

THE MARYLOU WHITNEY FARM

3521 Bryan Station Road

72 + Acres

Lexington, Fayette County, Kentucky



PRESENTED BY



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A ONCE IN A GENERATION OPPORTUNITY

Synonymous with the best thoroughbred racing and breeding in the world and combined with generations of great wealth, power, and philanthropy, the Marylou Whitney Farm is crowned Maple Hill—a special place with a unique history. This 72 acre estate, with the Elkhorn Creek meandering through it, is bordered by historic Gainesway Farm.



C.V. Whitney purchased this parcel in 1951 and rented the house for 7 years. He married Marylou in 1958 and challenged her to make Maple Hill their home. It was, as she first saw it, a dilapidated red brick farm house flanked by chicken coops and pig pens. Three years and two months later, what emerged through Marylou's imagination was a Kentucky farm house, its façade now Federal, white instead of red, and housing an 18th century library from a French chateau. Making extensive changes inside and out, she added a four bedroom, two bath children's wing and constructed the glass-topped Romanesque atrium housing an Olympic-sized swimming pool. She constructed an art studio on the site of the former smoke house which overlooks the Elkhorn Creek. She renovated the two-story brick guest house and installed the formal rose gardens. Adding to its charm, she bought and rebuilt Daniel Boone's wife Rebecca's log cabin which is now the farm's chapel. The main residence today consists of approximately 8,400 square feet of a warm and gracious living area. Geothermal heating and air have been installed in addition to its gas-fired furnace and whole house generator.

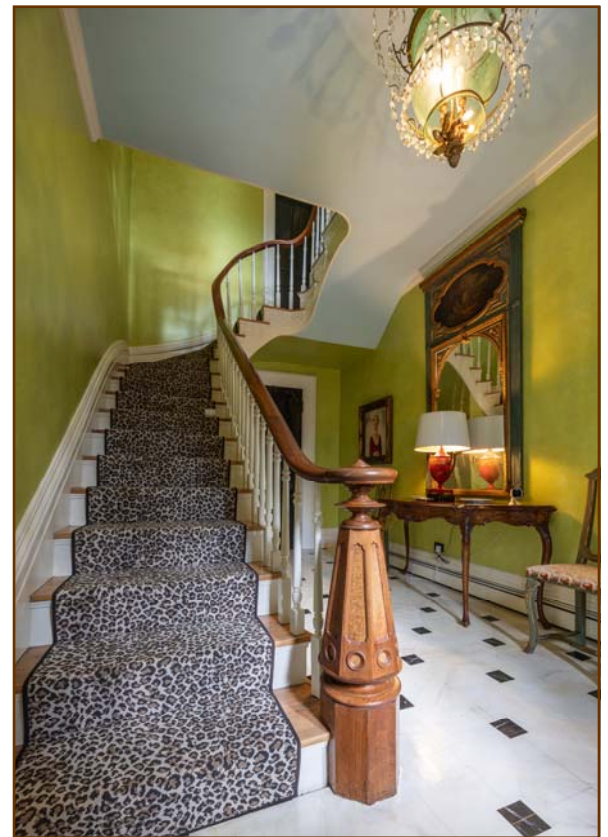
Straight out of a storybook the Whitney House unveils itself elegantly, surrounded by bucolic Maples, lavish rose gardens and winding brick paths. The pristine white Federal-style façade, designed by George Headley brother-in-law of C.V. Whitney and founder of the Headley Whitney Museum, is flanked by new windows accented with dark green shutters. A gracious 4 step rise to the porch, recently replaced with tasteful weather proof material leads to the generous entryway.

Adjacent to the main residence is a four-car detached garage, a bicycle garage, and former staff quarters—now offices consisting of three rooms, an eat-in kitchen, and three full baths. The farm also includes a 1,950 square foot manager's home with a two-car detached garage and contains a 10-stall horse barn with a shop, office, and feed room plus a 6-stall horse barn, and two equipment sheds.



FIRST FLOOR

Just inside the custom matching doors a cheerful hall greets guests with a winding stairway anchored with a cherry-wood newel post. A whimsical chandelier overhead casts a glow on the painted parquet floors. And a powder room with a Sherle Wagner sink is neatly tucked in beneath the stairway.



