

# WALNUT SPRINGS FARM

1893 Muir Station

268.85 Acres

Lexington, Fayette County, Kentucky



*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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





In 1929, Robert Sterling Clark, of Clark Thread and Singer Sewing Machine millions, decided he wanted a thoroughbred breeding establishment in the horse capital of the world. He wanted the land to be rolling enough to exercise a young thoroughbred's muscles and a plentiful supply of bone-building calcium from the limestone underlying the soil—but not too far from the soil. After a careful survey of available farms, he purchased Walnut Springs Farm. Now this farm, with its pure natural beauty, rich soils, and profusion of mature trees is available again.

The centerpiece of Walnut Springs is its stone-wall-enclosed 11,000+ square foot, six-bedroom, seven-and-a-half bath main residence. Featuring stone walls, bluestone patios, outdoor kitchen, gas fire pit, salt-water pool, and lovely pool house.

Horse improvements include 66 stalls in seven barns, miles of plank fencing, and paved roads. Additional improvements include a manager's house plus two employee houses, a large shop/storage building, and five-bay open equipment shed.





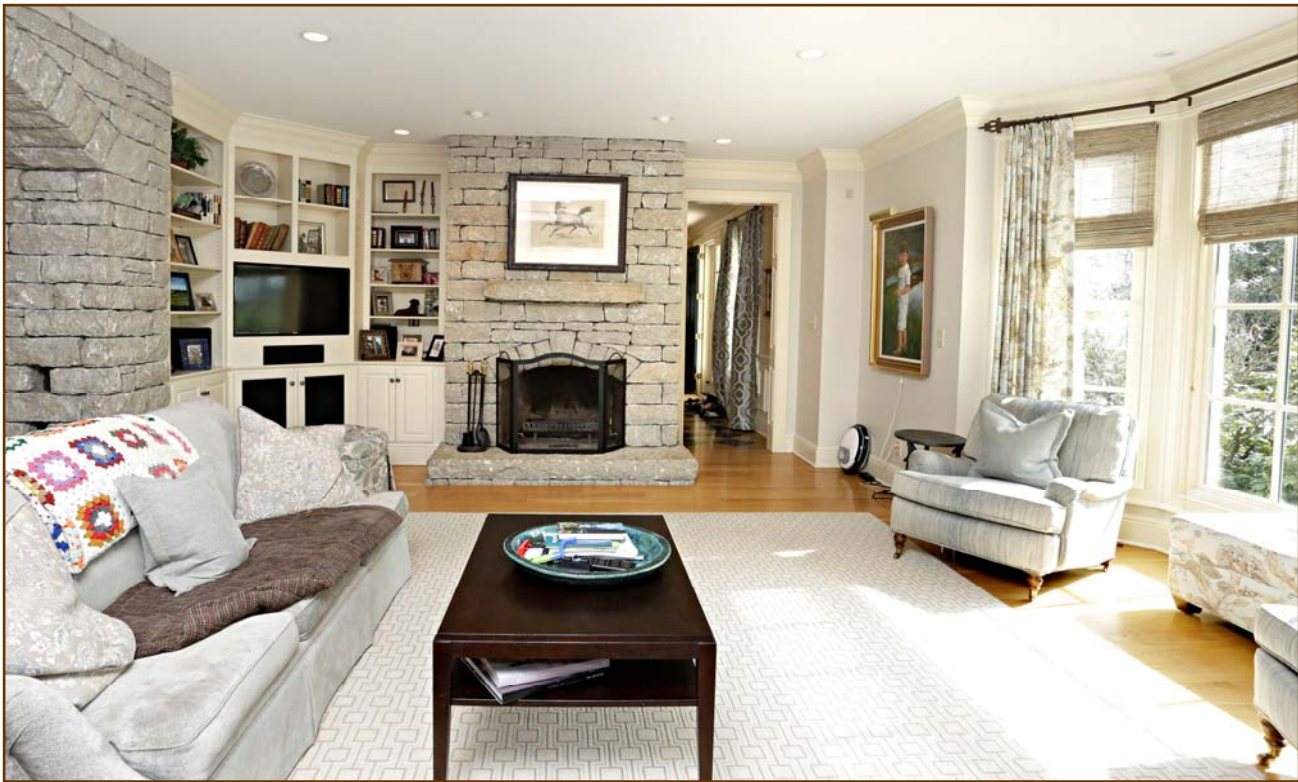
The main residence at Walnut Springs was originally constructed in 1929 and contained approximately 4,575 square feet of living area. Today, it consists of over 11,000 square feet of gracious living enclosed by a magnificent stone wall and two electric gates.



