

FORMER ANDERSON CIRCLE FARM

**5,505 +/- Acres—6 Tracts
Mercer County, Kentucky**



Offered Exclusively By



PRICE: \$38,100,000.

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

www.kyhorsefarms.com

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



Justice Real Estate is pleased to present a unique opportunity to acquire some of the most fertile land and finest homes in Central Kentucky. The former Anderson Circle Farm is comprised of 5,505 +/- acres, which we are offering in six distinct and independent tracts ranging in size from approximately 391 acres to 1,989 acres.

Located 26 miles from the Lexington Blue Grass Airport, Anderson Circle Farms is a first-class crop and cattle operation featuring some of the most sought-after tillable land the Bluegrass has to offer. In addition to showcasing the three magnificent residences of Walnut Hall, Chapline, and Wildwood (each on a different tract), the 15,000 square foot show/sale barn offers one a multi-purpose building suitable for various uses, notwithstanding its current use.

Anderson Circle Farms, or tracts thereof, would readily develop into a world-class horse operation that anyone would be proud to own.

FARMS OF ANDERSON CIRCLE

(Please click on the farm name to be directed to that farm's brochure)



WALNUT HALL • 1,404 +/- ACRES

Historic Greek Revival home circa 1840 consisting of approximately 7,800 square feet. Additional improvements include "The Spring House", "Schuller Cabin", three additional homes, seven tobacco barns, two shop buildings, five silos, plus cattle-working facilities. Road frontage on Mundys Landing, Warwick Road, Curry Pike, and Chinn Road. \$10,100,000.



CHAPLINE ESTATE • 416 +/- ACRES

Featuring the fabulous Chapline House circa 1900 and consisting of approximately 4,185 square feet. Meticulously-renovated mansion situated on some of the most beautiful and fertile land in Central Kentucky. Restoration includes fabulous kitchen and bathrooms plus beautiful floors and wood work. Additional improvements include five barns and two grain bins. Tremendous frontage along US 68 and Handy Pike. \$4,600,000.



WILDWOOD FARM • 391 +/- ACRES

Historic mansion circa 1860's with approximately 5,125 square feet of wonderful living area. Meticulously and authentically renovated in 1989-1990 with the addition of an office and garage. Accessed via a long, mature, tree-lined drive, Wildwood is excellently located on this fertile 391 acre farm. Additional improvements include four silos, three grain bins, shop, 40' x 168' metal building, and a cattle-feeding facility which holds 1,100 head of cattle. Frontage along Curry Pike and Chinn Lane and across the road from Shawnee Farm. \$4,400,000.

FARMS OF ANDERSON CIRCLE



SHOW BARN TRACT • 482 +/- ACRES

Comprised of executive offices, an impressive lobby, kitchen, show ring, and holding stalls, the sales/show barn was professionally built and laid out. Additional improvements include two employee houses, eight barns, cattle-working facilities, plus a shop and hay storage building. Frontage along US 127 (Louisville Road), Dunn Lane, and Mundys Landing. \$4,600,000.