The sky-blue ceiling and charming lime-green color scheme flows into the living room, which was recently redecorated by Matthew Carter. New floor to ceiling windows in the parlor area, which was added to the home circa 1841, seamlessly blend the view of the Elkhorn Creek meandering through the lush green pastures below.



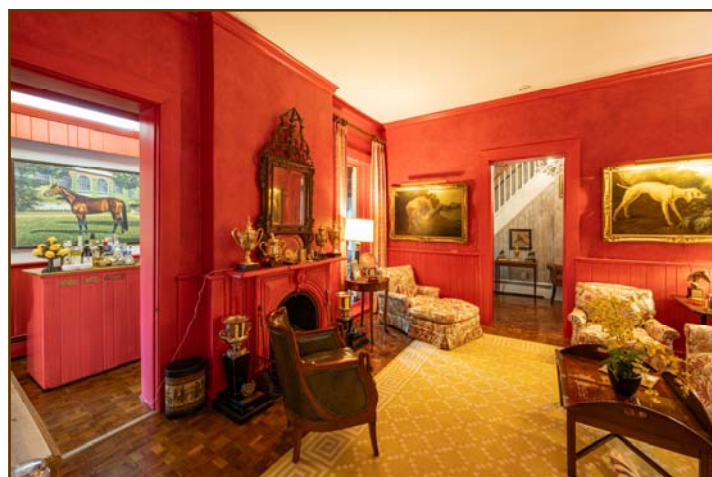
One step down and through the double doors the original portion of the home is revealed. And fittingly it is a trophy room, a tribute to the history and success of the Whitney Stables. From his father Harry Payne Whitney in 1930, C.V. "Sonny" Whitney inherited the breeding farm and racing stable which included eventual Hall of Fame inductees Equipoise and Top Flight. "Sonny", in his own right, bred 176 stakes winners including five champions. He was also honored with the Special Eclipse Award in 1984 as was Marylou in 2010.



Adjacent to the trophy room is the warm and elegant library. The addition to the home was made by Sonny and Marylou to accommodate the dimensions of the exquisite and detailed paneling from the room of an 18th century French Chateau. The enclave includes a fireplace and parquet floor.



The parquet floor of the trophy room also continues into a cozy space serving as a wet bar. With a sink, refrigerator, wine cooler, built-ins and a bar top, cocktails can be crafted and carried directly into the adjacent sun porch.



The sun porch is enclosed with seven windows and hand-painted in a peach and white lattice pattern. The floors are white birch and a door leads to a brick walkway at the back of the home.



To the other side of the Trophy Room is the central hall of the original House. The hand-painted walls have the appearance of wood grain and the hardwood floors harken back to early America. Stairs lead up to the back of the second floor and a staircase below to the basement.



The dinner porch is adjacent and adorned in horse prints and fox hunting scenes. An outside door leads to a large brick patio.

The Egyptian Room, with its hand carved inlays purchased from an auction house, is completed with additional hand carved woodwork in the same theme.

Grandma's room is an airy guest suite at the back of the house with hardwood floors, a full bath, and a private entrance. This space was used as the kitchen in the early days of the home.



Continuing in a clockwise fashion the back-hall leads to a spacious butler's pantry with ample storage space for crystal and china.

The wall-cabinets extend to the nearly 11-foot ceiling. The butler's pantry opens to the formal dining room, located at the front of the house.



The dining room, as well as the living room were added circa 1842. With parquet floors, paneled insets, crown molding and nearly 11-foot ceilings, the space speaks to the elegance of a Whitney home. The original exterior door lends fresh air in springtime, and a fireplace brings warmth in the winter months.



The fireplace mantel was a legacy of Sarah Rogers who, with her husband John, built the original, now internal, rooms of the house in 1794. The James River mantel stood in one of the original parlors and in c.1842 Willis and Harriette Muir added the formal dining room and installed the mantel in its current location.

Beyond the Butler's Pantry is the kitchen and family dining area which comprises the lower level of the wing added by the Whitneys in the late 1950's. The kitchen features a Southbend gas stove, grill and oven, double sinks and a butcher block island. Hardwood floors, paneled walls, wood cabinets and an eat-on island give the area a warm family feel. A second butler's pantry is tucked in behind, with an additional prep area with sink.



