

Historic Helm Place

Sealed Bid Auction - Selling Without Reserve
2650 Bowman Mill Rd. - 150± ACRES | Lexington, KY
Bids Due October 31st, 2022



We are honored to have been selected to Market and Sell at Auction this Kentucky Historic landmark and surrounding 150 acre horse farm. In 1781, the Bowman family settled here, building the present mansion c. 1853. In 1912, the property was purchased by Emilie Todd Helm, sister-in-law of Abraham Lincoln. Located just off Harrodsburg Road in Fayette County Kentucky, the property consists of over 150 acres of improved horse farm land with important fertile soils. The 7,212 sq ft mansion is spectacular, with 12 ft ceilings, original hardwood floors, chandeliers, gardens and more. The farm improvements include 37 stalls in 2 horse barns, 3 large fields and 12 paddocks. Do not miss this opportunity to own one of the most historic and notable properties in all of Kentucky! This will be a sealed bid Auction without reserve with bids due October 31st, 2022. **Inspections October 8th, 15th and 22nd 10am - 2pm or by appointment.**

2022 Fayette County PVA Value \$2,886,700 Tax Rate 1.0686



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History of Helm Place and its Residents

The history of Helm Place is interwoven with the history of Kentucky. The land was once occupied by Levi Todd, one of the earliest settlers of European descent in the Bluegrass. In 1779, he built a fort known as Todd's Station atop a small hill overlooking South Elkhorn Creek. Todd became a prominent citizen, serving as the first clerk of the Fayette County Court. He was the grandfather of Mary Todd Lincoln, wife of Abraham Lincoln, and Emilie Todd Helm, who would spend her last 18 years living at Helm Place.



The earliest known photograph of Helm Place (Cedar Hall), circa 1866-1880

After the American Revolution, the property was awarded to Colonel Abraham Bowman by a military grant. The Bowmans settled there in 1781, establishing a large plantation and grist mill. Today, Bowman's Mill Road, where Helm Place is located, is part of Lexington's only designated rural historic district. It includes four homes built by Abraham Bowman or his children.

The Bowmans built the mansion, originally called Cedar Hall about 1853. In 1858, Cedar Hall was sold to the Reed family. It changed hands many times over the next 60 years.

In 1912, Emilie Todd Helm bought the property and renamed it Helm Place in honor of her late husband's ancestral home in Elizabethtown, Kentucky. Confederate Gen. Benjamin Hardin Helm died in 1863 at the Battle of Chickamauga.

As a young woman, Emilie traveled to Springfield, Illinois, where she was entertained in the home of her half-sister, Mary Todd Lincoln, and her husband, Abraham. She returned to Lexington to marry Helm, the son of a Kentucky governor. When the Civil War began, Helm joined the Confederate Army, despite Abraham Lincoln's offer to make him paymaster of the Union Army.

After her husband's death, Emilie tried to return to her family in Kentucky, but refused to take the oath of allegiance required to cross into Union territory. Soldiers, unsure what to do with the president's sister-in-law, telegraphed Lincoln. His response: "Send her to me." Their reunion was bittersweet. Both families had suffered tremendous heartbreak since the war began. Emilie recalled that she and Mary would often sit, speaking of simple matters, but with tears barely concealed in their eyes. Emilie's presence in the White House upset many people in Washington. She soon left for Kentucky, unaware it would be the last time she would see either her sister or President Lincoln.



Emilie Todd Helm in her later years

In later life, another Lincoln came to Emilie's aid. Robert Todd Lincoln, the only surviving son of Abraham and Mary, used his political connections to secure her a job as postmistress of Elizabethtown, Kentucky in the 1880s and 1890s. Emilie and Robert maintained a close friendship throughout their lives. Emilie, the last surviving immediate family member of Abraham Lincoln's in-laws, died in 1930 at age 93.