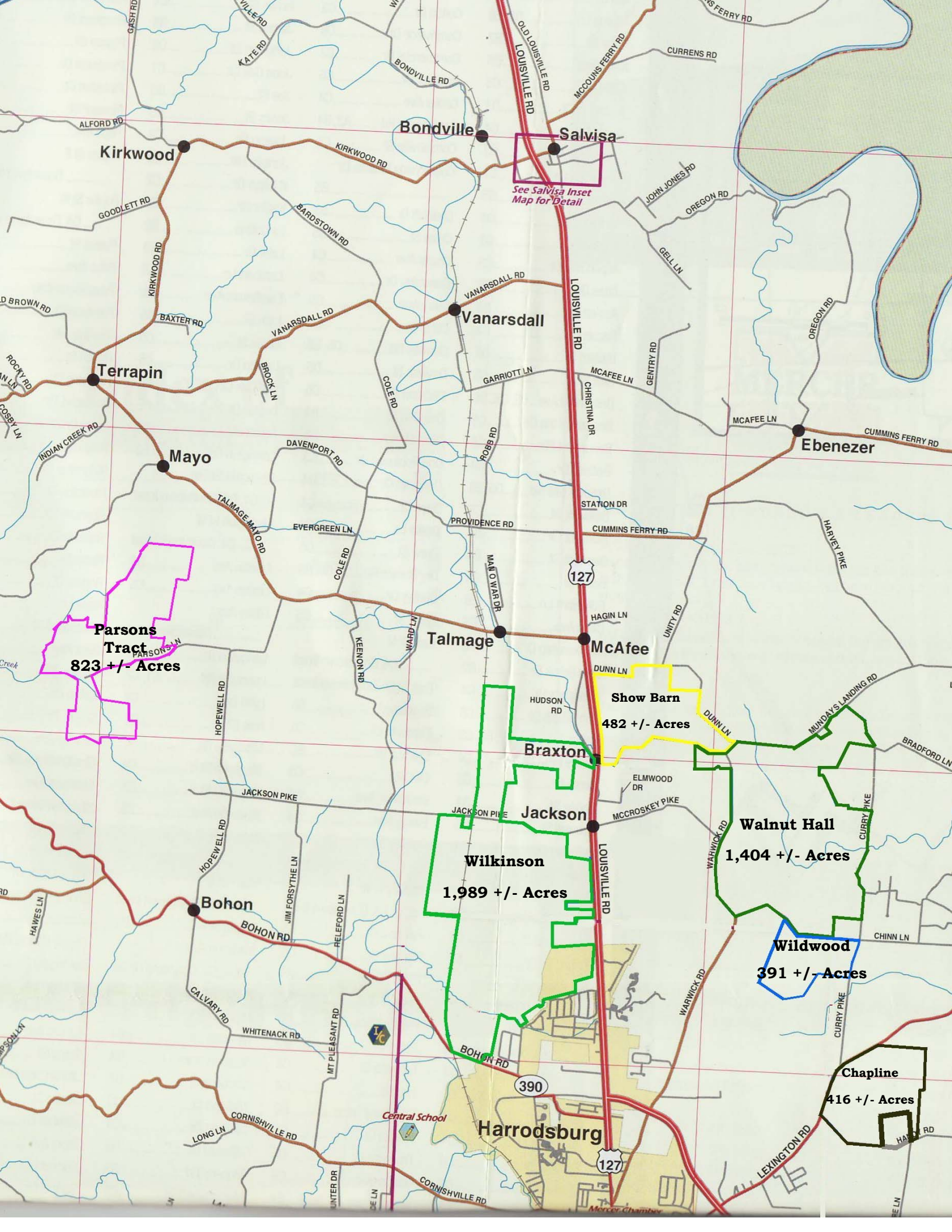
WILKINSON TRACT • 1,989 +/- ACRES

Also known as the Southwest and Northwest Farms, this exceptionally well-soiled farm features a remodeled two-story home, 17 barns, and a 170,000 bushel grain storage facility. This parcel also contains the Fountain Bleu Spring. Frontage along US 127, Jackson Pike, and Bohon Road offers tremendous accessibility plus approximately 123 acres are already annexed into the city of Harrodsburg. \$12,650,000.



PARSONS LANE FARM • 823 +/- ACRES

Located at the end of the road for privacy and seclusion, this recreational farm was purchased in several tracts and can be sold in three parcels. Wonderful combination of woods and open pasture. Makes excellent trails for horseback riding, ATV's, and, of course, hunting. Newly-built gravel roads, large lake, and newly-constructed barn. \$1,750,000.



Kirkwood

Bondville

Salvisa

See Salvisa Inset Map for Detail

Vanarsdall

Terrapin

Mayo

Parsons Tract
823 +/- Acres

Talmage

McAfee

Show Barn
482 +/- Acres

Braxton

Jackson

Wilkinson
1,989 +/- Acres

Walnut Hall
1,404 +/- Acres

Wildwood
391 +/- Acres

Chapline
416 +/- Acres

Harrodsburg

Central School

Mercer Chamber

CHAPLINE FARM



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Caleast silt loam, 2 to 6 percent slopes	2.9	0.7%
Du	Dunning silty clay loam	4.4	1.1%
EkB	Elk silt loam, 2 to 6 percent slopes	7.6	1.8%
McB	McAfee silt loam, 2 to 6 percent slopes	34.5	8.3%
McC	McAfee silt loam, 6 to 12 percent slopes	37.8	9.1%
McD	McAfee silt loam, 12 to 20 percent slopes	0.4	0.1%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	76.7	18.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	226.4	54.2%
uBlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	24.4	5.8%
W	Water	2.8	0.7%
Totals for Area of Interest		417.8	100.0%