The family dining area has a jubilant feel accented by the home's sole wood-burning fireplace and wonderful views of the back of the farm. The paneled walls and wood floors continue the theme of the kitchen, and three locked china cabinets provide ample storage.



Beyond the family room is the Garden Room, with views of the Rose Garden. Hand painted kelly-green and white walls create a bucolic feel to what now is a formal breakfast room. An ornate Murano chandelier of pale-green and rose glass hovers in the center of the room and a full bath accented by white tiles is adjacent.

SECOND FLOOR

Up the front stairway are the dual primary suites.

The larger room to the north is carpeted and complemented by an updated full bath with tile floor, tile shower and closet.

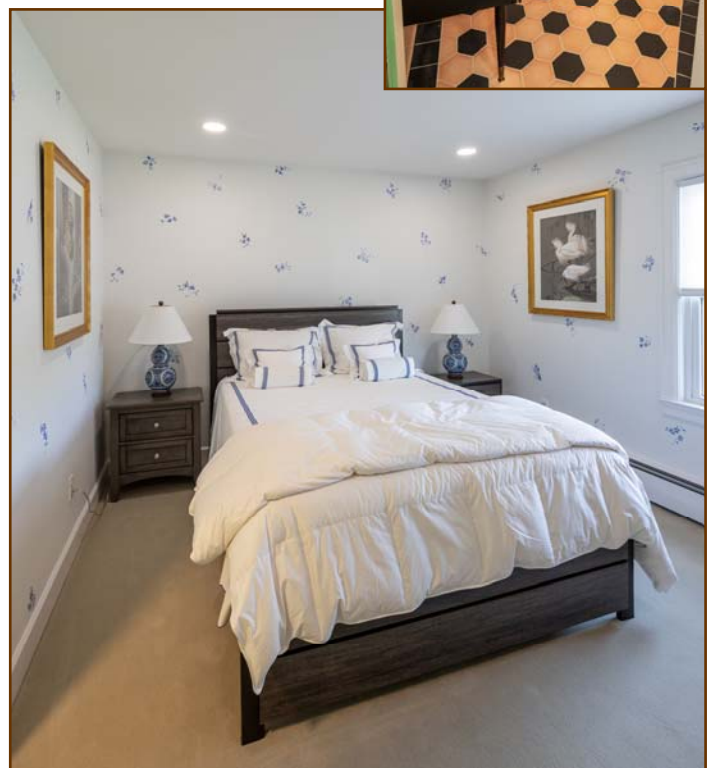
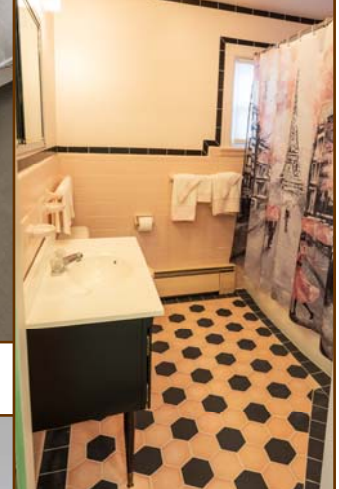
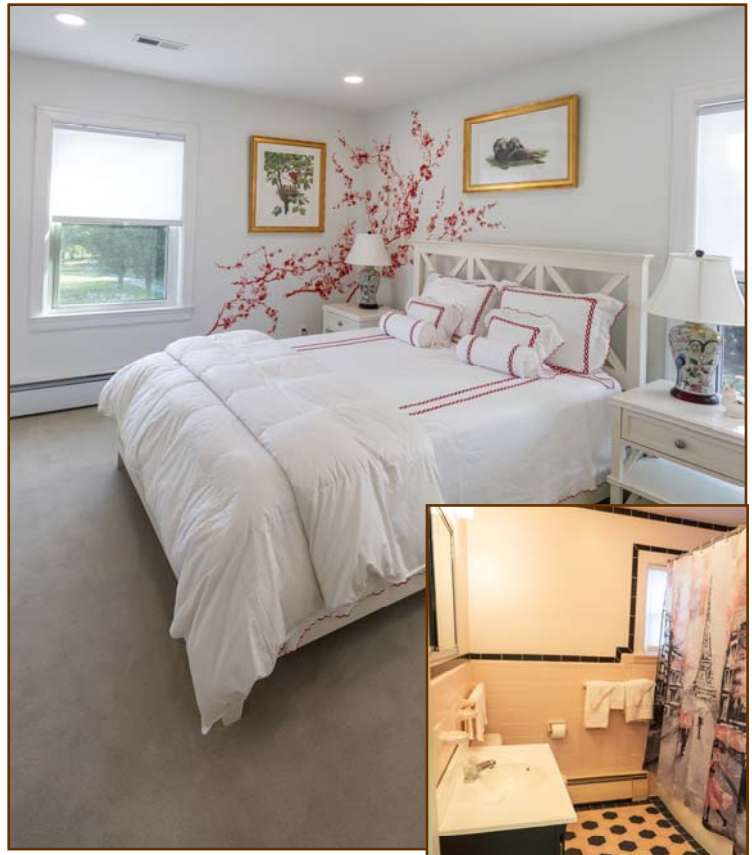


