

# Hidden Hollow Preserve



177 Acres, Unique home, Tenant home, Barns, Corrals, Paddocks  
2888 Rush Branch Road  
Bradfordsville, KY 40009

# Hidden Hollow Preserve

PERHAPS THE MOST UNIQUE PROPERTY IN THE COMMONWEALTH OF KENTUCKY  
177.46 SURVEYED ACRES OF MOSTLY FORESTED PROPERTY  
PRIVATE AND SECURE BOX CANYON  
UNIQUE RED CEDAR HOME SITUATED BETWEEN WATERFALLS  
LARGEST PRIVATE WATER GARDEN IN THE STATE  
PRISTINE NATURAL WILDLIFE PARADISE

**SAFE FROM CRIME, FLOODS, TORNADOS, HURRICANES, EARTHQUAKES AND DROUGHT**

Less than 90 minutes from Louisville and only 75 minutes from Lexington  
Centrally located within 3 hours driving of Indianapolis, Cincinnati, Huntington, Knoxville, Nashville  
Within 30 minutes of three local airports with runways 5,000 feet or longer (6i2, DVK & AAS)

Aside from the uniqueness of the property, the greatest feature of Hidden Hollow Preserve may well be intrinsic contradiction ... the combination of easy access combined with the restriction thereof ... the unparalleled privacy and seclusion offered by a unique ranch surrounded on three sides by thousands of acres of forested Conservation Easements containing the entire headwaters of a box canyon ... controlling the high ground all the way around the perimeter which precludes pollution from any unnatural source ... and the security offered by the single approach up the valley.

In addition, Cedar Keep is uniquely situated on the junction of two creeks that fall in waterfalls on either side of the home, joining into a single stream in front of the house. Further, the house is immune from natural disasters as it sits on high ground between the creeks but it is 400 feet below the surrounding ridges which protect it from the worst storms that Mother Nature might conger up.



Rush Branch Creek Valley – Hidden Hollow Preserve



# *Hidden Hollow Preserve*

## **LAND**

Newly surveyed 177.46 deeded acres of land of which approximately 47 acres is cleared pasture and 130 acres are in hardwood forest. All mineral and gas rights go with the property. There are numerous private logging roads that allow access to every nook and cranny of the property and provide miles of trails for horseback riding. All property corners are clearly marked and all boundaries of the property have been posted in previous years.

## **TIMBER**

The timberland contains a fully appraised (by quantity, by species, by quality) 845,000 board feet of hardwood timber worth approximately \$200,000 on the stump. Dominant species are white oak, red oak, chestnut oak, yellow poplar and hickory.

Much Timber Stand Improvement (TSI) work has been done over the years in order to eliminate low value species, overcrowding, deformed trees, etc to maximize the growth and value of the remaining forest. A secondary management goal has always been to maintain diversity and wildlife habitat, leaving at least one den tree in each acre and planting wildlife crop trees such as Autumn Olive, Dogwood, Redbud, etc. to support the abundant wild life.

Hidden Hollow Preserve is a member of the Forest Stewardship Program, it is a recognized Tree Farm and it is recognized as a Cooperator with the Kentucky Department of Fish and Wildlife.

## **FENCING**

All pastures areas are fenced to maintain livestock control and to protect the hardwood forest from root compaction from livestock.

Most of the fencing is 7 or 8 strand high tensile steel fencing (the “forever” fence) attached to 6” treated posts alternating with two steel “T” posts. All fencing is capable of being energized with electric current on every other wire if desired.

## **PONDS**

There are two ponds on the property, in addition to the main creeks supplying water to all the pastures. There are also automatic watering stations in the horse paddocks and lounging areas and there is a rare sweet fresh water spring next to the tenant cabin.

# *Hidden Hollow Preserve*

## CEDAR KEEP



Cedar Keep 2011

Aside from the pure natural beauty to be found in this pristine hideaway, perhaps the most notable feature of Hidden Hollow Preserve is the truly unique ranch house, Cedar Keep.

Nestled neatly in the mature woods, perched upon and anchored to a thick red sandstone outcropping encrusted with quartzite geodes and surrounded on three sides by streams and waterfalls, the house is clad entirely in natural western red cedar which allows it to melt comfortably into its surroundings.

The hip roof of individually applied cedar shakes mirrors the contour of the gently rolling hills behind the home, and the gradually graying of the cedar blends with the tones of the majestic oaks.

The entrance drive through the mature woods is dotted with rhododendrons, azaleas, mountain laurels, Japanese maples, hostas, astilbes, bleeding hearts, trilliums and stella d'oro lilies, along with countless varieties of ferns, vines and wild flowers.

