

Rebel's Run

1830 MAYO LANE, PROSPECT, KY

A Magnificent Estate of
Rare Character and Beauty!



Available as Three Distinctive Tracts, or in Its Entirety!

UNQUESTIONABLY THE PREMIER EQUESTRIAN ESTATE FOR ACQUISITION IN GREATER LOUISVILLE

Rebel's Run Represents Another World of Beauty and Privacy on 40± Acres in Prospect, Kentucky, Just 15 Miles from Louisville

This exclusive gated estate is highlighted by a magnificent Georgian Revival home perched above a beautiful assemblage of rolling land, overlooking a sparkling pond, beautiful paddocks with a stable and equipment barn. Everything is in pristine condition and creates an atmosphere of discreet luxury and accomplishment close to the Ohio River and downtown Louisville.

TRACT A *Rebel's Run Manor* has been precisely positioned atop the highest point offering commanding panoramic views in every direction of the woods, neighboring paddocks on five acres.

The home boasts an impressive 10,000 square feet of total living space with more than eighty windows to take full advantage of the surrounding vistas from the numerous formal and informal living spaces. The home is graced with six bedrooms including a palatial first floor master suite and three second floor en-suite bedrooms with walk-in closets, seven bathrooms, a powder room, an impressive two-story living room, formal dining room, designer kitchen open to the family room and paneled library. The lower level is a recreation paradise with a fully equipped home theater, Tennessee Brownstone Tavern, bourbon tasting room, fitness room, a grand fifth bedroom suite and amazing storage.

Outdoors the home features a marvelous swimming pool with a stone waterfall, welcoming terraces and patios. The custom designed landscaping and hardscapes have been meticulously thought out to ensure exceptional privacy and timeless elegance. Additionally, there is an attached four car garage with a caretaker's or in-laws apartment.

TRACT B *Equestrian Facilities (Stable, Equipment Barn, Paddocks)*

Perfect for the equestrian enthusiast, this lush and rolling thirty plus acre site features a stable with hay loft, tack room, living quarters and a matching equipment barn built by fourth generation stable and barn builder, Larry Smitha. The acreage includes two paddocks with four board fences, a riding arena, wooded areas with mature trees, over two hundred newer plantings throughout the property and an orchard with peach, apple, pear, and cherry trees. This tract is ideal for building a new home with all of the equestrian features already in place.

TRACT C *Single Family Homesite* - Situated with frontage on River Crest Drive, this stunning five acre homesite overlooks the picturesque pond and provides a magnificent location for construction of your fantastic home.

Don't Miss This Opportunity to Name Your Price!





Rebel's Run is Available as Three Distinctive Tracts, or in Its Entirety!

TRACT A The Mansion Atop 5± Acres. Access is provided by an easement through Tract B.

TRACT B The Stable, Storage Barn and 30± Glorious Acres. These beautiful acres include two paddocks, riding arena and a stocked pond.

TRACT C 5± Acre Homesite. Located on River Crest Drive with a beautiful pond.

Why Buy This Property?

The Auction Provides an Outstanding Opportunity to Bid Your Price!

Magnificent Home – This impressive hilltop equestrian estate provides for a luxurious entertainment lifestyle with an astonishing 10,000 square feet. The residence boasts a multitude of formal and informal entertaining rooms, six bedroom suites, an entertainment level with pub and billiard room, family room, bourbon tasting room and fitness room, all with breathtaking views of the glorious paddocks, stocked pond, stable and swimming pool.

Desirable Equestrian Property – Rebel's Run is the ultimate equestrian property totaling forty plus acres. This offering represents a unique opportunity to purchase at auction, a beautifully wooded and open assemblage of land with a magnificent home.

Recreation Land Opportunities – Rebel's Run offers a multitude of recreational opportunities, from hiking, to gentleman's or gentlewoman's farm, equestrian facility and fishing. It's all right here.

Future Opportunities – Rebel's Run could be further sub-divided for additional single family home site development opportunities.

Proximity to Louisville – The property offers amazing convenience to Louisville and is located just twenty minutes northeast of its downtown.

Convenience – The location will provide quick and easy access to southern Indiana via the new east end Ohio River bridge which is now under construction.

Excellent School District – This property resides in the award winning Oldham County School District, one of the finest in Kentucky.

FINE & COMPANY, LLC

PO Box 1588
Deerfield, IL 60015
312.278.0600
FineAndCompany.com

Whether you desire a lifestyle of tranquility, entertaining, or equestrian orientated life, Rebel's Run will provide everything you have been seeking in one location



Horse Stable and Arena



Stables



Stable's Living Quarters



Stocked Pond



Gated Entry



One of The Fenced Paddocks

BIDDING DETAILS

AUCTION LINE: 312.278.0600 ext 101
ON THE WEB: www.FineAndCompany.com

SEALED BID DEADLINE: Sealed bids are due on or before 3:00 p.m. CDT, April 12th and delivered to Michael A. Fine, CCIM, CAI, AARE, Fine & Company LLC, 747 Lake Cook Rd., Suite 100W, Deerfield, IL 60015

CASHIER'S CHECK REQUIRED TO BID:
\$50,000 for Tract A \$25,000 for Tract C
\$35,000 for Tract B \$85,000 for the entirety (Tracts A, B & C)

VIEWING DATES & TIME: The property is available for viewing by appointment only with 48 hours notice on the following dates: March 12, 19 and April 3, 9.

BIDDER'S INFORMATION PACKET: A bidder's information packet has been assembled and contains detailed information related to the property, the auction, and the Terms of Sale. The cost of the Packet for those interested in bidding on the main residence Tract A or the entirety, all three tracts, is available for \$60.00. The Packets for Tracts B or C are available for \$30.00 each. The purchase of a Packet is required to participate in the auction.

TERMS OF SALE: This auction is being conducted subject to the Terms of Sale as stated in the Bidder's Information Packet and the Purchase and Sale Agreement.

BUYER'S FEE: A 8% buyer's fee will be added to the final high bid price per the Terms of Sale.

BROKER PARTICIPATION INVITED: A 2% referral fee will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale contained in the Property Profile on our website for requirements to register.



In cooperation with Alliance Realty and Adele Guarino-Sanders, Principal Broker and Don Erler - KY Broker & Auctioneer

The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, REAL ESTATE TAXES ARE APPROXIMATE. All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.

Fine and Company LLC - Licensed KY RE Broker 53565
Renee Y. Jones - Licensed KY Auctioneer #RP3982