The suite to the south has its own sitting room with hardwood floors, crown molding, a fireplace, and two walk-in closets.

Beyond this room is a large bedroom with full bath, linen closet, and large walk-in closet.



A central back hall adjoins the bedrooms and leads to the Children's Wing. The bright and airy wing is comprised of four carpeted bedrooms each uniquely hand-painted and each including a walk-in closet. Two full bathrooms divide the wing and include hand-painted floors that resemble early 1900's tile. A nearby stairway leads down to the family kitchen.



BASEMENT

- 36' x 13' playroom
- Hardwood floor
- Fireplace
- Full bath
- Stairs up to kitchen
- 2 exterior entrances
- 2 interior entrances
- Laundry room
- Mechanical room
- Storage rooms



The **POOL HOUSE** is the stuff of legends as Sonny and Marylou hosted their annual Derby Eve parties in its Romanesque atrium. Celebrities, movie stars, millionaires, and politicians the likes of Ginger Rogers, Gregory Peck, Ronald and Nancy Reagan, Henry Kissinger, Walter Cronkite, and Princess Margaret attended the themed soirees where a bridge covered in tables with white linens spanned the pool for VIP seating.

As live music played life-size swans made of flowers floated in the pool and a tent and parquet floors covered the tennis court behind for dancing until dawn. Palm readers even entertained the guests with their mystical prognostications.

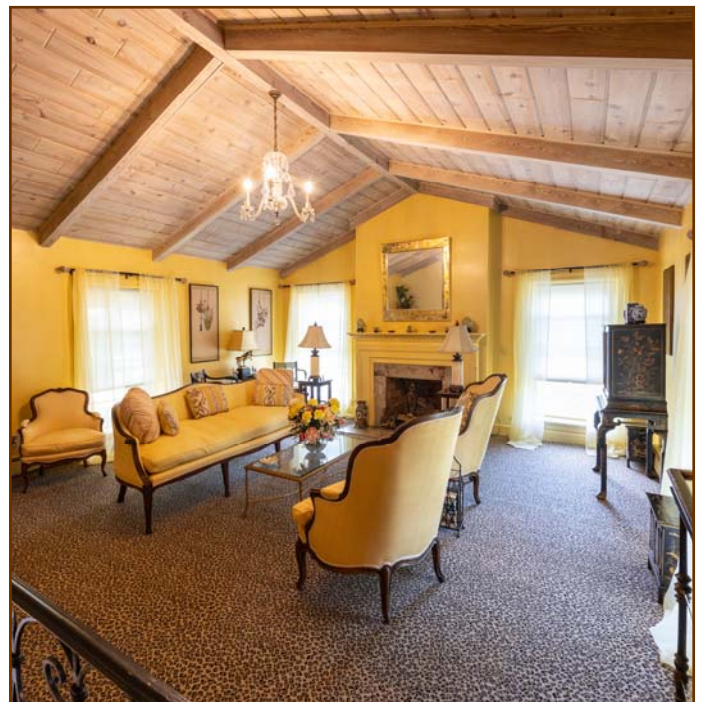


The Olympic-size swimming pool, with a center depth of 12', is surrounded by terrazzo floor with a vaulted ceiling and glass-tiled roof. The entertaining space was complete with six sets of French doors, palms, and other tropical plants, a kitchen, lounge, and his and her changing rooms with showers.