# Hidden Hollow Preserve

## CEDAR KEEP

Cedar Keep is clad entirely in Western Red Cedar. It offers 3600 sq ft including the attached garage, plus an additional 1,000 sq ft wrap around porch which is insulated if one wished to enclose it and convert it to living space. Other amenities include:

- Individually applied, heavy duty, cedar shake roof, 50 year guarantee, all copper flashings, seamless gutters
- 18 x 18 x 14 high octagon Living Room with two story natural stone, wood burning fireplace
- 16 x 22 x 14 Great Room/Library with built in bookcases on 4 walls, a vaulted ceiling and a two story high natural stone, wood burning fireplace
- 14 x 17 Dining Room with crown molding and full wall bay window overlooking water garden
- 12 x 14 Kitchen with ceramic counters and cook-top, two built in ovens with convection cooking, double door refrigerator/freezer, built in microwave and dishwasher, oak & glass cabinets, ceramic floor
- Four large bedrooms, 3 ½ baths, two of which are en-suite
  - First floor has a large 13 x 14 Bedroom with a 10 x 8 en-suite Bathroom, double sinks, marble counter top, bathtub with shower, all ceramic tile
  - First floor ½ Guest Bath with marble counter, mirrors on 3 sides and ceramic tile floor
  - Second floor offers a huge 16 x 27 Master Bedroom with full wall bay window overlooking water garden and woods, 3 huge closets including a 8 x 11 ft walk in closet and an elaborate 11 x 12 Master Bathroom with double sinks, Jacuzzi overlooking the water garden, full shower, totally ceramic tile
  - Second floor offer two additional Bedrooms, 14 x 15 with large closets
  - Second floor offers an addition Bath with double sinks, and ceramic shower
- 21 x 27 fully insulated attached garage which could be converted into in-law apartment with separate entrance if not needed for vehicles
- 5 x 10 Laundry room with full cabinets top and bottom, laundry sink, washer & dryer
- 4 x 5 Pantry with multiple shelves
- Original, one of a kind, stained glass window of a bison in front door created by a now deceased artist
- Oak hardwood floors or Italian ceramic tile throughout the entire home

# Hidden Hollow Preserve

## CEDAR KEEP (Continued)

- All double pane and wood clad, Marvin windows and doors. Windows exposed to direct sunlight infused with argon gas to prohibit sun fading
- All interior doors and all interior trim including staircase and banister are solid oak
- All exterior walls are 6" thick and heavily insulated
- All plumbing is copper and all fixtures are top of the line, Kohler
- Efficient Geo-thermal heating and air-conditioning
- Nutone Central Vacuum System
- Nutone ceiling fans with lights and remote controls in bedrooms, living room and great room
- City water supplied, although there is a sweet spring available for hook-up
- Dish Network TV satellite television hook-up
- Hughes satellite computer internet hook-up
- Underground electric and telephone hook-up installed
- Three separate telephone lines available at house box
- Secret closet with fire insulated steel gun cabinet to secure valuables, documents, guns, etc
- Extensive floored storage space in attic and under eaves, accessible by doors/stairs
- House is totally electric including heating and air conditioning, hot water, water pump, washer, dryer, dishwasher, pool pumps, outdoor lights, etc and the average monthly bill is \$180



The long driveway entrance to Cedar Keep



# *Hidden Hollow Preserve*

## CEDAR KEEP (Continued)





# *Hidden Hollow Preserve*

## CEDAR KEEP (Continued)





# Hidden Hollow Preserve

(Interior furnishings not included)

## CEDAR KEEP (Continued)

Cedar Keep combines a mixture of natural beauty and an oriental flair. A two story octagon living room together with a vaulted ceiling library connected by magnificent field stone fireplaces on two sides command the front of the home, surrounded by a marvelous wrap around porch which absorbs the beauty of the flora and fauna enveloping the site.



