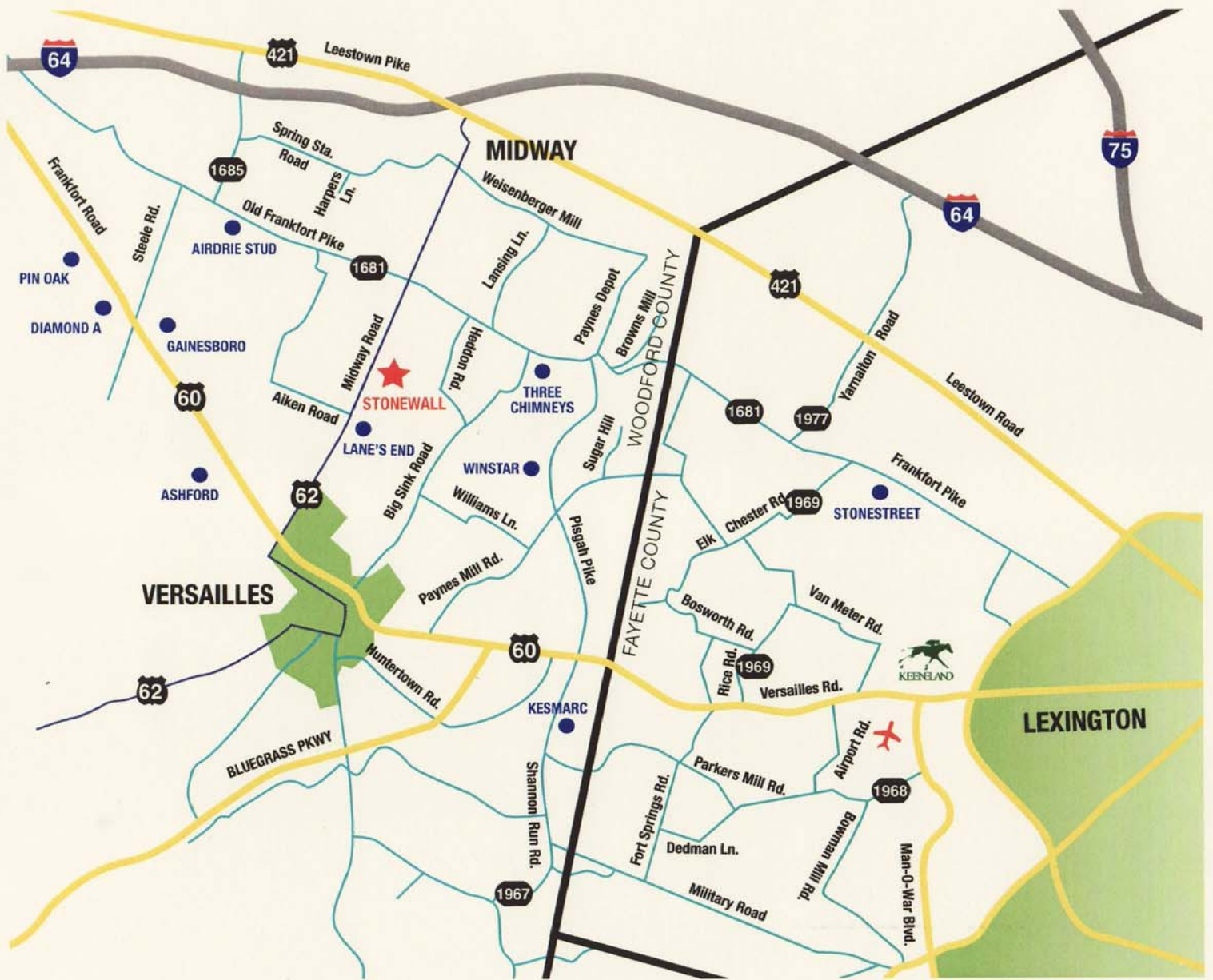
© 2012 Google

GO

38°06'33.52" N 84°42'29.20" W elev 890 ft

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Ashton silt loam, 2 to 6 percent slopes	1.5	0.6%
Du	Dunning silty clay loam	6.8	2.6%
Hu	Huntington silt loam	21.1	8.0%
Ld	Lindside silt loam	1.3	0.5%
MnC	McAfee silt loam, 6 to 12 percent slopes	12.7	4.8%
MnD	McAfee silt loam, 12 to 20 percent slopes	12.7	4.8%
MrD	McAfee-Rock outcrop complex, 6 to 20 percent slopes	1.1	0.4%
Mt	Melvin silt loam	6.3	2.4%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	2.0	0.8%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	132.3	50.3%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	57.8	22.0%
W	Water	7.3	2.8%
Totals for Area of Interest		262.9	100.0%





HISTORY



Stonewall Farm is as rich in tradition as a Bluegrass farm can be. The rear portion of the home dates to the 1790's, the addition of the one and a half story colonial front was added in the late 1820's or early 1830's. The home was completely renovated in 2002 with additions and the most modern use of materials available. The residence was built by Captain Shouse who passed the farm to Chapman Coleman, who sold the farm to Warren Viley. Mr. Viley raised many famous race horses including LEXINGTON, KING ALFONSO (Sire of FOXHALL) and CAPITOLA to name a few. The farm received its name from the grand old stone wall which is one of the finest in Kentucky. Built by Irishman, John Kearney, it is one of only two dated walls in Kentucky. The wall was built of large quarry stone, in contrast to the usual field stone construction. It has a two and one half foot foundation, three feet wide at the bottom graduating to eighteen inches at the top. The house and grounds were the scene of gracious hospitality and the site of many noted political gatherings during the period preceding and following the Civil War. Notables such as Vice President John C. Breckinridge, James B. Beck and J.C.S. Blackburn were featured at these gatherings. One of the final "barbecues" was held in 1897 for Senator Henry Martin, where about 7,000 people gathered on the lawn to hear speeches and enjoy a famous Woodford County barbecue. In 1925, the farm was sold to James Starks, then Robert Thompson, then Mereworth Corporation. Mr. and Mrs. Edgar Kitchen purchased the farm in 1968 and sold it to the Gaylords in 2001. Mrs. Audrey Haisfield purchased the farm in 2004, added land, built the stallion barn and breeding shed, renovated the farm office, added the newer barns, refurbished the older barns, and installed the 7 furlong training track.