Emilie lived at Helm Place with her three adult children, Kate, Elodie and Ben, Jr. Kate, the eldest, was especially gifted. A portrait artist, she painted many notable people. Robert Todd Lincoln asked her to paint a portrait of his mother. Kate happily obliged, painting five. One was given to the people of the United States and is in the White House collection. It hung for many years in the Lincoln Bedroom. Kate also wrote an early biography of her aunt. *Mary, Wife of Lincoln* was written at Helm Place and published in 1928. Using her mother's recollections and diaries, Katherine's book has been referenced in every scholarly piece written about Mary Todd Lincoln since then.



Mary Genevieve Townsend Murphy in the front parlor of Helm Place, 1950

During the Helms' tenure in the mansion, a young Mary Genevieve Townsend often came with her parents to visit. She was the only child of William Townsend, a Lexington attorney who was then one of the nation's foremost Lincoln scholars and collectors.

Because of their close friendship, the Helm siblings, who had no children, offered to sell Helm Place and its contents to Townsend. Mary Genevieve, who loved the mansion and the Helms, moved into the house in 1946. The last survivor of the Helm family, Elodie, continued to live there until her death in 1953. Mary Genevieve and her husband, Joseph Murphy, Jr., whom she married in 1960, made Helm Place their home for the remainder of their lives. Mary Murphy died in 2000; Joe Murphy died in 2011. Each lived at Helm Place for more than 50 years.

Mary Genevieve Murphy, who inherited Helm Place from her father, put the property in trust to the Kentucky Mansions Preservation Foundation in 1996, retaining lifetime tenancies for her and her husband. The foundation assumed ownership of the property in 2012.

Helpful Contacts

CONSERVATION EASEMENT: The property has a conservation easement held by the LFUCG Purchase of Development Rights Program. The Deed of Conservation Easement is posted under the "Documents" section of the real estate listing at www.biedermanrealestate.com. For questions about the conservation easement, please contact Beth Overman, Director of PDR at (859) 425-2227 (office) or eoverman@lexingtonky.gov.

H-1 OVERLAY: The property is designated a Local Landmark by the city of Lexington and has an H-1 overlay. The Landmark status and overlay is posted under the "Documents" section of the real estate listing at www.biedermanrealestate.com. For questions about the historic overlay, please contact Amelia Armstrong, LFUCG Division of Historic Preservation at 859-258-3265 (office) or aarmstro@lexingtonky.gov.

INTERIOR PRESERVATION EASEMENT: The property will have an interior preservation easement executed at closing to be held by the Seller. The interior features to be protected are posted under the "Documents" section of the real estate listing at www.biedermanrealestate.com. The draft easement is available upon request. For questions about the interior preservation easement, please contact Gwen Thompson, Director of Kentucky Mansions Preservation at 859-233-9999 or director@mtlhouse.org.



Open foyer with beautiful chandelier -
40' x 12'9"



Double parlor with original pocket doors and
Greek columns, fireplaces and vintage
chandeliers - each room is 19'6" x 18'6"



Library with exterior door and press closet with shelving and fireplace - 18' x 19'6"



First floor bedroom with fireplace, back staircase, and bathroom with tub - 19'6" x 18'



Dining room with hand painted *protected* mural and vintage chandelier - 19'4" x 17'6"

Upstairs bedroom with fireplace, ash floors and original pressed closets - 18' x 20'



Upstairs bedroom with fireplace, ash floors and original pressed closet - 18' x 20'



Upstairs bedroom with fireplace and original pressed closets - 18' x 20'

There is one additional upstairs bedroom (measuring 20' x 14'6") not pictured



Room with hand painted mural - 11' x 12'8"



Large brick fireplace in kitchen, part of original brick separated kitchen



Wood paneled kitchen - 13' x 18'