Cedar Keep Spring 2010



Two story 18 x 18 octagon Living Room at Cedar Keep  
Back to back natural stone wood burning fireplace  
Skylights, 2 that can open for natural ventilation

# Hidden Hollow Preserve

(Interior furnishings not included)

## CEDAR KEEP (Continued)



Vaulted Ceiling 16 x 22 Library at Cedar Keep  
Back to back natural stone wood burning fireplace, oak floors and bookcases on all 4 walls



Formal 14 x 17 Dining Room with full bay window overlooking scenic woods and water garden



Open 12 x 14 Kitchen with ceramic counter tops, oak & glass cabinets and built in appliances



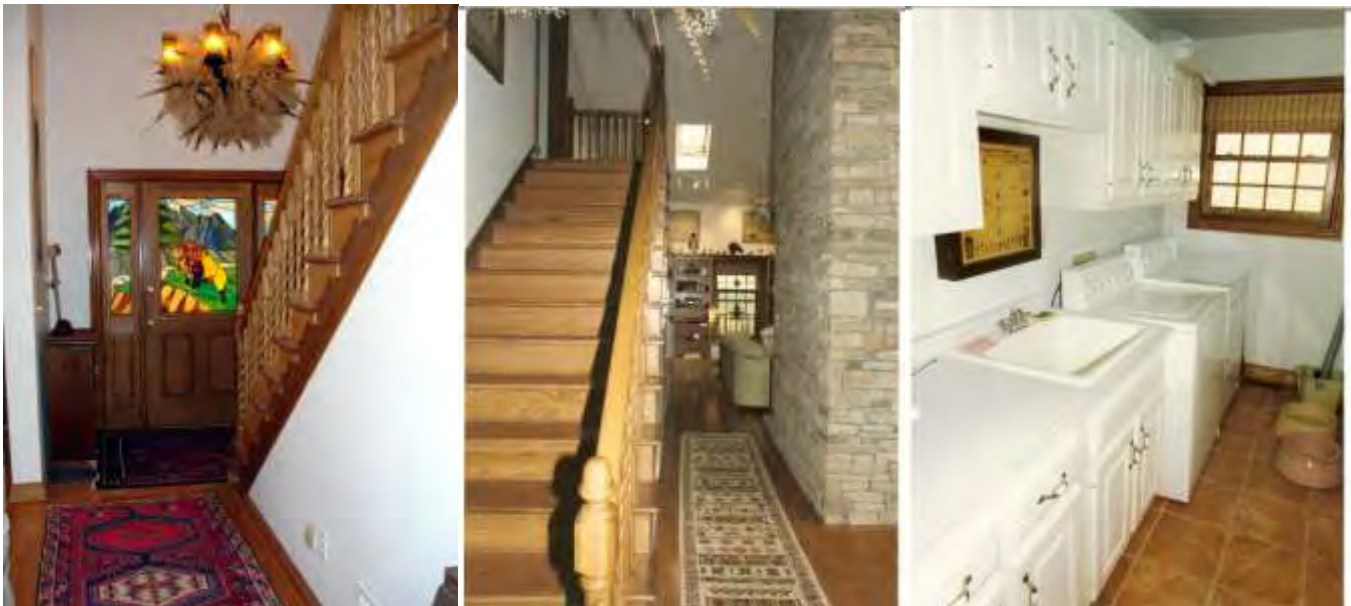
# Hidden Hollow Preserve

(Interior furnishings not included)

## CEDAR KEEP (Continued)



First floor bedroom with separate porch overlooking water garden, and en-suite full bathroom



Front entrance  
With original stained glass door

Entryway & stairs to 2<sup>nd</sup> floor  
LR to right and Library ahead

Laundry room  
Full cabinets, sink, appliances

# Hidden Hollow Preserve

(Interior furnishings not included)

## CEDAR KEEP (Continued)



16 x 27 Master Bedroom, double closets plus large 8 x 11 walk-in closet



Master en-suite 11 x 12 Bathroom with double sinks, large Jacuzzi and separate shower



Second floor bedroom



# Hidden Hollow Preserve

(Interior furnishings not included)