SHOW BARN TRACT



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Caleast silt loam, 2 to 6 percent slopes	9.0	1.8%
CaC	Caleast silt loam, 6 to 12 percent slopes	37.4	7.7%
EdD	Eden silty clay loam, 6 to 20 percent slopes	8.6	1.8%
FaC	Fairmount-Rock outcrop complex, 6 to 12 percent slopes	11.4	2.4%
FaD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	8.0	1.7%
FdC	Faywood silt loam, 6 to 12 percent slopes	37.3	7.7%
McB	McAfee silt loam, 2 to 6 percent slopes	6.4	1.3%
McC	McAfee silt loam, 6 to 12 percent slopes	103.8	21.4%
No	Nolin silt loam	37.1	7.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	197.5	40.7%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	25.5	5.3%
W	Water	2.9	0.6%
Totals for Area of Interest		485.0	100.0%



WALNUT HALL FARM

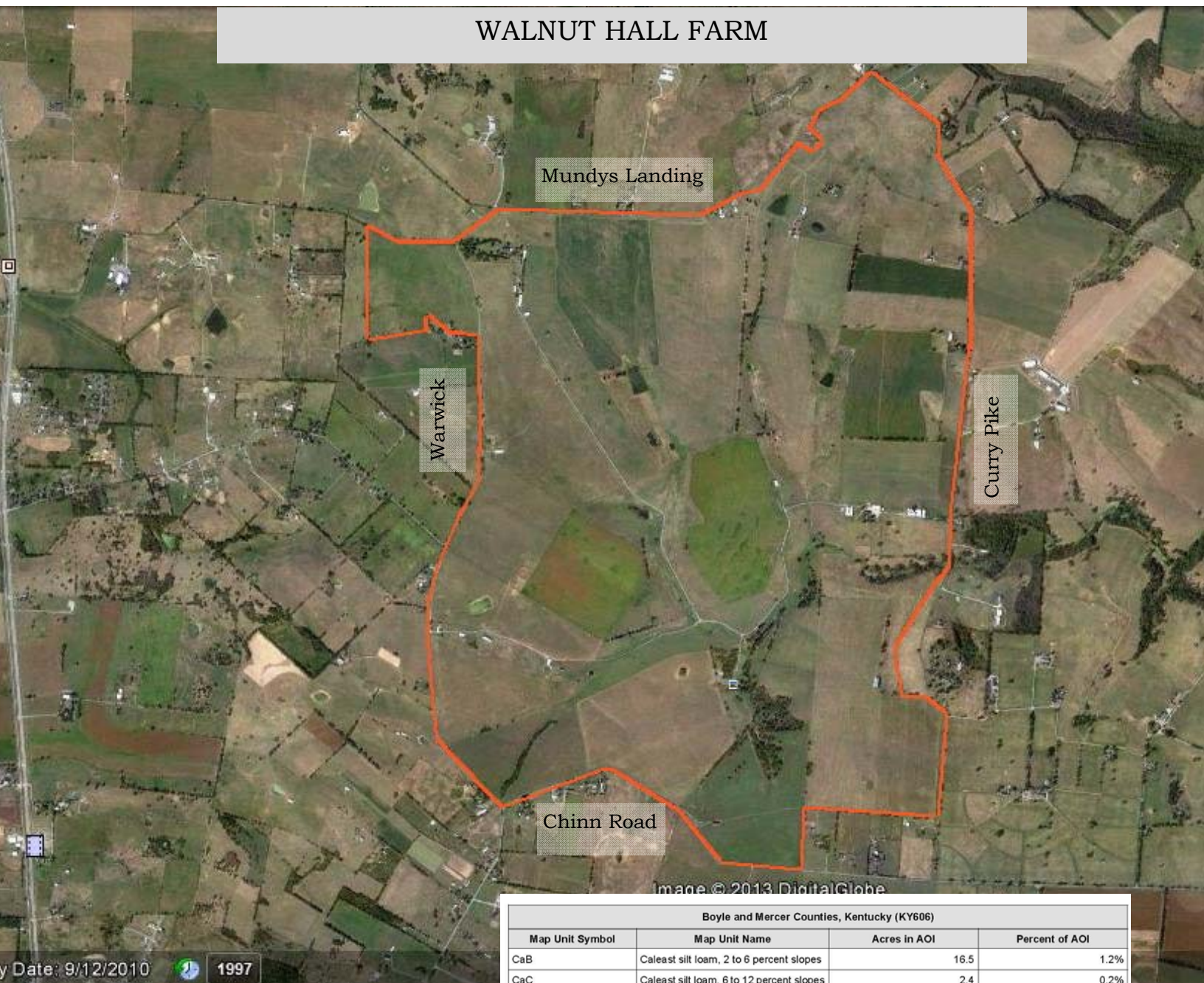
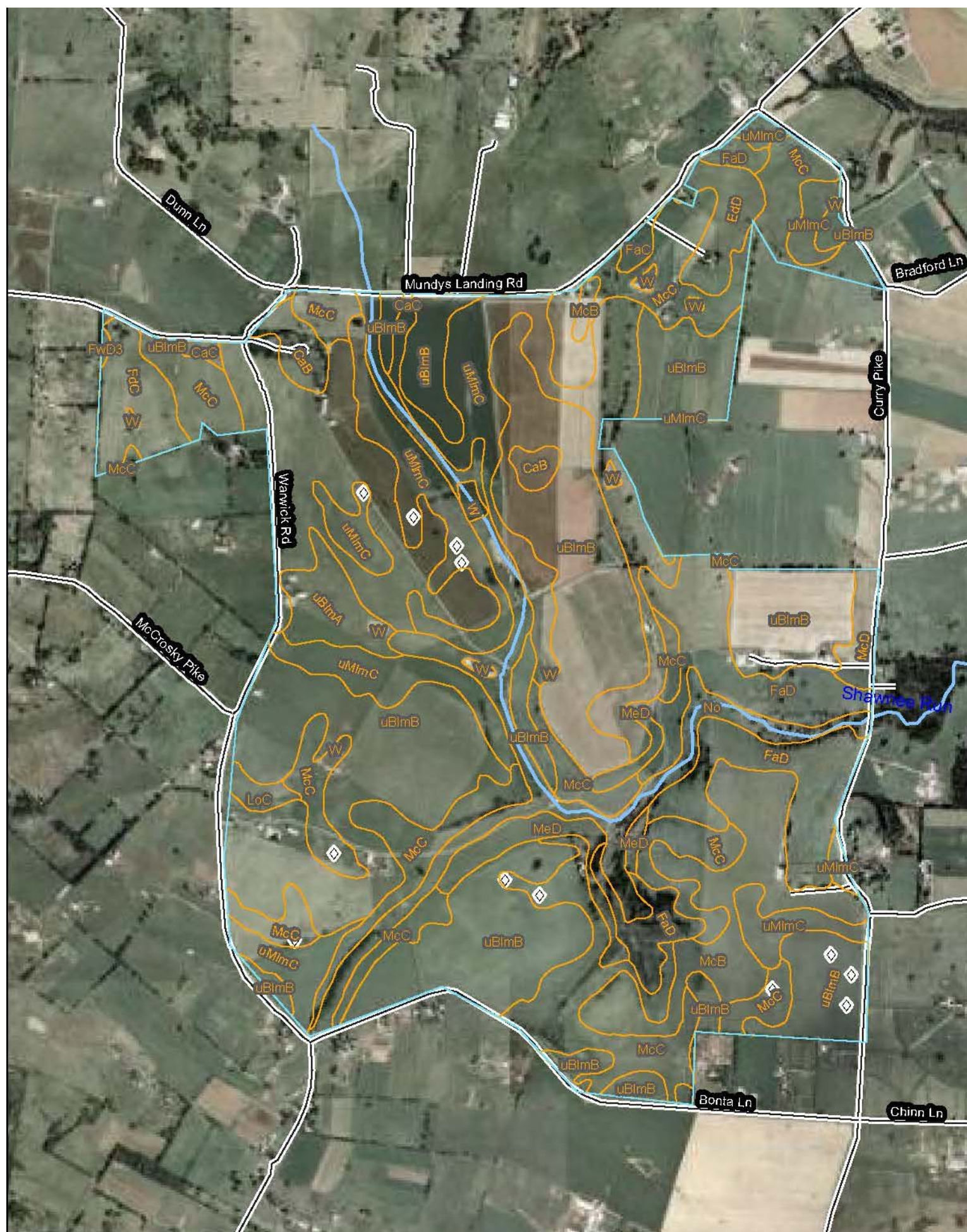