The cut stone entrance was the work of McAlister Stone and offers the perfect entry to the front hall of this house. All hardwood floors in the old section of the house are matched with the hardwoods in the additions. The hardwood cants on the floors serve to transition from the old section to the newer additions.

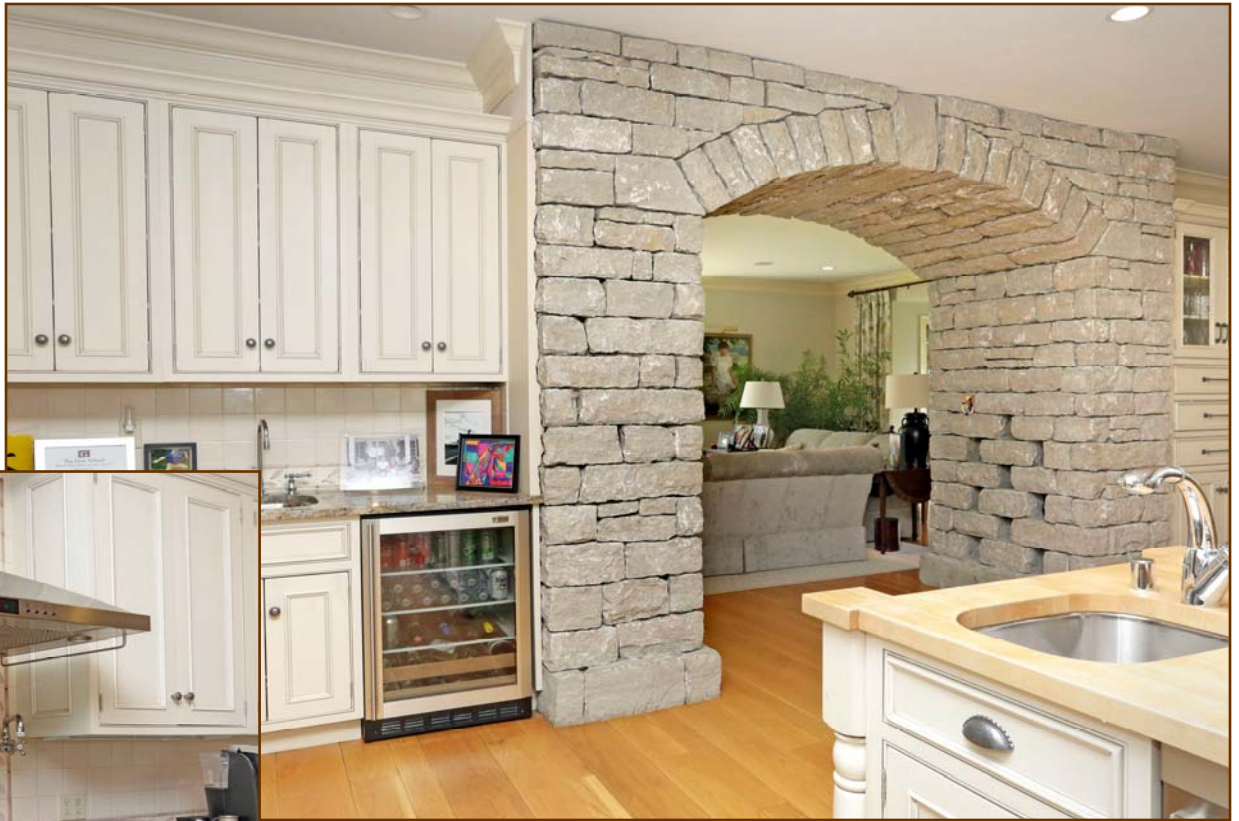






The front living room to the left of the front door has a gracious bay area with views of the farm and a stone fireplace with dry-laid stone arch by McAlister leading to the chef's kitchen with professional stainless appliances and granite counter tops. The breakfast area is separate and through bay windows overlooks the bluestone patio, complete outdoor kitchen, office, saltwater pool, and new pool house. To the left of the kitchen is a large pantry, complete office with bookcases and computer desk, mud room, and large laundry room leading to the heated solarium and porch. The garaging is attached to this area.