## CEDAR KEEP (Continued)



Second floor bedroom with built-in bookcases, currently used as an office



Second floor hallway  
With  $\frac{3}{4}$  bath in background

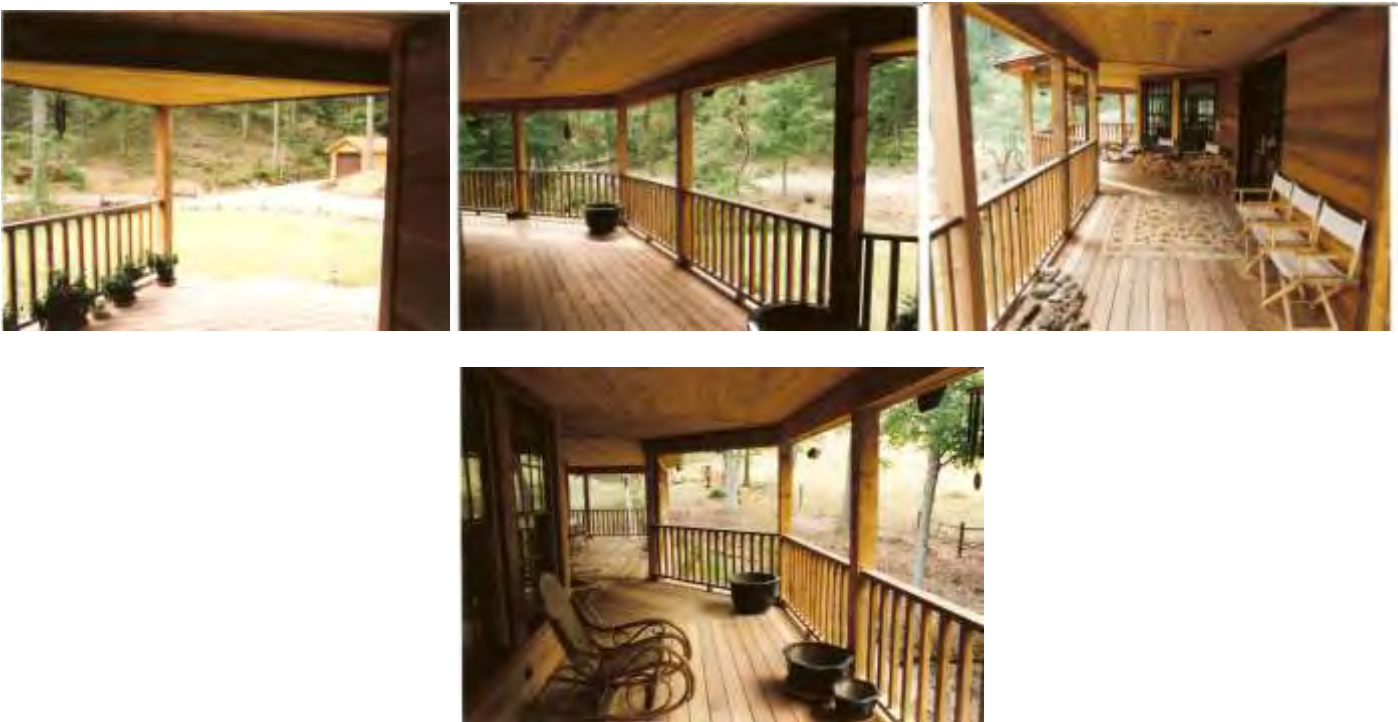
Second floor  $\frac{3}{4}$  bath

# Hidden Hollow Preserve

## CEDAR KEEP (Continued)



A 360 degree view of Cedar Keep just after construction and prior to landscaping growth



The 1,000 sq ft wrap-around porch drinks in the beauty of nature surrounding Cedar Keep. The ceiling of the porch is fully insulated to allow incorporation of the entire porch into the house if desired at some point in the future.



# Hidden Hollow Preserve

## CEDAR KEEP – WATER GARDEN/POOL



- Largest private water garden in the State of Kentucky. Naturally set, 30'W x 100'L x 7'D pool adjacent to and continually fed by one of the clear streams surrounding the house.
- Capped with irregular, natural, red sandstone rocks, the water garden is home to scores of water plants, hardy and tropical water lilies and giant flowering lotus. The garden also contains hundreds of gold fish as well as Rams horn snails, bullfrogs, tadpoles and painted turtles.
- Constructed of 12" thick, steel reinforced, concrete treated with Xypex waterproofing
- Pool could easily be converted to large swimming pool
- Creek is damned 350 feet upstream and a 1 ¼ inch pipe supplies water constantly to pool which is allowed to overflow back into the creek ... no city water is required to supply pool
- Two pumps re-circulate water from pool to stainless steel dump bin in red sand stone waterfall located mid-pool ... if used as a swimming pool, filters could be installed in line to filter water
- Pool can supply 100,000 gallons of water if necessary to fight a fire by utilizing the gasoline powered pump and fire hoses located in detached garage

# *Hidden Hollow Preserve*

## CEDAR KEEP – WATER GARDEN/POOL





# Hidden Hollow Preserve

## CEDAR KEEP (Continued)



Rare winter scenes 2006

Hidden Hollow Preserve and Cedar Keep have hosted many local and regional clubs including the Founding meeting of the Marion County Garden Club; every Marion County Leadership Class between 1997 and 2006; The Marion County Agriculture Extension Office Field Day 1999; the South East Bison Association; the Kiwanis Club and the Marion County Chamber of Commerce Garden Tour to name but a few. Local television programs on horticulture have been filmed here. The bison herd has been the feature subject article of the *Montage*, a periodic supplement to the local newspaper, the *Lebanon Enterprise*.