GUEST RESIDENCE

- 2 story brick circa 1794 with 1,680 SF
- Kitchenette with stackable washer/dryer
- Main floor bedroom suite with full bath, hardwood floors and two sets of French doors to patio
- Second floor bedroom with full bath
- Second floor living room with vaulted ceiling and fireplace
- Brick patio overlooking Elkhorn Creek

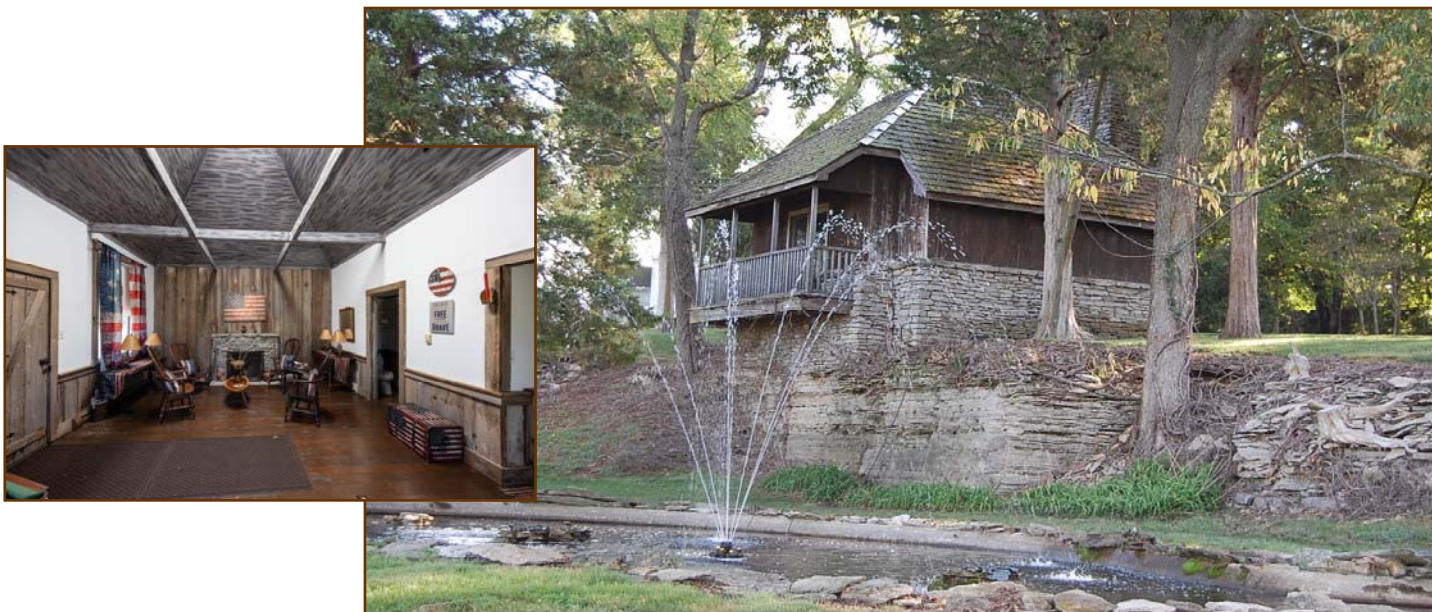


CHAPEL

- 16' x 20'
- Built circa 1802
- Originally built and owned by Mrs. Daniel Boone "Rebecca"
- Dismantled and moved to Whitney Farm from Clark County in 1979
- Now serves as the farm's chapel
- Wood shake roof
- Stone foundation
- Stone fireplace



STUDIO



- Designed by George Headley and constructed in 1970
- Site of former smoke house
- Wood siding
- Wood shake roof

- Side porch
- Vaulted ceiling
- Sky light
- Dry-laid stone fireplace
- Full bath
- Stone flower box

Adjacent to rear of main residence and pool house

- 1,920 SF concrete block 4-car detached garage with paint and storage rooms.
- 12' x 22' concrete block barn bicycle garage with HVAC.
- 1,160 SF office/former staff quarters with 3 rooms, 3 full baths, plus kitchen/living room.