Image © 2013 DigitalGlobe

Boyle and Mercer Counties, Kentucky (KY606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Caleast silt loam, 2 to 6 percent slopes	16.5	1.2%
CaC	Caleast silt loam, 6 to 12 percent slopes	2.4	0.2%
EdD	Eden silty clay loam, 6 to 20 percent slopes	19.9	1.4%
FaC	Fairmount-Rock outcrop complex, 6 to 12 percent slopes	3.8	0.3%
FaD	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	116.3	8.2%
FdC	Faywood silt loam, 6 to 12 percent slopes	26.7	1.9%
FwD3	Faywood silty clay, 12 to 20 percent slopes, severely eroded	0.8	0.1%
LoC	Lowell silt loam, 6 to 12 percent slopes	5.4	0.4%
McB	McAfee silt loam, 2 to 6 percent slopes	70.3	5.0%
McC	McAfee silt loam, 6 to 12 percent slopes	241.5	17.1%
McD	McAfee silt loam, 12 to 20 percent slopes	10.5	0.7%
MeD	McAfee-Rock outcrop complex, 12 to 20 percent slopes	25.5	1.8%
No	Nolin silt loam	81.3	5.8%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	22.0	1.6%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	543.0	38.5%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	218.4	15.5%
W	Water	7.7	0.5%
Totals for Area of Interest		1,412.0	100.0%



WILDWOOD FARM

Chinn Road

Curry Pike

9/12/2010 1997

Boyle and Mercer Counties, Kentucky (KY606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Du	Dunning silty clay loam	31.5	8.0%
FaC	Fairmount-Rock outcrop complex, 6 to 12 percent slopes	3.4	0.9%
McB	McAfee silt loam, 2 to 6 percent slopes	6.7	1.7%
McC	McAfee silt loam, 6 to 12 percent slopes	7.5	1.9%
No	Nolin silt loam	5.9	1.5%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	40.3	10.3%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	252.9	64.4%
uMImC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	41.2	10.5%
W	Water	3.0	0.8%
Totals for Area of Interest		392.4	100.0%