# *Hidden Hollow Preserve*

## DETACHED GARAGE



- 12 X 28 Detached Garage clad entirely in Western Red Cedar, including individually installed, heavy duty, cedar shakes with a 50 year guarantee
- Automatic Overhead Door controlled by keypad or wireless remote
- Shelved and inside walls installed for storage of tools, equipment, etc

## ORCHARD

- There is an orchard containing 25 fruit trees along the driveway approach to the house and they produce in abundance
- There are white and purple plum, three kinds of cherry, several kinds of peach, two varieties of nectarines, four kinds of pears and several kinds of apple trees



# *Hidden Hollow Preserve*

## TENANT OR FARM MANAGER'S HOME



Constructed in 2000, Hidden Hollow Preserve offers a well insulated 1150 sq ft home with an additional 200 sq ft front porch for a tenant, hired hand or farm manager.

- 12 x 24 Living Room, fully carpeted
- 12 x 12 Master Bedroom, fully carpeted
- 12 x 10 Second Bedroom, fully carpeted
- 12 x 12 Kitchen, tile floor, cabinets on two walls
- 12 x 12 Bathroom with full bathtub and shower, washer, dryer
- 12 x 24 Upstairs loft/bedroom fully carpeted with extensive storage space on second floor
- All Propane ... heat, cooking, water ... so home is insulated from electric power outages
- Brand new appliances (2005 or 2006), hot water heater, microwave, range, refrigerator
- DirecTV satellite installed
- Usual electric bill is approximately \$30/month, propane is approximately \$50/month

# *Hidden Hollow Preserve*

## MAIN BARN & CORRAL & POWDER RIVER BISON HANDLING EQUIPMENT



- 60 x 72 KY Steel building with a extra 12 x 15 three sided extension on one side of main barn used as a livestock work area with open access to squeeze chute and head catch
- 6 each 12 x 12 horse stalls down right side of barn, two with Dutch Doors to outside paddocks
- 6 each 12 x 14 stalls on left center aisle which can be used for stalls, sawdust, tack or tools



# *Hidden Hollow Preserve*

## **MAIN BARN & CORRAL & POWDER RIVER BISON HANDLING EQUIPMENT**

- Haymows overhead capable of storing 1800 square bales of hay
- Graveled 16 x 72 lane down inside left third of barn for parking equipment, tractor, trailers, etc
- Corrals constructed of Highway Guardrails attached to 6" steel beams driven 3' in the ground and set in concrete
- Heavy duty Powder River Bison Handling Equipment including sweep tub, two expandable alley sections, a pregnancy check chamber and an expandable heavy duty squeeze chute with access doors to any part of animal from either side and a crash gate on the front
- Weight scale platform located on the floor of the front alley portion to capture weight of animals before they enter the squeeze chute

## **WASTE MANAGEMENT BUILDING – LOUNGING SHELTER – 50 X 100 ARENA - PADDOCKS**



- A 36 x 48 Waste Management Building was constructed in 2004 to hold horse manure waste until fully composted whereupon it can be spread as fertilizer or sold as top soil
- A 50 x 100 outdoor arena was constructed in 2004 to be used for horse training

# *Hidden Hollow Preserve*

## MAIN BARN & CORRAL & POWDER RIVER BISON HANDLING EQUIPMENT



- Two paddocks attached to the main barn with Dutch Doors were constructed in 2004 to accommodate two stallions
- Automatic watering devices with low voltage heaters were installed between the two stallion paddocks and in the horse lounging shelter to provide clean, clear, cool water to the horses 12 months of the year
- All four board fence constructed with treated poplar which resists warping and cracking



# *Hidden Hollow Preserve*

## **TOBACCO BARN & EQUIPMENT SHELTER**

In addition to the above, there is a large 48 x 60 tobacco barn full of replacement cedar wood for any repairs necessary to Cedar Keep, a large quantity of oak and poplar lumber, treated fence posts, steel “T” posts, rolls of field fence and high tensile fencing, PVC pipe, corral panels, and 6 x 6 treated support beams.

Attached to the tobacco barn there is a three sided 12 x 60 metal equipment shelter. In addition to the two barns there are two 12 x 20 lounging shelters in the pastures and a metal equipment building located on the back of the property.