The dining room, also an original part of the house, has a large bay area with view of the back of the house and farm. The owner inherited the chandelier, which is reserved.





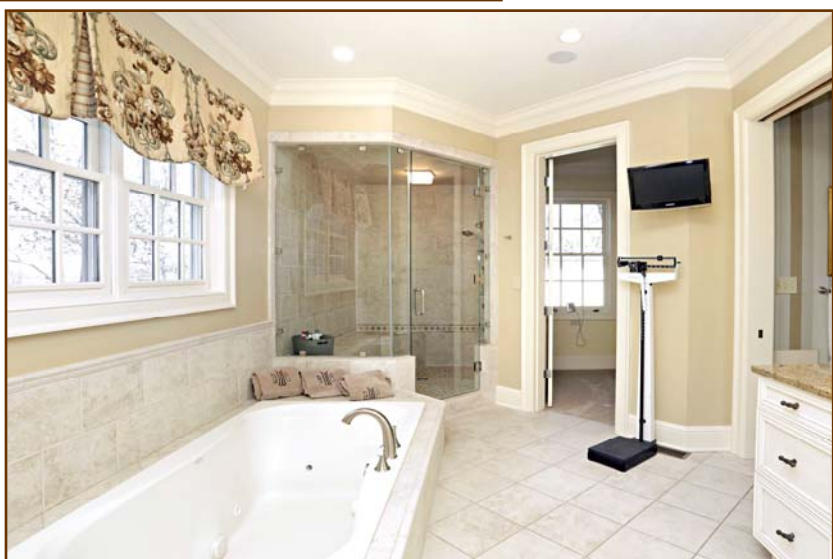


The right wing of the first floor contains a wonderful library with wood-burning fireplace. It has a large closet presently used for guns and gear for hunting and fishing. The library also contains a salvaged antique refrigerator door from a florist with family ties to the owner.





Behind the library and to the rear of the house is the master suite. The master bath has a walk-in steam shower plus a separate sauna. The large walk-in closets plus two cedar closets create ample clothing storage. The master bedroom also has a working fireplace.





There are two staircases that lead to sections of the second floor (see accompanying floor plan for both first and second floors).

On the second floor, there are five en-suite bedrooms with walk-in closets. The large laundry room offers abundant storage and work area.





You'll also discover a generous-sized play room and a hallway to entertainment! The theater room, with comfortable leather chairs; game room; and a spiral staircase leading down to a lounge, catering kitchen, and another bath offer more than most hotels!





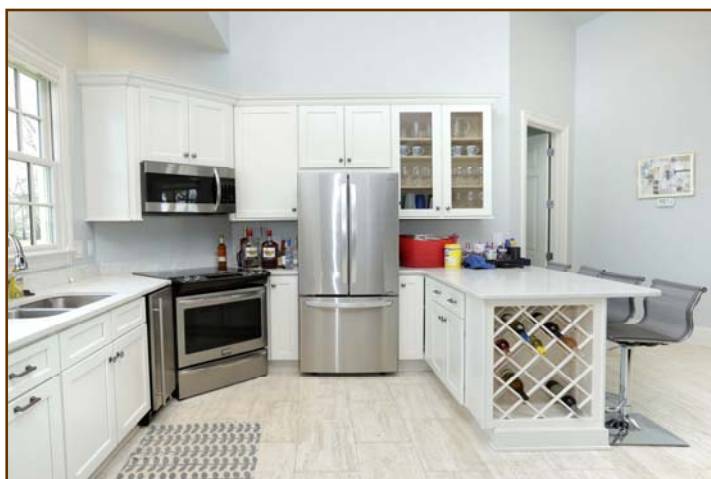
McAlister also created the tiered stone walls, steps, and patio at the rear of this magnificent home. It features a tiled outdoor kitchen with counter seating for eight, a Dacor grill, sink, refrigerator, and ice machine. The rear patio leads to the heated salt-water pool with electric cover.



The exquisite pool house was completed in 2018 and contains 650 square feet with a covered front porch.



The vaulted-ceiling kitchen/living room has a travertine marble floor and French doors to the rear. The powder room also contains a marble floor and vanity and is accessed from the living room and front porch. The vaulted ceiling bedroom also has marble flooring as well as the adjoining full bath with tiled shower.





