



JIM HALFHILL, SR.
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ABSOLUTE AUCTION

687 Kidds Mill Road Versailles, KY • 45 Acres +/-

The Thomas Lyne Historic Home

DATE OF SALE: SAT., SEPT. 20TH AT 10:00AM

Meticulously restored Federal-style brick home, circa 1815, situated on 45 +/- acres of lush

Bluegrass land! You'll be awestruck by the exquisite hand carved woodwork and faux painting throughout the house. This amazing home will make you feel like you have gone back in time 200 years! Featured on both the National Register of Historic Places and the Kentucky Historic Register.

There's an exquisite mix of rolling pasture, scattered woods and meticulously maintained gardens. Guest cottage with bath and kitchenette and an 8-bent Tobacco Barn. This property could be used as a horse farm or have your own private family estate. This is a MUST SEE!!



**LIVE ON-SITE AND
LIVE ONLINE BIDDING
AVAILABLE**

PUBLIC PREVIEWS: Sun. Sept. 7th and Sun. Sept. 14th from 2:00 - 4:00PM

www.HalfhillAuctions.com

Visit our website for detailed information, auction terms & conditions, and additional pictures



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Consumer Detail 2 Column Report

Listings as of 08/28/14 at 10:56am

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Active 08/19/14	Listing # 1416388	687 Kidds Mill Rd Versailles, KY 40383	Listing Price: \$1,100,000
County: Woodford			



Prop Type	Residential	Prop Subtype(s)	Single Family
Area	Woodford County	Subdivision	Rural
Beds	3	Sq Ft (approx)	4100
Baths (FH)	2 (2 0)		
Year Built	1825	Lot Sq Ft (approx)	1981544
Tax ID	44-0000-012-00	Lot Acres (approx)	45.4900
Lot Ac			

School District	Woodford County	ELEM	Southside	MIDL	Woodford Co	HIGH	Woodford Co
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Directions From Lexington - Harrodsburg Rd to RIGHT on Military Pike, continue on Delaney Ferry, at 3-way Stop LEFT on Woods Rd. RIGHT on 169, LEFT on Kidds Mill Rd, property about 2 miles down road.

Marketing Remarks ABSOLUTE AUCTION: This property is to be sold at auction on Saturday, September 20, 2014 at 10:00 AM live onsite and live online with no minimum bid. The list price reflects suggested value. Pre-auction offers considered. Terms of sale: As Is/non-contingent/10% earnest money deposit/30 day settlement/10% buyer's premium added to all offers. This home is truly like going back 200 years into history. Within the 45 acres, there's an exquisite mix of rolling pasture, scattered woods and meticulously lush maintained gardens. Guest cottage with bath and kitchenette. Ideal location for a Bed & Breakfast, wedding receptions, and garden tours.

Finished Total	4100	Tax District	01
Foyer - 1st	#1	Living Room - 1st	#1
Dining Room - 1st	#1	Kitchen - 1st	#1
Family Room - 1st	#1	Utility Room - 1st	#1
Bedrooms - 2nd	#3	Full Bath - 1st	#1
Full Bath - 2nd	#1	Location Description	Horses Permitted
Type/Style	2 Story	Construction	Brick Veneer
Basement	Partial, Unfinished	Garage	No
Foundation	Stone	Fireplaces	Masonry, Gas Logs, Ventless, Family Room, Living Room, Dining Room, Kitchen
Dining Facilities	Formal Dining Room, Eat In Kitchen	Air Conditioning	Electric, Heat Pump
Heating	Baseboard Electric, Hot Water	Fuel	Electric
Water Heater	Electric	Attic	Partially Floored, Storage Only
Flooring	Hardwood	Appliances	Range, Surface Unit, Dishwasher, Refrigerator
Interior Features	Window Treatments, Whirlpool, Washer-Dryer Hook-up	Exterior Features	Storm Windows, Window Screens, Wood Fence, Trees, Circular Drive, Storage Shed
Water	City	Sewer	Septic System

Presented By: Jim Halfhill Sr

Rector Hayden, Realtors



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