# Hidden Hollow Preserve

## Optional equipment that is available at negotiated prices if requested includes:

- Massey Ferguson, 4200 Series, 4 Wheel Drive, Tractor with front bucket loader which has been used less than 900 hours
- 2001 Ford F350 Power Stroke, 7.1 diesel truck, extended cab, full 8' bed, gooseneck ball
- 2011 Honda 420 4-WD ATV
- New Idea Model 5408 8' Disc mower
- 20' span 3-point hitch sprayer
- M&W Model PC 810 Prairie Clipper 8' Bush Hog
- Farm wagon
- Troy Riding Lawn Mower
- Murray Riding Lawn Mower
- Troy Built, 6.5 hp, 2350 psi Power Washer
- ATV mounted electric seeder and power sprayer
- ATV ground drag/cultivator
- Tractor grader blade, front end loader hay fork, 3-point hitch hay fork
- Assorted tools, chain saws, logging chains, fencing materials, etc.
- Total value of optional equipment approximately \$145,000

Hidden Hollow Preserve is located in Casey County, KY on the eastern border of Marion County  
Cedar Keep GPS coordinates 37° 28' 31.15 N by 85° 02' 16.1 W

Elevations: 1300 feet on top of ridge, 942 feet at Cedar Keep, 850 feet at barn

Total Property Taxes on the property in 2012 were \$2,198

Electric Utilities for a totally electric home average \$180/month

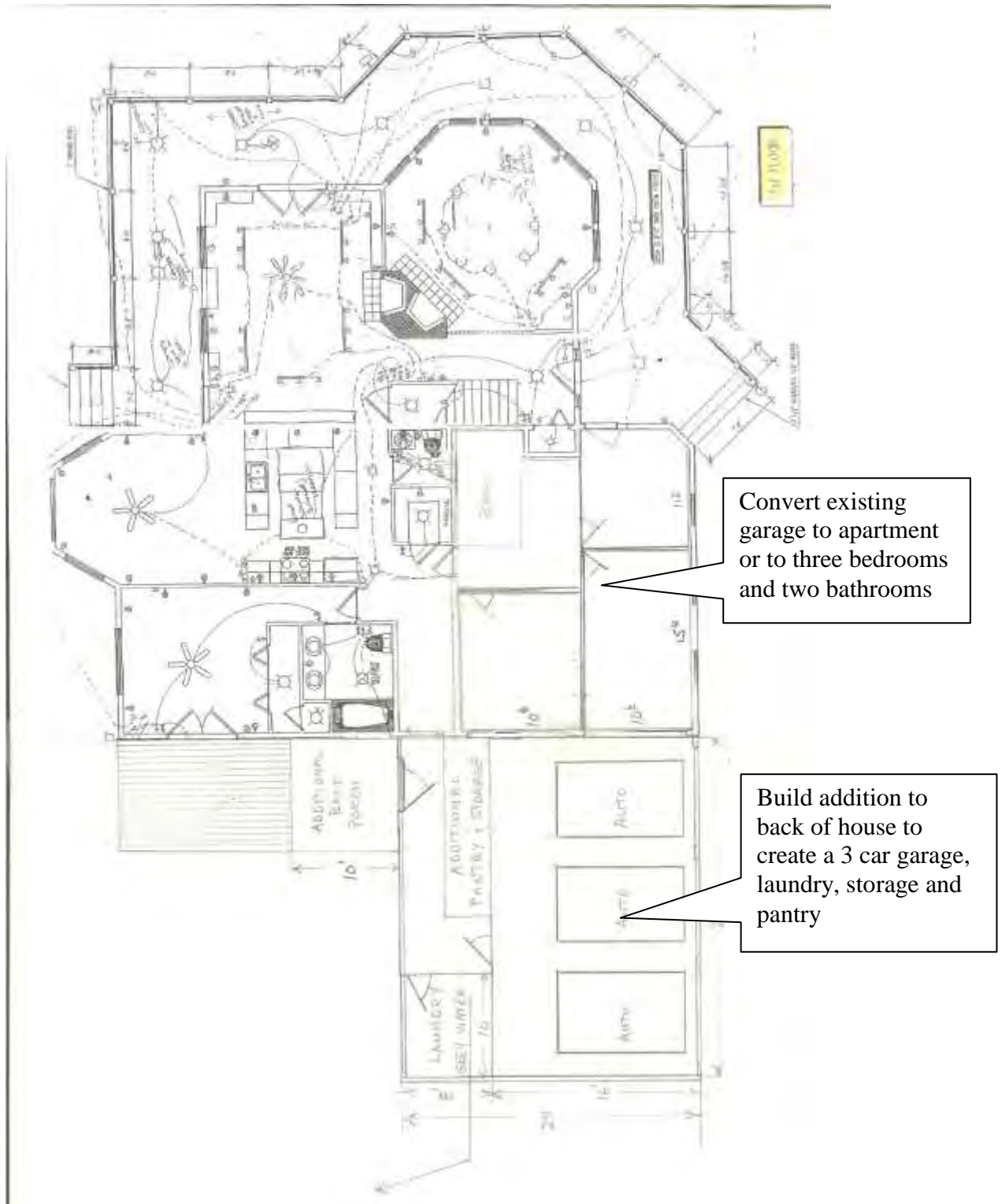
Dish Network TV and Hughes Satellite Computer service are installed

