

Absolute Auction

Central Kentucky Premier Living on 94 Acres

Thursday, July 13th

at 12:00 Noon



Highland Farms Estate

2001 Winchester Road, Paris, Kentucky

****Shown By Appointment Only to
Qualified Bidders****



Halfhill
AUCTION GROUP

**RIDDELL
SMITH
GROUP**

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www.HalfhillAuctions.com




Property Summary

94[±] ACRES Georgian style home

- 3-Story Georgian style home (completed in 1999)
 - 28,000 ± SF (finished) | 7,350 ± SF unfinished in Bsmt
 - 12 Bedrooms, 13 Full & 5 Half Baths
 - 5,000 SF Guest Wing (included in total SF)
 - 3 Kitchens in main home, 2 kitchens in apartments
 - Garage Apartments (Two apartments-2 BR, &1 BA each)
 - Inground Pool (Indoor pool with desert air system)
 - Elevators (2)
 - Master Suite has a spacious sitting room, lavish bathroom, spacious cedar lined closets, and it's own laundry room
-
- 94 ± Acres
 - Rolling Hills
 - Open Pasture
 - Stone Bridge
 - Creek runs through property

Nearby Horse Farms

- * **Claiborne Farm**
- * **Rosecrest Farms**
- * **Kilflynn Farms (adjacent)**
- * **Stone Farm**
- * **Siena Farm**

Active 12/15/16		Listing # 1626658	2001 Winchester Rd, Paris, KY 40361		Listing Price: \$9,950,000
		County: Bourbon			
		Property Type	Residential	Property Subtype	Single Family
		Area	Bourbon County	Subdivision	Rural
		Beds	12	Sq Ft (approx)	28043
		Baths	18 (13 5)		
		Year Built	1999	Lot Sq Ft (approx)	4094640
		Tax ID	038-00-00-005.01	Lot Acres (approx)	94.0000
School District	Bourbon County	ELEM N Middletown	MIDL Bourbon Co	HIGH Bourbon Co	INTD Not Applicable
Directions	From Lexington take Paris Pike to Paris, KY, right on Winchester Rd. (627) for 5.4 miles, Highland Farms Estate is on the left.				
Marketing Remarks	ABSOLUTE AUCTION: This property to be sold at ABSOLUTE AUCTION on Thursday, July 13, 2017 at 12:00 PM with no minimum bid or reserve. SALE TERMS: 10% down/30 settlement/Non-Contingent. For complete terms and conditions contact auctioneer Jim Halfhill, Sr., Principal Auctioneer. The crown jewel in the middle of thoroughbred horse farm royalty - Highland Farms Estate. This world-class home is located within a 3-mile radius of where many classic winners and champions were raised. The 3-story Georgian style mansion has over 28,000 sq. ft. with 12 bedrooms, 13 full and 5 half baths. The all-natural interior has Kentucky limestone walls, stone and granite fireplaces, beautiful cherry wood floors, and crown molding throughout. An open floor plan and large windows allow for gorgeous views from every room.				
Finished 1st Floor	13802	Finished 2nd Floor	11716		
Finished 3rd Floor	1755	Finished Below	770		
Finished Total	28043	Unfinished Below	7350		
Unfinished Total	7350	Foyer - 1st	#2		
Living Room - 1st	#2	Dining Room - 1st	#2		
Kitchen - 1st	#3	Kitchen - 2nd	#2 (2 kitchens in guest apartments)		
Family Room - 1st	#2	Great Room - 2nd	#1 (Also used as a conference/meeting room)		
Den - 1st	#1 (Library room)	Rec. Room - 1st	#1 (With kitchen and stairs to 2nd floor)		
Bonus Room - 1st	#2	Bonus Room - 2nd	#1		
Bonus Room - 3rd	#1	Utility Room - Lower	#1		
Utility Room - 2nd	#4	Master Bed. - 2nd	#2		
Bedrooms - 1st	#1	Bedrooms - 2nd	#9		
Full Bath - Lower	#1	Full Bath - 1st	#3		
Full Bath - 2nd	#9	Half Bath - Lower	#1		
Half Bath - 1st	#3	Half Bath - 3rd	#1		
Home Office - 1st	#2	Lot Dimensions	274.86 Acres		
Location Description	Secluded Lot, Underground Utility, Horses Permitted		Type/Style	3 Story	
Construction	Stone (Clays Ferry Limestone)		Basement Type	Full, Partially Finished, Walk Up (2 walk up exits from basement)	
Garage	Yes		Garage/Carport Type	4 Car + Garages (6-car oversized garage)	
Foundation	Poured Concrete		Fireplaces	Masonry (Stone and Granite Fireplaces), Family Room, Living Room, Great Room, Dining Room, Master Bedroom, Outdoor	
Dining Facilities	Formal Dining Room (2 dining rooms, 1 in mother-in-law wing), Dining Area, Eat In Kitchen (in mother-in-law wing of home), Kitchen Bar, Breakfast Room		Air Conditioning	Geo-Thermal	
Heating	Geo-Thermal		Fuel	Electric, Propane Tank Owned (Heats pool, kitchen stove, fireplaces)	
Water Heater	Electric		Attic	Permanent Stairs, Pull Down Stairs (in guest apartments), Floored, Finished	
Roof	Slate (Extra thick slate, from Vermont)		Flooring	Hardwood, Tile (Heated floors), Slate (Pennsylvania Blue Stone Slate)	
Appliances	Range, Double Oven, Microwave, Dishwasher, Disposal, Refrigerator, Washer, Dryer		Interior Features	Specialty Ceilings, Ceiling Fan(s), Window Treatments, Window Blinds, Walk-in Closets, Whirlpool, Intercom, Skylight(s) (Above indoor pool)	
Exterior Features	Insulated Glass, Window Screens, Patio, Wood Fence, Trees, Circular Drive, Storage Shed		Miscellaneous	Basement (7350 sq. ft. can easily be finished), Foyer-2 Story, Bedroom 1st Floor, Formal Living Room, Family Room, Great Room, Den, Rec Room, Guest Quarters (2 guest apartments, 4 BR, 2 BA), Separate Utility Rm., Home Office, Inground Pool (Indoor pool with desert air system), Auction, Elevator (2 elevators)	
Water	City		Sewer	Septic System	