MANAGER'S HOUSE

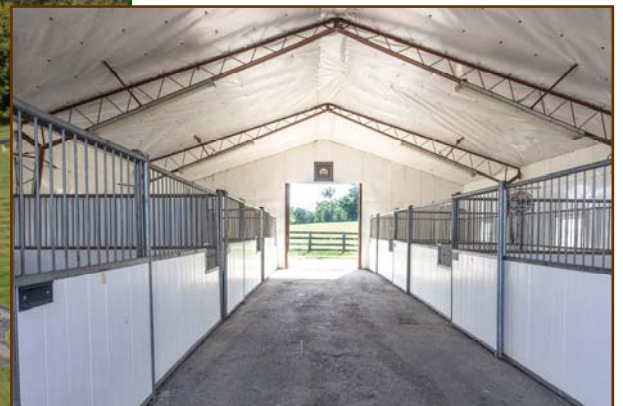
- 3 bedrooms
- 2 baths
- Den/kitchen
- Living room
- Sunroom
- Laundry
- 2 heat pumps
- Front and rear porches
- Detached 2-car garage





HORSE IMPROVEMENTS

- 60' x 80' 10-stall metal horse barn with insulated vaulted ceiling; portable stalls measure 12' x 12'; 15' x 20' office; 16' x 20' shop/equipment storage with overhead door; laundry and half bath.
- 40' x 48' 6-stall metal horse barn; stalls measure 12' x 12'; insulated ceiling; two open bays.
- 26' x 42' 3-bay equipment shed.
- 24' x 60' 5-bay equipment shed.
- Small run-in shed.







The Marylou Whitney Farm is a tribute to an elegant horsewoman's life, well lived. The home is happy and whimsical in places, full of beauty with an undeniable sense of fun! A dollhouse model of the home even resides at the Headley-Whitney Museum. Yet its history and pristine grandeur demands that its occupants aspire to a higher level.

An American flag waves from the front portico of the house, symbolizing the sense of Americana that graces the property. With a fireplace mantel brought from Virginia by wagon train, to Mrs. Daniel Boone's cabin and remnants of the Underground Railroad, the farm is alive with history. And homage is paid throughout the home and landscape to the Thoroughbred horse.

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

Offered Exclusively By

PRICE: \$6,125,000.



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WHITNEY FARM - A CONDENSED HISTORY

1784 - Elizabeth and Joseph Hale Rogers traded their Culpeper County, VA plantation for this land. Named it Maple Hill. The house was a spacious party log, partly frame house. Logs of this home, originally from timbers of the old fort, eventually became ceiling beams in the cellar of the brick main residence.

1794 - Son John Rogers built the original brick structures (main house and eventual guest house) for his wife Sarah and their young family. They were originally single-story structures.

1800 - The main residence became 2-stories.

1804 - 3 rooms added (remained as such for 35 years).

September 2, 1841 - Willis and Harriette Tomas Muir purchased the home (family owned until 1926). It was expanded bringing front facade closer to Bryan Station, added main stairway, added third parlor with bay window overlooking the Elkhorn, a formal dining room, added 2 bedrooms and a sitting room upstairs.

1842 - Elizabeth Webster (wife of Lawson G. Webster and daughter of Willis Muir - from a previous marriage) gave birth to daughter Laura Webster but died soon after. Elizabeth is buried on the property near the front rose gardens; she was 18.

1872 - After the Civil War the elder Muir's were gone and William and his wife Mary Kenney moved in. She took away the Georgian look, gave the home a "Victorian" look, added a rainwater-collection system and pump, and added the long single story front porch.