Underground electric to Cedar Keep

Marion County Water

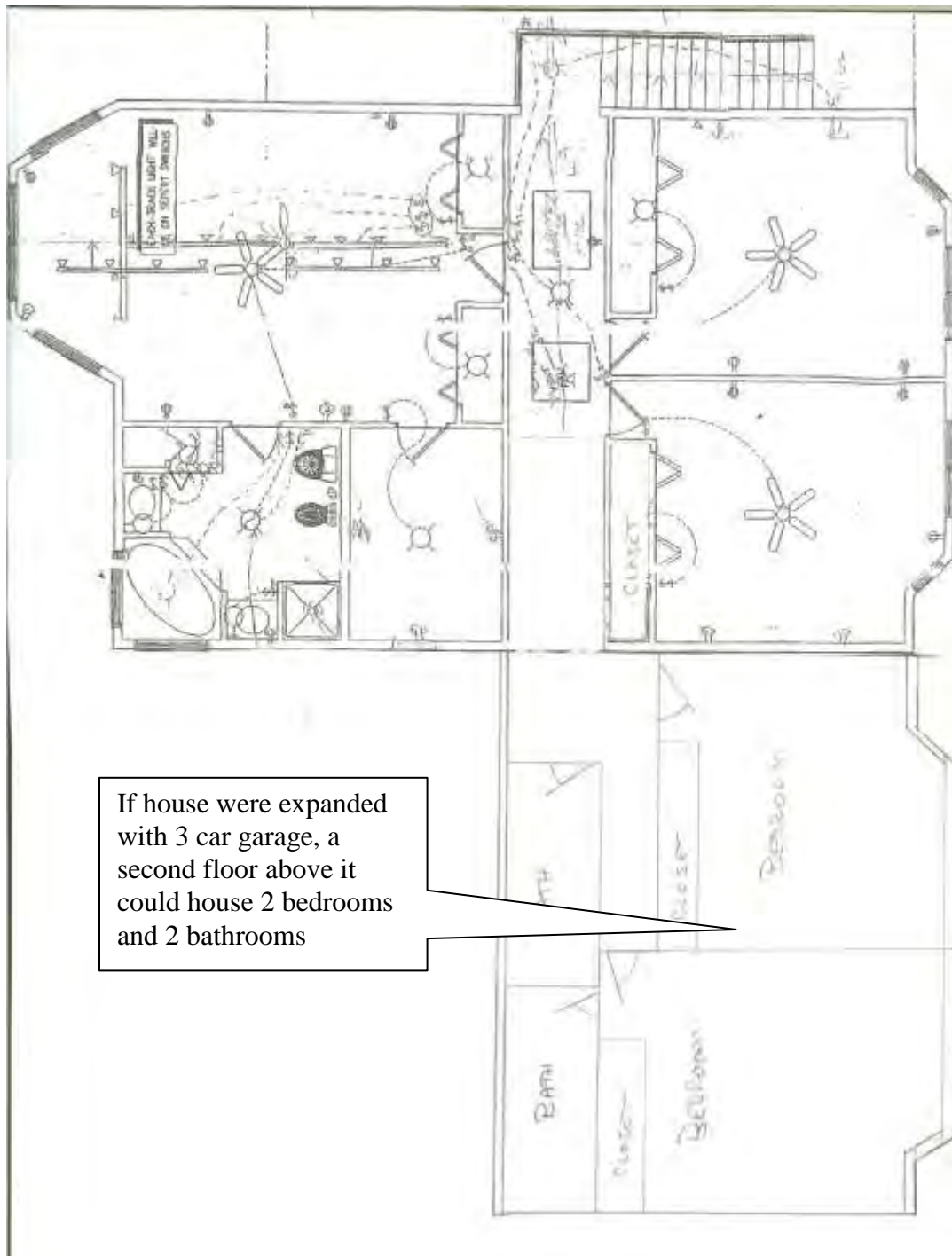


# Hidden Hollow Preserve



The existing two car garage is entirely insulated so the floor could be raised to house level and converted into either a maid's residence with separate entrance ... or to the addition of three bedrooms and one or two bathrooms. A three car attached garage could easily be added directly beyond the existing house.