## Farm Improvements



- **8 Stall Concrete Block Barn:** 4 stalls measure 11.5' x 12' and 4 stalls measure 13.5' x 20.5'; 13' x 19' paneled office with separate entrance; 9' x 12' open tack; 9' x 12' open wash stall; 15' aisle with interlocking pavers; 13.5' x 19.3' tack/feed room with half bath.
- **10 Stall Frame Barn:** Stalls measure 11.5' x 11.5'; 13' aisle; hay loft (one stalls is currently used as a tack room).
- **Three 4-Stall Frame Barns:** Stalls measure 13.5' x 14'.





- **12 Stall Concrete Block Barn:** Stalls measure 12' x 14'; 14' aisle; wash stall; feed room; office; and office with half bath. New roof in 2020.



- **25 Stall Concrete Block Barn:** Stalls measure 11.5' x 13.5'; 21' aisle; 13' x 27' paneled office with half bath; tack and feed rooms. New roof in 2020.



- **40' x 170' Quonset Hut:** 40' x 57' shop/storage; 12.5' x 15' heated office; balance is equipment storage.
- **40' x 120' Open Metal Equipment Building**
- **2 Bedroom, 1 Bath Manager's Home** with 900 square feet
- **3 Bedroom, 2 Bath Modular Home** with 1,320 square feet
- **1 Bedroom, 1 Bath Employee House** with 600 square feet

The Seller of this magnificent farm has also listed for sale his adjoining 256 acre horse farm. This farm features 46 stalls in three concrete block horse barns, a manager's plus three employee residences. Horse facilities are leased to a prominent thoroughbred horse