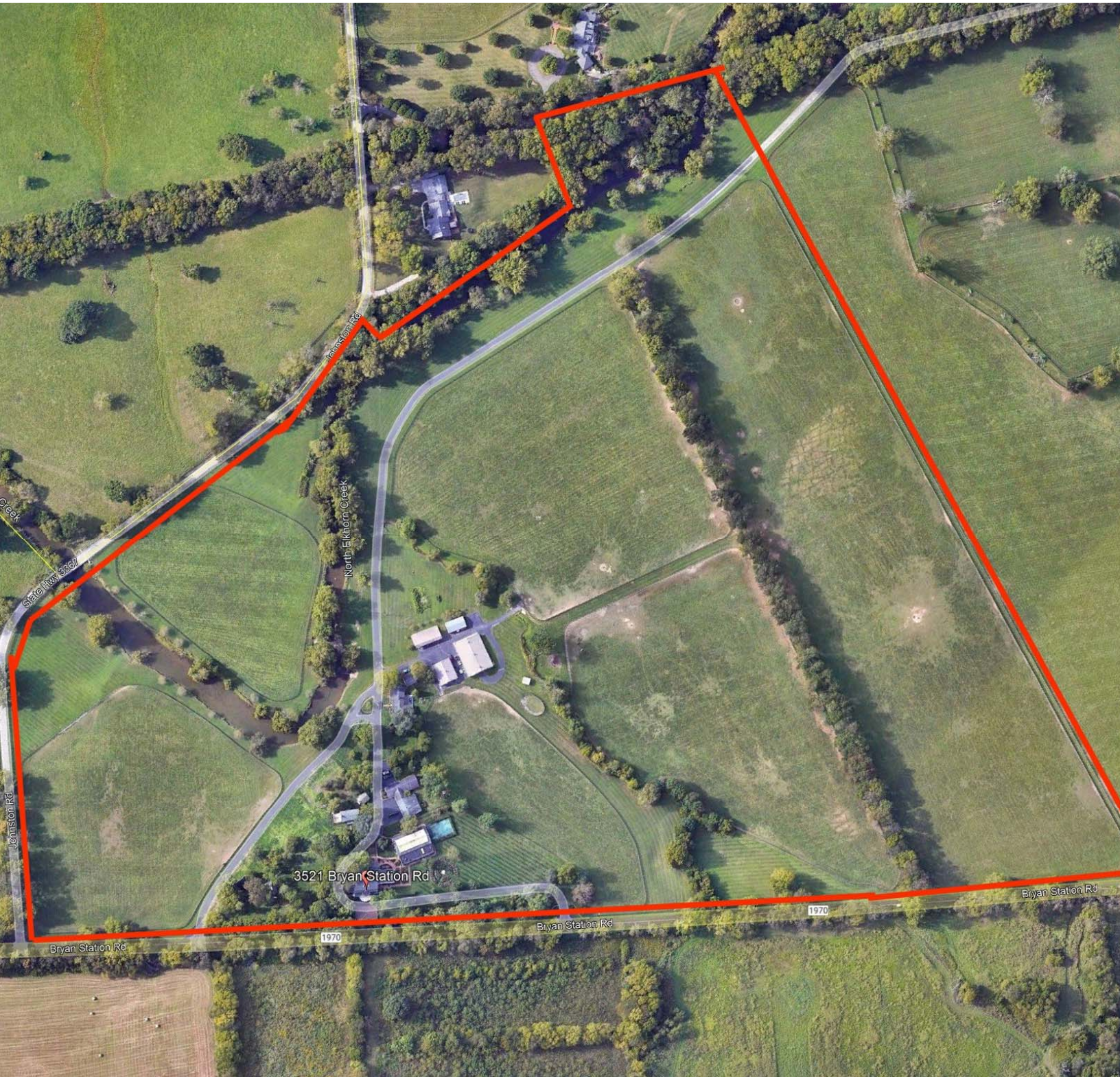
1926 - Marshalls purchased.

1931 - Joe and Bliss McDowell purchased the home, returned it to the simpler style it had been, revamped the gardens, added a furnace, central heating system, and 3 bathrooms.

1945 - sold to Sandusky- who did nothing to the property.

1951 - C.V. Whitney purchased the home with its 200 acres. The CV Whitney farm next door now became a perfect square of exactly 1,000 acres.

And the rest is history...