# Hidden Hollow Preserve



If the first floor was expanded with the addition of a new three car garage, two additional bedrooms and two bathrooms could be added over the new garage on the second floor. Were this done, I would suggest separating grey water from sewage so as not to tax the septic system with non-essential liquid and the grey water could easily be diverted for irrigation purposes.



## *Hidden Hollow Preserve*



One of four bobcats on Hidden Hollow Preserve

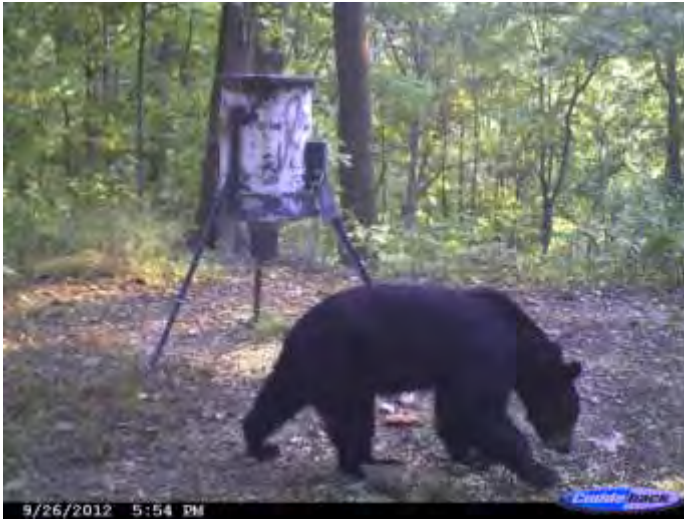


One of the many coyotes – this one in the orchard



A red fox in the orchard – following the coyote

## Hidden Hollow Preserve



A two year old male black bear figuring out how to invade a corn feeder



Mama black bear ... living about two miles from where her male cub has settled in



## *Hidden Hollow Preserve*



We have lots of really big White Tailed deer – and raccoons galore  
They share the corn



# *Hidden Hollow Preserve*



We used to run American Bison – normally kept the herd at about 50 animals



Flocks of Eastern Wild Turkey populate the farm

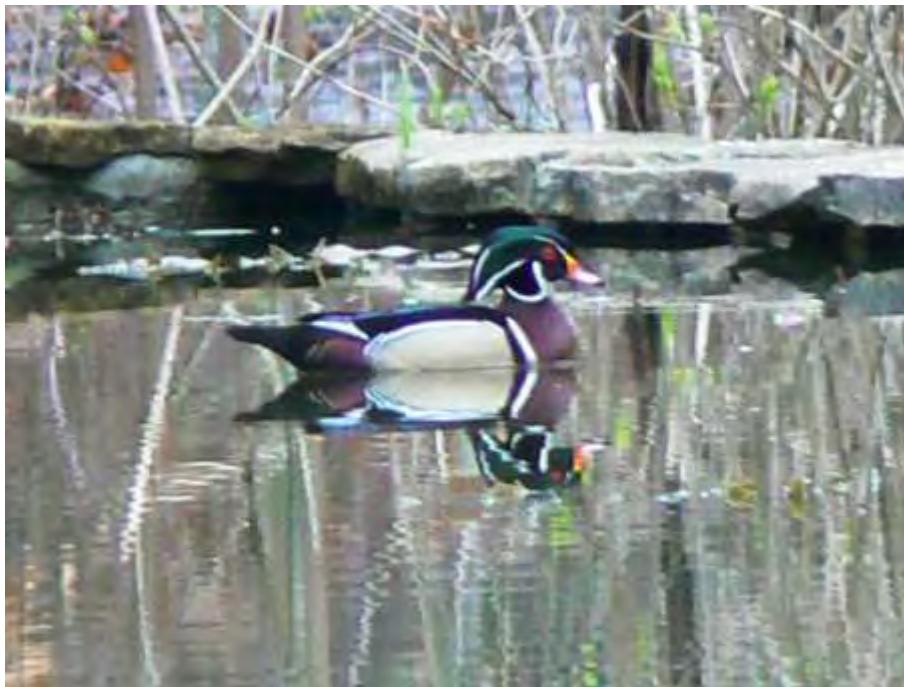




## *Hidden Hollow Preserve*



Great Blue Heron on the water garden looking for a gold fish breakfast



Male Wood Duck checking out the water garden as a nesting site



## *Hidden Hollow Preserve*



The Japanese Maples leading to Cedar Keep in the fall