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**PRICE: \$5,995,000.**

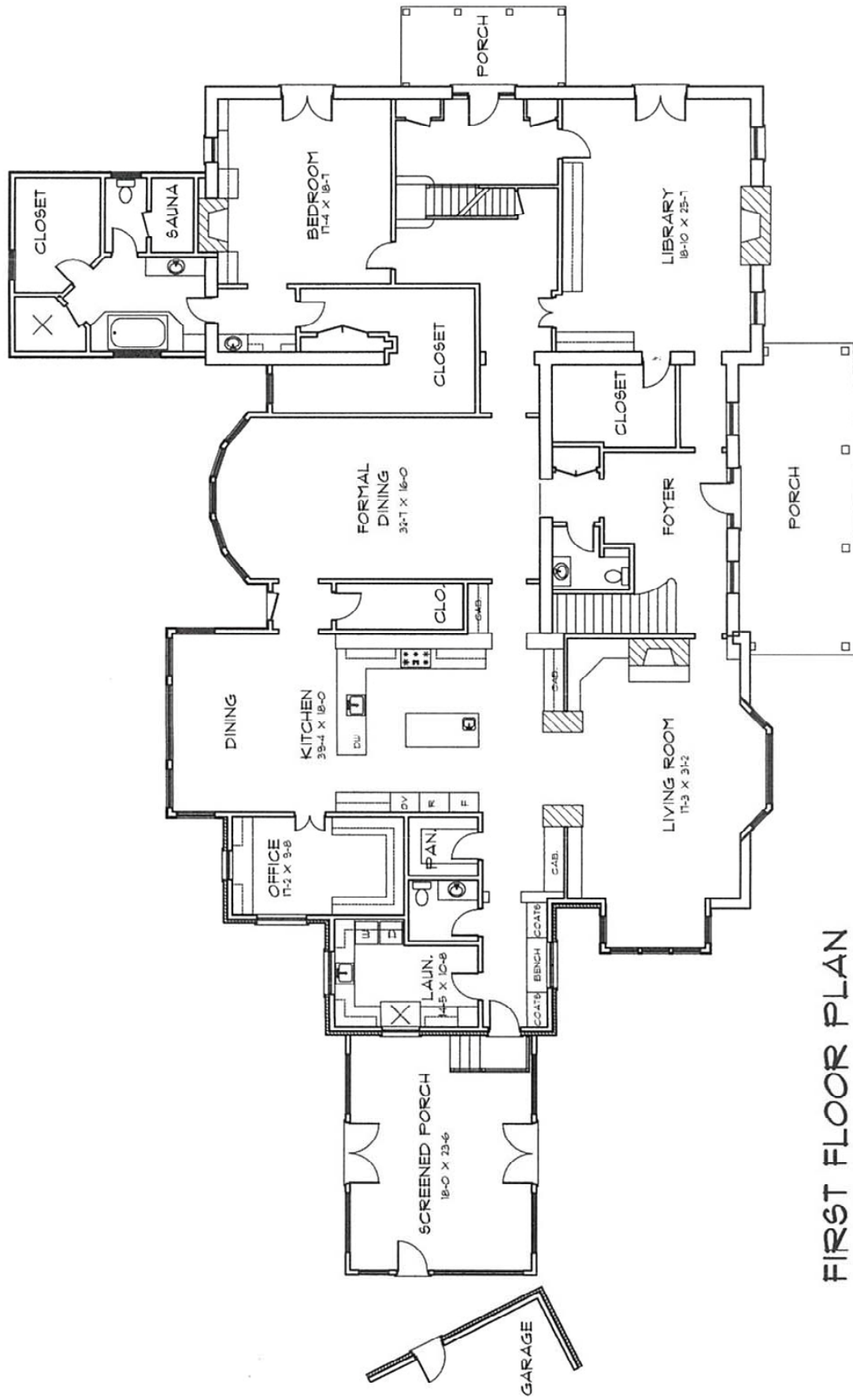


**Bill Justice  
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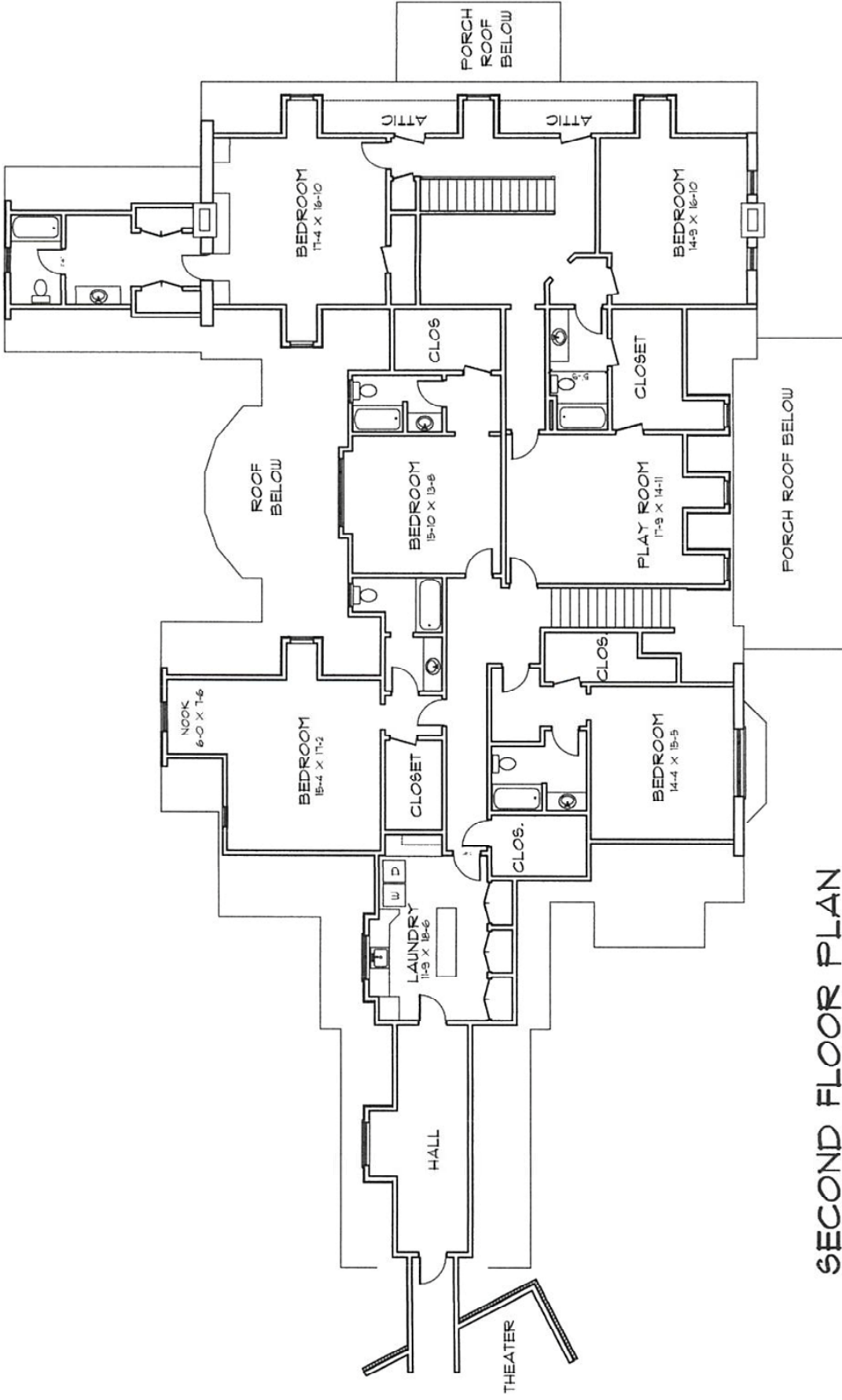




## FIRST FLOOR PLAN

ALL ROOM SIZES ARE APPROXIMATE  