PVA Tax Assessment: \$6,540,000.00

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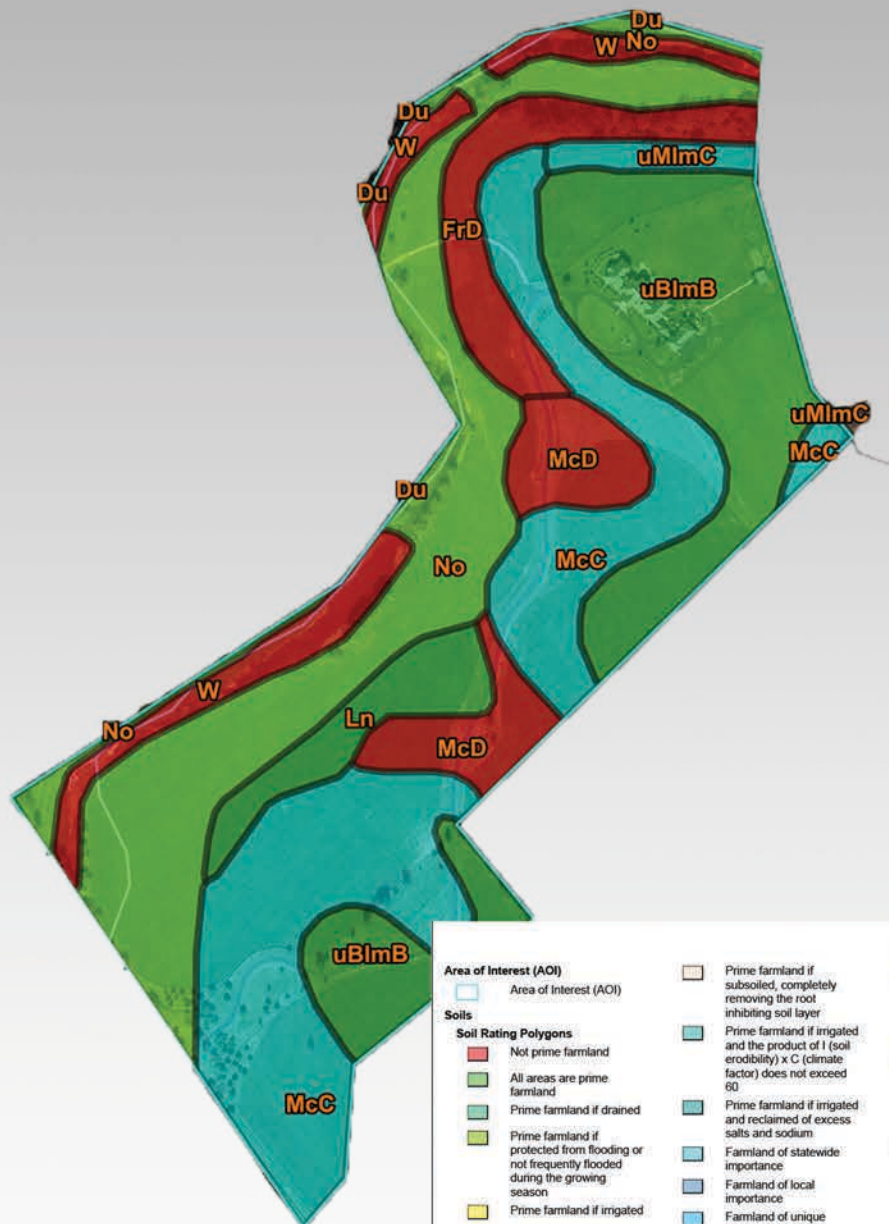
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Joe Riddell
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Distance Chart



