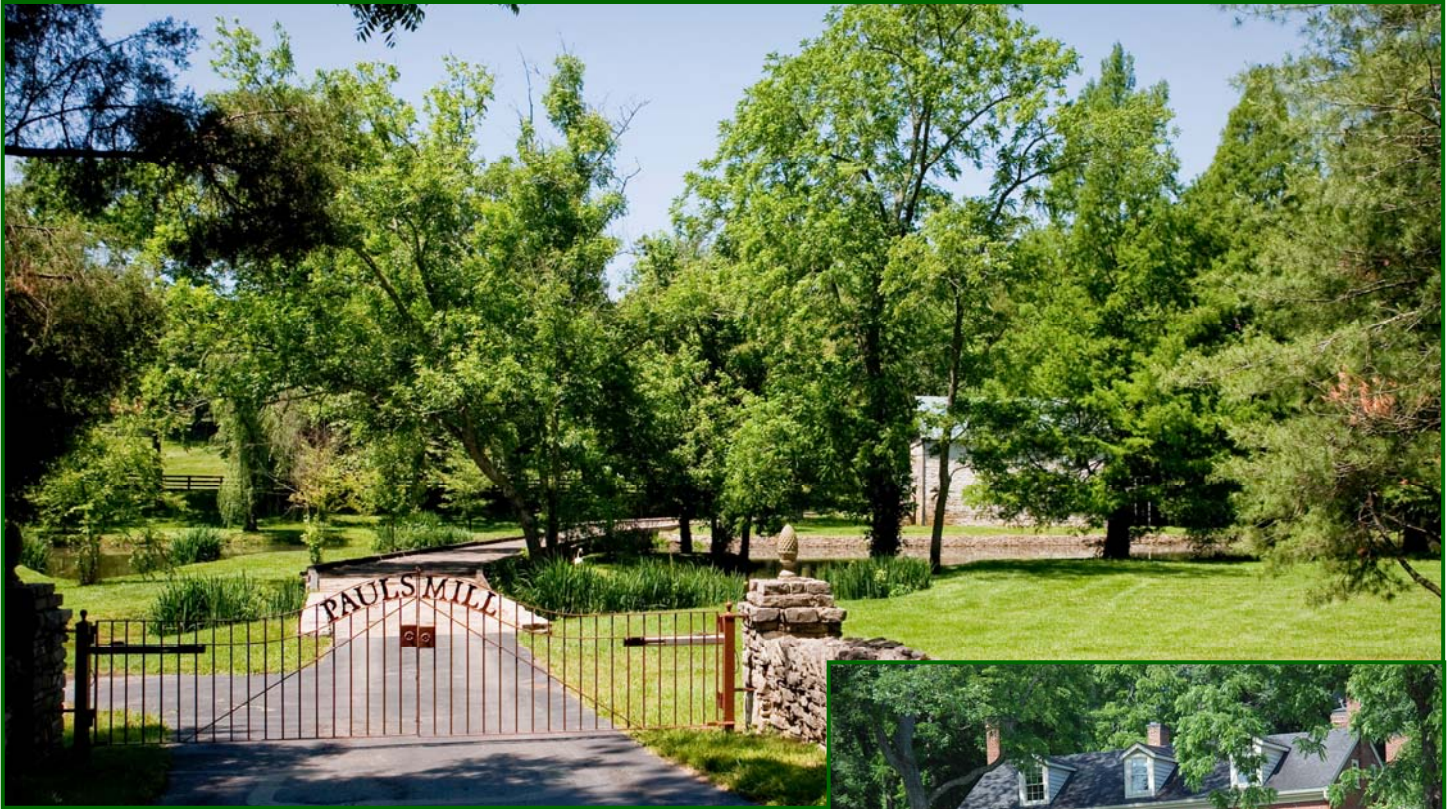


PAULS MILL

235 +/-Acres

Versailles, Woodford County, Kentucky



**"Pauls Mill is the most special horse farm
I've ever offered for sale....
a true heaven on earth for horse and man."**
Bill Justice



PRESENTED BY



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Pauls Mill is an estate-quality horse farm adaptable to any discipline—and suited to a privately-run concern or a commercially-viable operation. It is a place of serene beauty that has the look and feel of times gone by; the current owners have dedicated themselves to preserving the historic nature of the buildings yet offer fabulous state-of-the-art facilities. Pauls Mill has captured the ambiance and feeling of Kentucky's past while remaining a vital part of Kentucky's future.