 HOUSE GROSS APPROX. 5287 GROSS SQUARE FEET  
 SCREENED PORCH APPROX. 464 GROSS SQUARE FEET

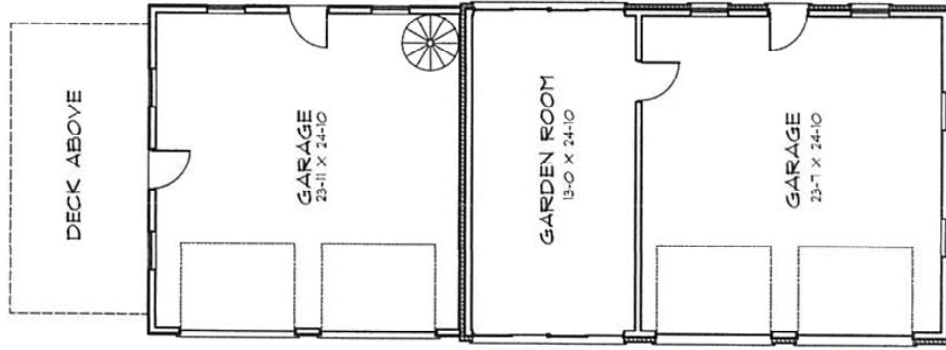




## SECOND FLOOR PLAN

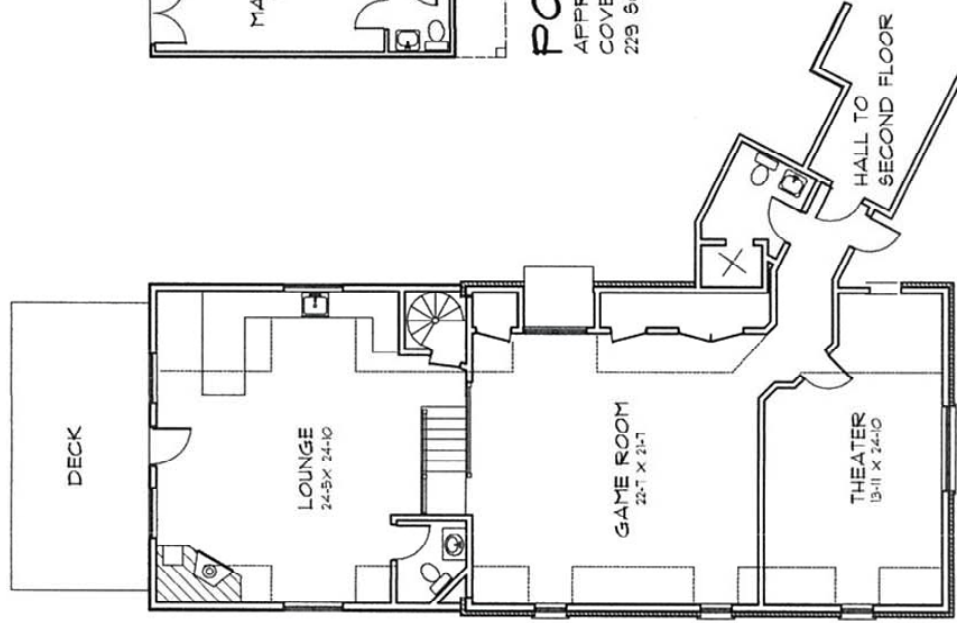
ALL ROOM SIZES APPROXIMATE  
APPROX. 4011 GROSS SQUARE FEET