Beautiful scenic grounds with views of prime Kentucky bluegrass





Barn 1





Barn 2



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoB	Donnell silt loam, 2 to 6 percent slopes	3.6	2.4%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	13.0	8.5%
Ld	Lindside silt loam, 0 to 2 percent slopes, occasionally flooded	6.9	4.5%
MnB	McAfee silt loam, 2 to 6 percent slopes	4.3	2.8%
MoD	McAfee silty clay, 12 to 20 percent slopes, severely eroded	4.5	3.0%
MyC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	26.0	17.1%
MyC3	McAfee silty clay loam, 12 to 20 percent slopes, eroded	6.9	4.5%
uBmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	0.0	0.0%
uBmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	42.8	28.1%
uMmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	44.2	29.1%
Totals for Area of Interest		152.2	100.0%



SEALED BID PACKETS AVAILABLE UPON REQUEST

Bids due October 31, 2022

GENERAL INFORMATION:

Terms: Cash purchase only, no financing contingency; "As-is/Where-is". 10% earnest money deposit is due two (2) business days after the selection of the highest and best bid. Balance of purchase price is due upon closing. The awarded bidder ("Purchaser") must be prepared to close within forty-five (45) days following written notification of the Seller's bid acceptance.

Inspection: Property may be inspected from 10a.m to 2p.m. on October 8, 15 and 22, 2022 OR by appointment any time. Due to the restrictions placed on this property, all prospective bidders are encouraged to inspect the property prior to placing a bid. Please refer all questions to Tom Biederman at (859) 277-2030; (859) 312-0606; tvbiederman@gmail.com.

I. The Offering:

Historic Helm Place, 2650 Bowman Mill Road, Lexington, KY 40513 containing 150 +/- acres

II. Zoning:

The subject parcel is currently zoned Agricultural-Rural.

III. Conservation Easement:

The subject parcel has a conservation easement held by the LFUCG Purchase of Development Rights Program.

IV. Historic Overlay:

A portion of the subject parcel is designated a Local Landmark by the city of Lexington and has an H-1 overlay.

V. Interior Preservation Easement:

At the closing and as a condition thereto, the Purchaser shall grant to the Seller an Historic Preservation Easement with respect to the interior of the main house situated on the property.

VI. Inspection for Health and Building Codes:

The Seller will not conduct or pay the costs of any "due diligence" investigations on behalf of the Purchaser, including without limitation: (1) land survey, (2) testing or pumping septic leach field system, (3) testing, pumping or removal of underground fuel storage tanks, (4) termite inspection, (5) testing for asbestos, (6) testing for lead based paint, (7) title examination/title insurance, (8) domestic water quality test and (9) appraisal. If the Purchaser desires any such services, they are to be conducted at the Purchaser's expense.

SPECIAL TERMS OF SALE

- Bid Price:** The property is being auctioned without reserve. The Seller seeks to obtain the highest and best offer for the property and reserves the right to reject any and all bids.
- Purchaser's Premium:** There shall be a "Purchaser's Premium" equal to six percent (6%) of the accepted bid price.
- Broker Participation:** Broker participation is encouraged. Agent shall offer to a successful, properly registered purchaser's broker a commission equal to two percent (2%) of the accepted bid price.
- Purchase Price:** The Purchase Price shall equal the sum of the Bid Price and the Purchaser's Premium.
- Earnest Money Deposit:** An earnest money deposit equal to ten percent (10%) of the Purchase Price will be required within two (2) business days follow written notification of an accepted bid. The earnest money deposit shall be made payable to Biederman Real Estate for immediate deposit into its escrow account, and the deposit shall be applied to the Purchase Price at closing.
- Purchase Contract:** A Real Estate Auction Bid and Purchase Contract ("Purchase Contract") is included in the Sealed Bid Auction Package. As a condition to the consideration of a bid by the Seller, all bidders must fill out the Purchase Price and earnest money deposit information in the Purchase Contract, execute the Purchase Contract in the appropriate space, and submit the executed Purchase Contract with such bidder's bid.

General Terms of Sale, Instructions to Bidders, Sealed Bid Submission Form, and Purchase Contract are included in the Sealed Bid Auction Packet.



Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility. Our representatives will always work to our highest abilities to provide successful transactions for all parties.

We Get it Done!



www.BiedermanRealEstate.com

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