WILKINSON TRACT

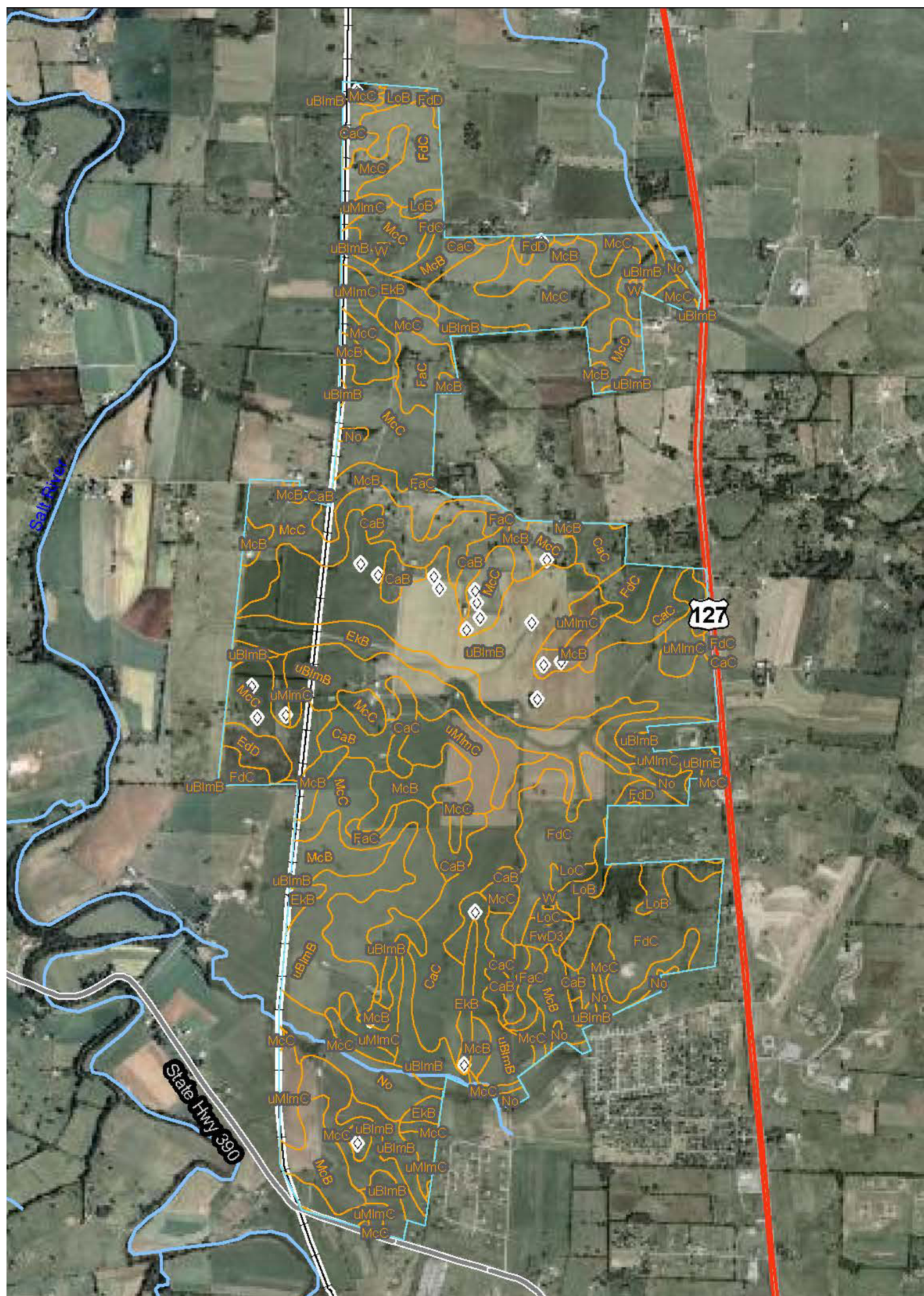
Norfolk Southern RR

Jackson Pike

US 127 (Louisville Road)

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Image © 2013 GeoEye

37°49'01.37" N 84°50'59.09" W elev 859 ft



Boyle and Mercer Counties, Kentucky (KY606)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Caleast silt loam, 2 to 6 percent slopes	68.5	3.4%
CaC	Caleast silt loam, 6 to 12 percent slopes	142.0	7.1%
EdD	Eden silty clay loam, 6 to 20 percent slopes	13.7	0.7%
EkB	Elk silt loam, 2 to 6 percent slopes	103.4	5.1%
FaC	Fairmount-Rock outcrop complex, 6 to 12 percent slopes	44.8	2.2%
FdC	Faywood silt loam, 6 to 12 percent slopes	203.1	10.1%
FdD	Faywood silt loam, 12 to 20 percent slopes	12.8	0.6%
FwD3	Faywood silty clay, 12 to 20 percent slopes, severely eroded	7.4	0.4%
LoB	Lowell silt loam, 2 to 6 percent slopes	29.9	1.5%
LoC	Lowell silt loam, 6 to 12 percent slopes	8.1	0.4%
McB	McAfee silt loam, 2 to 6 percent slopes	224.9	11.2%
McC	McAfee silt loam, 6 to 12 percent slopes	489.1	24.4%
No	Nolin silt loam	63.2	3.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	466.4	23.2%
uMlmc	Maury-Bluegrass silt loams, 6 to 12 percent slopes	128.8	6.4%
W	Water	1.6	0.1%
Totals for Area of Interest		2,007.6	100.0%

PARSONS LANE TRACT

Parsons Lane