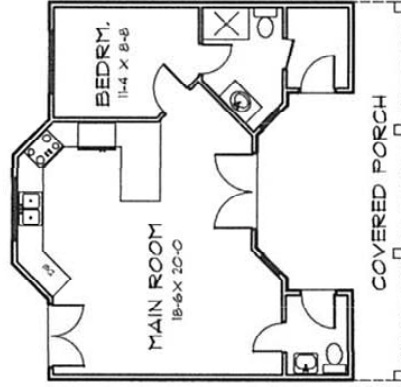
## GARAGE FIRST FLOOR

APPROX. 1675 GROSS SQUARE FEET



## GARAGE SECOND FLOOR

APPROX. 1796 GROSS SQUARE FEET



## POOL HOUSE

APPROX. 654 GROSS SQUARE FEET  
COVERED PORCH APPROX.  
229 SQUARE FEET





Additional  
256 +/- acres

Subject  
Property

Muir Station





Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ArB	Armour silt loam, 2 to 6 percent slopes (elk)	All areas are prime farmland	0.4	0.2%
CaA	Otwood silt loam, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland	5.7	2.1%
CaB	Otwood silt loam, 2 to 6 percent slopes, rarely flooded	All areas are prime farmland	16.1	5.9%
Ea	Egam silt loam (woolper)	Prime farmland if protected from flooding or not frequently flooded during the growing season	5.4	2.0%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	All areas are prime farmland	14.5	5.3%
LyC3	Lowell silty clay loam, 6 to 12 percent slopes, severely eroded	Not prime farmland	7.6	2.8%
Ne	Newark silt loam, 0 to 2 percent slopes, occasionally flooded	Prime farmland if drained	0.1	0.0%
SaC3	Salvisa silty clay, 6 to 12 percent slopes, severely eroded	Not prime farmland	1.2	0.4%
ScE2	Salvisa silty clay loam, 12 to 30 percent slopes, eroded	Not prime farmland	35.9	13.2%
uLfc	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	91.7	33.7%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	92.7	34.1%
W	Water	Not prime farmland	0.4	0.1%
<b>Totals for Area of Interest</b>			<b>271.7</b>	<b>100.0%</b>



# SELLER'S REAL PROPERTY HISTORY – FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PROPERTY ADDRESS: 1893 Muir Station Road, Lexington, Kentucky

DATE: 8/21/20

Please answer all questions. Mark yes or no to all questions. If answer is yes, please explain in item #13.

	Yes	No	Unknown
<b>1. MAIN RESIDENCE – HOUSE SYSTEMS</b>			
Are you aware of any problems affecting:			
(a) Electrical wiring .....		<input checked="" type="checkbox"/>	
(b) Air Conditioning .....		<input checked="" type="checkbox"/>	
(c) Plumbing/Septic .....		<input checked="" type="checkbox"/>	
(d) Heating .....		<input checked="" type="checkbox"/>	
(e) Pool/Hot tubs/Sauna .....		<input checked="" type="checkbox"/>	
(f) Appliances .....		<input checked="" type="checkbox"/>	
(g) Doors and windows .....		<input checked="" type="checkbox"/>	
<b>2. MAIN RESIDENCE – FOUNDATION</b>			
(a) Are you aware of any problems concerning the basement? .....	<input checked="" type="checkbox"/>		
(b) Are you aware of any problems concerning sliding, settling, movement upheaval, or earth stability? .....		<input checked="" type="checkbox"/>	
(c) Are you aware of any defects or problems relating to the foundation? .....		<input checked="" type="checkbox"/>	
<b>3. MAIN RESIDENCE – ROOF</b>			
(a) Has the roof ever leaked? .....	<input checked="" type="checkbox"/>		
(b) Has the roof ever been repaired? .....	<input checked="" type="checkbox"/>		
(c) Do you know of any problems with the roof? .....		<input checked="" type="checkbox"/>	
<b>4. MAIN RESIDENCE – ALE/LEAD-BASED PAINT</b>			
(a) Was residence built before 1978? .....	<input checked="" type="checkbox"/>		
(If yes, seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead In Your Home".)			
<b>5. DRAINAGE</b>			
(a) Is this property located in a flood plain zone? .....	<input checked="" type="checkbox"/>		
(b) Has the property ever had a drainage, flooding or grading problem? .....	<input checked="" type="checkbox"/>		
<b>6. BOUNDARIES</b>			
(a) Have you ever had a survey of your property? .....	<input checked="" type="checkbox"/>		
(b) Do you know the boundaries of your property? .....	<input checked="" type="checkbox"/>		
(c) Are the boundaries of your property marked in any way? .....	<input checked="" type="checkbox"/>		
(d) Are you aware of any encroachments, recorded or unrecorded easements relating to this property? .....		<input checked="" type="checkbox"/>	
(e) Is there any common fencing? If yes, explain any agreement and common maintenance. ....		<input checked="" type="checkbox"/>	
(f) Any Improvements shared in common with adjoining or adjacent properties? ....	<input checked="" type="checkbox"/>		
<b>7. HOMEOWNER'S ASSOCIATION</b>			
(a) Is the property subject to rules or regulations of any homeowner's association? If yes, please supply copy of rules and regulations. ....		<input checked="" type="checkbox"/>	
<b>8. WATER</b>			
(a) Are all the Improvements connected to a public water system? .....	<input checked="" type="checkbox"/>		
(b) IF NOT, please state your water sources and explain. ....			
(c) Has your water system ever gone dry? If yes, explain. ....		<input checked="" type="checkbox"/>	
(d) Are you aware of any problems with your water lines and/or waterers? .....		<input checked="" type="checkbox"/>	
(e) Is your water supply shared with anyone else? .....		<input checked="" type="checkbox"/>	
<b>9. AUXILIARY HOUSES</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, structure Or roof on any of the auxiliary houses? .....			<input checked="" type="checkbox"/>
(b) Were any auxiliary houses built before 1978? .....			<input checked="" type="checkbox"/>
(If yes seller may not accept and buyer should not present an offer to purchase contract that does not include a "Disclosure of Information and Acknowledgement of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the EPA pamphlet "Protect Your Family From Lead In Your Home".)			
<b>10. BARN/OUTBUILDINGS</b>			
(a) Are you aware of any problems affecting any of the mechanical systems, Structure, or roof on any of the barns or outbuildings? .....			<input checked="" type="checkbox"/>