City / Attraction	Distance
Louisville, KY	110 miles
Lexington, KY	22 miles
Versailles, KY	36 miles
Cincinnati, OH	80 miles
Columbus, OH	183 miles
Indianapolis, IN	192 miles
Hagyard Equine	24 miles
Keeneland	29 miles
The Red Mile	24 miles
Churchill Downs	98 Miles



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Real Estate Terms & Conditions

Sale Date: Thursday, July 13, 2017 at 12 NOON

Auction Type: Master Commissioner Auction, selling to the highest bidder subject to rules & regulations of the Bourbon County Kentucky Master Commissioner.

Sale Platform: Live On-Site auction.

Deposit & Closing: The Real Property shall be sold upon a down payment of 10% of the total purchase price payable to the Master Commissioner, with the balance of the purchase price to be due and payable to the Master Commissioner within thirty (30) days after the date of sale.

Real Estate Taxes: The purchaser shall be required to assume and pay all ad valorem taxes or assessments upon the Real Property for the current tax year (2017) and all subsequent years. All ad valorem taxes or assessments upon the Real Property for prior years shall be paid from the sale proceeds if properly claimed.

Survey: Plat on file.

Preview Date: Property will be shown to highly qualified bidders, by private appointment only. Auction Team member will be present and accompany all showings.

Possession: Buyer will assume possession at closing with transfer of deed.

NOTE: Master Commissioner Terms & Conditions are available for review on www.HalfhillAuctions.com (under the Highland Farms Estate)

Meet Your Auction Team



Jim Halfhill, Sr.

Principal Auctioneer, Realtor

Founder Jim Halfhill Sr. is enjoying his 40th year in the real estate industry. He has been associated with Central Kentucky's #1 real estate firm Rector-Hayden Realtors since 1979 and launched the Halfhill Auction Group in 1991. Jim is a member of the National Auctioneers Association, Kentucky Auctioneers Association, and a Lifetime member of The Million Dollar Club.



Jim Halfhill, Jr.

Principal Auctioneer, Realtor

Jim Jr is a native Lexingtonian and a graduate of Transylvania University. He began his real estate career in 2005 and obtained his auction license in 2007. Jim conducts all of the traditional real estate listing and selling for the Halfhill Auction Group, and assists as bid caller and ringman. Jim is a member of the National Auctioneers Association, and the Kentucky Auctioneers Association.



Kristin Larimore

Principal Auctioneer, Realtor

Kristin is a native Lexingtonian and graduate of Henry Clay High School. In 2005, she earned her Auctioneer's license and began assisting her Father with auction sales. In 2014, she began working full-time for the Halfhill Auction Group and currently works as the team's graphic designer and marketing coordinator along with assisting as bid caller and ringman. Kristin is a member of the National Auctioneers Association and the Kentucky Auctioneers Association.

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*Thank you for viewing
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