The 235 acres of Pauls Mill is situated within a lovely small valley of the south fork of Clear Creek in Woodford County within an easy drive of Lexington, Versailles, and Nicholasville. Never will you see more abundant wildlife than at Pauls Mill including white tail trophy deer, wild turkey, and small and large mouth bass. The main residence—one of the finest examples of Federal architecture found in Kentucky—is a classic brick one and a half story residence built in 1812-13 with a cut limestone foundation. Its 4,700 square feet features five bedrooms and four full and two half baths, exquisite woodwork, and modern kitchen and baths.

The former grist mill, a superb two and a half story stone structure, is one of a precious few Woodford County buildings listed on the National Historic Register. Currently utilized as the farm's office, it was once utilized as a dramatic guest house—the gears of the old mill wheel sit side by side with today's computer technology.

With a keen eye for property, Ben Walden has developed Pauls Mill into a thoroughbred nursery that is second to none. Steeped in a rich history and set in tradition, Pauls Mill has been meticulously restored—preserving its historical value by teams of stone masons and carpenters. With the addition of miles of new roads, fences, waterlines, and equine facilities, Pauls Mill is a perfect marriage of the old and the new.

Horse improvements include a renovated 22 stall foaling/broodmare barn; a new 20 stall yearling barn designed to look similar to existing structures complemented with a guest apartment; a 4 stall stallion barn with breeding area complete with a lounge that houses a restaurant-quality kitchen and guest suite; 5 additional renovated barns (one with an Aquaciser) with 21 additional stalls. In addition to the newly-created entrance adjacent to the stallion barn, the current owners have installed all new water lines and waterers (2009-2010); newly-paved roads; and installed roughly 70% new fencing (2009-2011). Additionally, Pauls Mill contains a guest home and a newly-built manager's residence.



The main residence of Pauls Mill is one of the finest examples of Federal architecture found in Kentucky, which is known for its exceptional representation of Federal homes. This classic one-and-a-half story 5-bay brick home was built circa 1812 by John Paul (for whom Pauls Mill Road is named). The façade is laid in Flemish-bond brick work with a large cut white limestone foundation. Beautifully-restored ash floors, exceptional wood work, five fireplaces, and a gourmet kitchen with a stone fireplace combine to make this one of the prettiest homes in Central Kentucky—in one of the most fantastic settings for a farm anywhere. Rarely does one find the “genuine article” of historic homes that has been restored to modern use than Pauls Mill.

FIRST FLOOR: Double doors enter into a central hall (8' x 20'). To the left is the **Living Room** (17' x 20') with handsome chair rail and a large mantel (beautiful starburst) flanked by generous cupboards. The original ash floors have been preserved in this and all major rooms of the home. On the other side of the hall, the **Dining Room** (19' x 20') has a large shelf-and-frame mantel with a single flanking cupboard base and crown mouldings plus chair rail, while the **Library** (16'9" x 17') has three sets of built-in bookcases, brick tile floor, brick walls, skylights, and a cozy fireplace.





The heart of the house is its grand **Kitchen** (17' x 20') with its large stone cooking fireplace (mantel from Hamburg Place) and brick tile floor. Complete with stainless steel countertops; a Wolf 60" gas range; two ovens; center island with granite counter tops; dishwasher; and ice machine.

This truly gourmet kitchen opens to the light and airy **Family Room** (18' x 29.5'). Its floors are of Kentucky Bluestone with built-in bookcases/desk, skylights, and new Pella French doors that lead to the rear patio.



Between the kitchen and dining room is a cozy room (15.5' x 14.75') which doubles as a **Butler's Pantry** and **Breakfast Room**. The fireplace adds charm, and the floor-to-ceiling wine cooler with its adjacent built-ins add great functionality.



The **Master Suite** (17' x 29') is privately situated off the southwest corner of the home. It features his-and-her full baths—finished with imported tiles from Mexico and Italy—and a walk-in closet.



