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Beverly Hills Home Sells for \$23.5 Million

A Beverly Hills home whose inhabitants included actress Marlene Dietrich and pianist José Iturbi has sold in an off-market transaction for \$23.5 million, according to Rachel Maslan and Felix Pena of Hilton & Hyland, who represented the seller.

The property, which had been asking \$25 million, includes a Spanish Revival-style house of about 9,000 square feet, Ms. Maslan said. The property, on over an acre, also has a pool and a guest suite.

Ms. Maslan and Mr. Pena declined to identify the seller, but said he never moved in. According to public records the seller was apparel executive Shawn Far, who bought the property from Mr. Iturbi's estate in 2008 for \$7 million. Mr. Iturbi purchased the home in the 1940s and lived there until his death in 1980, according to his goddaughter, Donelle Dadigan.

Dimitri Velis, also of Hilton & Hyland, represented the buyer. He said the purchaser is an international buyer who bought the property "sight unseen."

Ms. Dietrich, a film star and singer, lived in the home in the 1930s, according to her grandson, Peter Riva. At the time the house was owned by her friend Countess Dorothy di Frasso, an heiress and society hostess, Mr. Riva said.

Mr. Iturbi knew the Countess, Ms. Dadigan said, and told her that if she ever wanted to sell her home to please let him know. He bought it furnished, Ms. Dadigan said, and a number of details from the Countess's time remain in the house.



Triplet Townhouses in New York Seek \$120 Million

BY CANDACE TAYLOR

Three nearly identical Manhattan townhouses are listing together for \$120 million with the idea that they could be combined into a single, 30,000-square-foot home, real-estate agents said.

The adjacent limestone buildings have more than 70 feet of frontage on East 62nd Street, according to Sabrina

Saltiel of Douglas Elliman Real Estate, who is listing the property along with Elliman's Raphael De Niro. Ms. Saltiel said the buildings are all owned by the same entity, though she declined to identify the owner. The properties aren't available for sale individually.

The three, six-story buildings are divided into 13 apartments, but can be delivered vacant, she said. There are a combined 23 fireplaces, 11 terraces and

two roof decks. The buildings were renovated in 2011 and are currently serviced by the same doorman, she said.

The triplet townhouses are the latest in a number of unusual listings catering to the demand for large spaces in Manhattan. Recently, an Upper East Side co-op building offered to sell all of its units for \$65 million.

While combining townhouses is fairly common, Ms. Saltiel said this situation is

unusual because the three houses are "basically identical," including a common cornice that makes them easier to merge into one. "All the ceilings line up, all the floors line up—it's a very unique situation," she said.

The same owner also owns an adjacent brownstone, which Ms. Saltiel and Mr. De Niro are listing for \$35 million. But that property would be more difficult to combine with the others.

Spec Home in Napa Valley Lists for \$38 Million



A spec home under construction in Napa Valley is going on the market for \$38 million, according to listing agents Ginger Martin and Gregg Lynn of Sotheby's International Realty.

While winery estates in the region have listed for more, Ms. Martin believes this is the most expensive home without a winery to hit the Napa market.

The St. Helena, Calif., property is about 20 acres, according to developer Patrick Cahill, who said he has started construction on a contemporary four-bedroom home measuring about 6,500 square feet. A three-bedroom guesthouse is completed and furnished, and there will also be a 776-square-foot "spa gym" that the buyer could use as a gym or another guesthouse.

The property, seen in a rendering

above, will also have a tennis court and two pools—an infinity pool at the main house, and a lap pool at the guesthouse. Mr. Cahill, who said he expects construction to be completed in 2016, has also planted about 14 acres of Cabernet Sauvignon grapes on the property.

Mr. Cahill bought the site for about \$2.75 million in 2011. At the time he was living in the Bay Area and was looking for a second home. But when he ended up moving to Seattle in 2012, he decided to build the house for sale.

The property doesn't have winemaking facilities on it, but a buyer could go through the approval process to add them, he said. Other options include making wine off-site under a private label, selling the grapes, or just taking in views of the vineyard, Mr. Cahill said.

Where the Buffalo Roam: 'Dances With Wolves' Ranch Heads to Auction

A massive South Dakota buffalo ranch whose wide swaths of native prairie have been featured in television commercials and movies, including "Dances With Wolves," is headed to auction July 9, according to listing agent Tom Metzger of Hall and Hall.

The auction is selling about 46,000 acres of Triple U Ranch, a roughly 60,000-acre ranch near Fort Pierre. Included in the sale is a three-bedroom main house on the property as well as two other houses. There is also a shop, barns, slaughterhouse, livestock scale and indoor riding arena.

The ranch's herd of buffalo, numbering about 1,500, is available for sale separately, said Scott Shuman of Hall



and Hall, who is handling the auction. There is no minimum bid, but the owner can choose not to sell if the bids aren't high enough, Mr. Shuman explained.

The auction represents the first time the Triple U Ranch has been on the market since 1959, when it was pur-

chased by the parents of Kaye Ingle, who owns it with her family. She says the family is selling to pay off debts.

Initially the ranch raised cattle, Ms. Ingle said. Her father bought a few buffalo "for a novelty" at first. But as the hardy creatures proved themselves well-suited to the area's tough winters, the family decided to focus on buffalo rather than cattle.

In 1989, the family was contacted by the South Dakota Department of Tourism and told that Kevin Costner was looking for a buffalo herd to film for a coming movie. The family agreed to let the crew film on their ranch for more than two months. Later, the family was surprised when "Dances with Wolves" became a box office hit and won a bevy of Academy Awards.

"We didn't expect the movie to be the hit that it was," Ms. Ingle said. "We thought it was just another Western with soldiers and Indians." She said a number of fans have visited over the years, especially since the fort built for the film was still on the property. The structures recently succumbed to the weather, however.

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St. Thomas property listed by USVI Sotheby's International Realty (Agent Lee Steiner). St. John property listed by Sea Glass Properties (Agent Nick Van Assche). Fire Island property listed by Warren-Lewis Sotheby's International Realty. Iowa property listed by RE/MAX Real Estate Concepts (Agent Heather Stars). Iowa closing agent Hubbard Law Firm, P.C. Platinum Luxury Auctions is performing auction-marketing services for these transactions, and is not performing real estate services where prohibited.

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