	Yes	No	Unknown
<b>11. UTILITIES</b>			
(a) Are you aware of the location of the following underground utilities?			
1) Water lines .....	—	—	✓
2) Electric lines.....	—	—	✓
3) Natural Gas/Propane .....	—	—	✓
4) Telephone lines .....	—	—	✓
5) Septic/Field lines.....	—	—	✓
(b) If you answered yes to any of the above, can you furnish a diagram of same?	—	—	✓
<b>12. MISCELLANEOUS</b>			
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction? .....	—	—	✓
(b) Do you know of any violations of local, state or federal government laws or regulations relating to this property? .....	—	✓	—
(c) Are you aware of any Radon test being performed on this property? .....	—	✓	—
(d) Are you aware of any existing or threatened legal action affecting this property?	—	✓	—
(f) Are there any assessments other than property assessments that apply to this property? .....	—	✓	—
(g) Are you aware of any damage due to wood infestation? .....	—	✓	—
(h) Have the house and/or other improvements ever been treated for wood infestation? If yes, when and by whom? .....	—	✓	—
(i) Are you aware of any underground storage tanks? .....	—	✓	—
(j) Are you aware of any past or present chemical contamination to the soil and/or water on this property? .....	—	✓	—
(k) Are you aware of any dumps on the property, present or past? .....	—	✓	—
(l) Are any sink holes being used as a dump? .....	—	✓	—
(m) To your knowledge, has the property been used for anything besides agricultural purposes? .....	—	✓	—
(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)? ....	—	✓	—
(o) Have you ever had a soil analysis done?.....	—	✓	—
If yes, by whom and when. ....			
(p) Are you aware of any other fact, conditions or circumstances which may affect the desirability of this property? .....	—	✓	—
(q) Are you aware of any cemeteries, burial grounds or burial sites located on or within the boundaries of this property?.....	—	✓	—
<b>13. If the answer was "yes" to any of the above questions, please explain.</b>			
#2 Original 1930 basement leaks			
#3 Copper Roof patched			
#4 Remodeled			
#5 Elkhorn Creek			
#6 Survey / boundary fences			
#8 RAWC			

THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS INFORMATION IS PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INFORMATION IS BELIEVED TO BE ACCURATE BUT NOT WARRANTED BY ANY REALTOR.

Brown mch      8/21/20      9am  
 SELLER                      DATE                      TIME                      SELLER                      DATE                      TIME

IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTICE TO THE BUYER THAT THE SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS FORM.

BROKER/AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PROPERTY HISTORY".

BUYER                      DATE                      TIME                      BUYER                      DATE                      TIME

If you have specific questions please consult an attorney.  
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