The first floor is completed with a nursery (9.5' x 11'); a powder room; and a laundry room with brick-tiled floor and half bath.

The **SECOND FLOOR** is comprised of an L-shaped landing and a bedroom (13.5' x 16.9') which enjoys a private bath. The front of the home on the second floor contains two bedrooms (11' x 17' and 11' x 19')—each with wonderful, spacious built-ins—that share a bath.

The Mill House at Pauls Mill

As you cross Clear Creek, you discover the former grist mill—a superb two-and-a-half story stone structure with copper roof and gutters, marble steps, a large deck, and complete with central heat and air.

Built around 1795, the mill was restored in 1981 under the watchful eye of Lynn Cravens and Stanley Hensley (noted for their restoration of the Hunt-Morgan House). While maintaining the simplicity of the original interior, modern conveniences have been incorporated with great subtlety. The bath and steam room area is enclosed by a striking stained-glass wall designed by Lexington artist, Frank Close.

Today, the Mill House, one of a precious few Woodford County buildings listed on the National Historic Registry, is again the center of activity as it serves as the farm's office offering panoramic views of Clear Creek and the farm.



The gears for the old mill wheel sit side-by-side with today's computer technology. The current owners hired David T. Smith and his craftsmen to renovate and add built-in cabinetry mirroring what one would have found in any 18th and 19th century household.

Smith cabinetry includes a fully-integrated Sub-Zero refrigerator with freezer drawers and upper-level built-in cabinetry. A soapstone sink with Herbeau faucet was installed, as well as, a Sub-Zero ice machine, a solid surface cooktop and oven. One could readily envision it once again becoming a luxurious guest home—which has captured the ambiance and feeling of Kentucky's past.



Horse and Land Improvements

When purchased by Ben and Elaine Walden in 2007, the first order of business was restoring the name “Pauls Mill”. Then, teams of stone masons and carpenters were called in to examine the oldest structures with an eye for preserving their historical value but also making them useful for the farm’s new purpose—the raising of exceptional thoroughbred horses.

Mr. Walden put forth considerable effort to renovating fields and redesigning fencing to capitalize on the property’s soils and topography. He is quoted as saying “Never in my life and on any other farm have I seen the horse happier.”

All new waterlines were installed in 2009-10; all new paved roads were laid in 2011 and sealed in 2013; 70% new fencing was built from 2009-2011; and old fencing reworked.



- 22 STALL BROODMARE BARN

Unique barn with a limestone wall running along the center of the barn. Renovated and enlarged to complement a structure that could well be over 100 years old. A 11' x 19' foaling stall is included in the stall count—additional features include a wash bay; heated tack room; heated feed room; partial hay loft; and brick pavers in most of the aisle way.

- 20 STALL YEARLING BARN

Newly-constructed barn that has a look similar to the existing structures on the farm. Stalls measure 14' x 14' with a 15' brick paver aisle way. Features include a heated office with half bath, rear windows, and a loft over the aisle. A one bedroom, full bath apartment was constructed to take advantage of some of the most incredible views of the entire farm.



NOTE: 50' covered round pen is adjacent to the yearling barn.

- 5 STALL STALLION BARN

Perhaps the one building that has received the most extensive renovation is the old pig barn. Now a five-star stallion barn (four stalls measure 14' x 14' and one teaser stall is 9' x 14') with lab and tack room plus an attached 26' x 37' breeding area with walled matting. The stallion barn sits close to a new entrance to the farm, providing easy access for vans, trailers, and commercial deliveries.



Adjoining the Stallion Barn is an exceptional and unique room—well known as the “Pig Room”. The recreation/lounge area measuring approximately 1,850 square feet features a restaurant-quality kitchen complete with Wolf range and commercial cooler and refrigeration. Custom poplar cabinetry and 3 custom bunk beds were made by cabinet maker Dennis Hatcher. With its guest suite—complete with bedroom, full bath, and laundry room—the “Pig Room” is truly a special place where friends and clients can come and enjoy!



- 7 STALL REHAB/LAY-UP BARN

Named the “Hope Barn”, this newly-constructed barn measures 50’ x 90’ and features an Aquacizer which is heated, has three filters, and is complete with treadmill. This barn works great for lay-ups or conditioning yearlings.