3521 Bryan Station Rd

1970

1970

North Elkhorn Creek

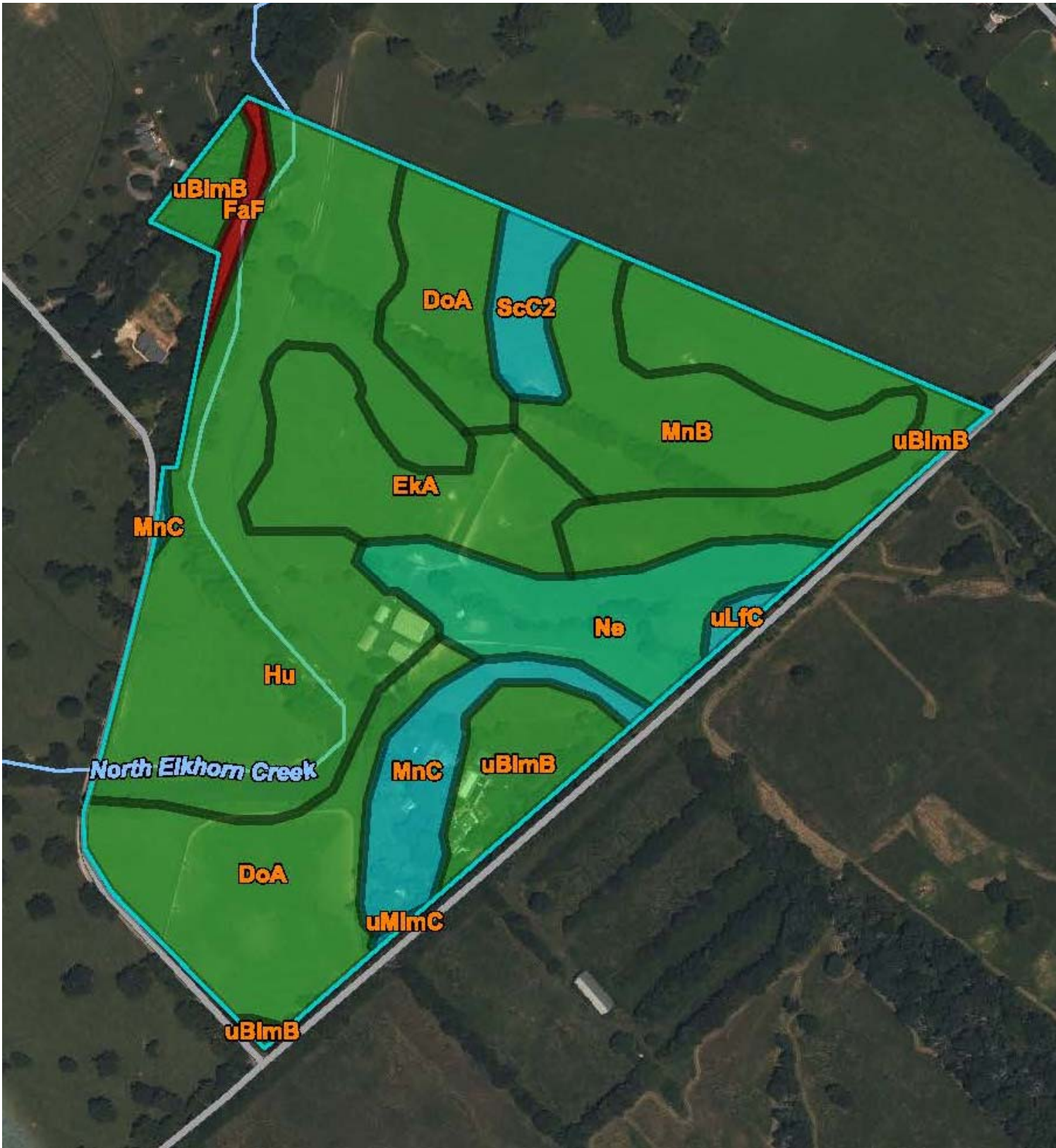
State Hwy 3367

Johnson Rd

Bryan Station Rd

Bryan Station Rd

Bryan Station Rd



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DoA	Donerail silt loam, 0 to 2 percent slopes	All areas are prime farmland	12.0	17.2%
EkA	Elk silt loam, 0 to 2 percent slopes	All areas are prime farmland	6.3	9.0%
FaF	Fairmount very rocky silty clay loam, 20 to 50 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	0.7	1.1%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	20.2	28.8%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	7.3	10.4%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.7	5.3%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	6.2	8.8%
ScC2	Salvisa silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.8	2.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	11.4	16.3%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.4	0.5%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	0.1	0.1%
Totals for Area of Interest			70.1	100.0%