- 6 STALL COW BARN

37’ x 56’ frame building with three 12’ x 13’ stalls on each end and an open center section.

- 4 STALL PAUL BARN

Lovely historic barn with original vertical cedar posts and stone foundation—measures 30’ x 40’.



- SHOP BARN

Contains 3 stalls, 2 equipment bays, wash bay, a heated shop/tool shed, an enclosed shed plus an adjacent 10’ x 13’ building used to house saddles—which is cedar lined.

- 12’ x 14’ Board and Batten Sales Barn with poured concrete foundation.
- 17’ x 17’ Pump House with stone and concrete foundation.
- 16’ x 20’ Former Corn Crib with concrete floor and board and batten construction.
- 24’ x 98’ Equipment Storage Building with overhang.



- 12’ x 24’ Run-in Shed
- 12’ x 16’ Run-in Shed
- 12’ x 24’ Run-in Shed

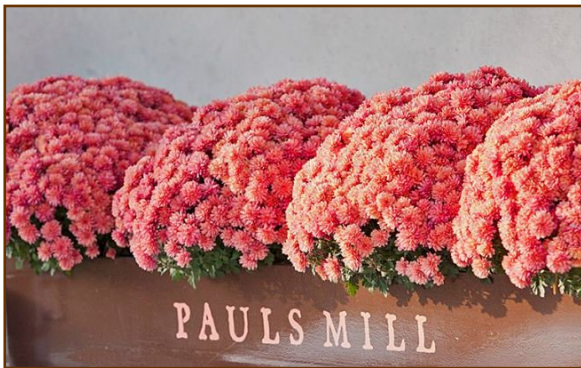


- 4 Story Deer/Viewing Stand—built adjacent to the designated highest point in Woodford County. Incredible view—one can see four different county’s water towers from this vantage point as well as downtown Lexington.



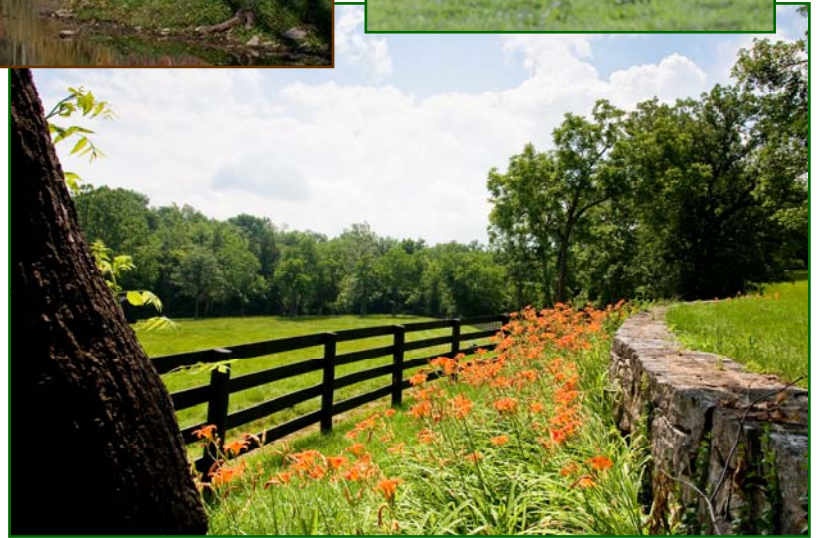
Additional Housing

- **Guest Home**—700 square foot brick and siding home located at the rear of the main residence. Consisting of a large 12' x 25' bedroom with wall heat pump; a living room with fireplace; full bath; and galley-style kitchen.
- **Manager's House**—1,550 square foot newly Amish-built home featuring incredible views of the farm and contains a great room with tall ceiling and fully-equipped kitchen; two bedrooms; a full bath; large laundry room; and a large front porch.



PAULS MILL—"Truly a farm for all seasons"

A near perfect environment—with a beauty rarely found and certainly unmatched in this area. Pauls Mill is loaded with history, character, and serenity—a truly special place.





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

Offered Exclusively By

PRICE: \$6,900,000.



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