



Breedlove®

FARMS | ESTATES | LAND

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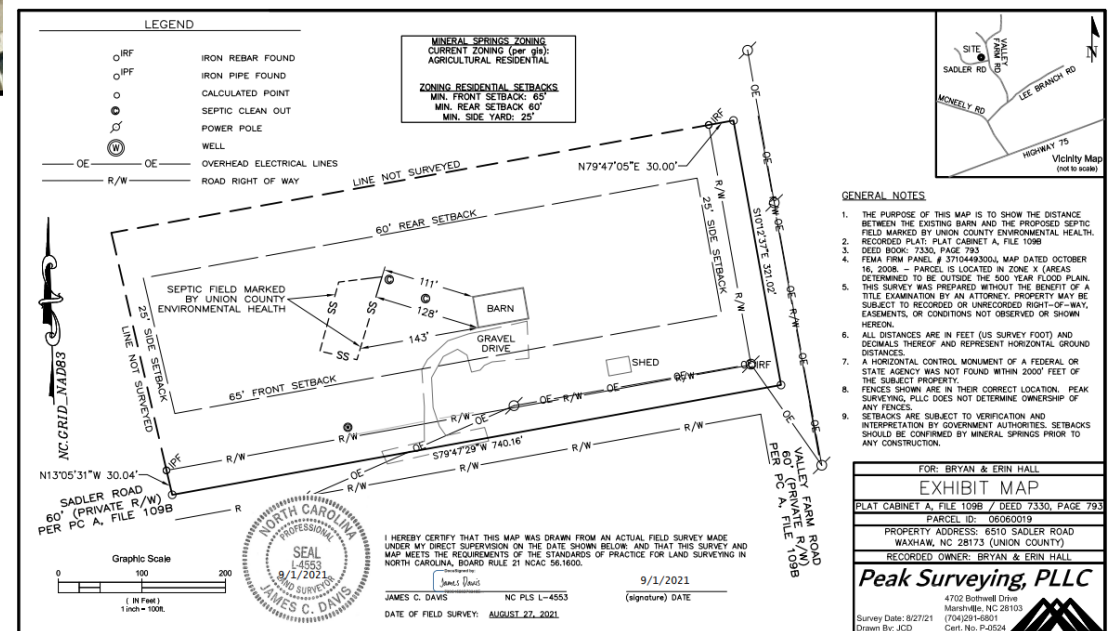
Premier | Sotheby's
INTERNATIONAL REALTY



Property Aerial

Parcel ID 06-060-019

5.5 Acres



Valley Farms Horse/Hobby Farm

Located in desirable Mineral Springs Valley Farms Community, this 5.5 acres property is ready for you to put your roots down and build your dream home...close to the barn or nestled in privacy under the canopy of mature hardwoods. The 20 gpm, well and 4 bedroom, septic system are already in place, allowing you to begin the building process immediately. Or possibly you live close and want a place to take care of your own horses or farm animals, knowing they will get the best of care.

Bring your horses and/or farm animals of choice and they can participate in the process, while enjoying the 3-stall show barn or grazing in the pastures. A track system is in place to keep your horses moving and healthy, while not over grazing. Work them in the 100' x 200' board fenced arena and rail ride from the neighborhood when in need of a little R&R.

Safety was a priority for the current owners, making sure escapes didn't occur. Therefore, they completely fenced the perimeter of the property and installed two sets of gates, one double set solar powered with a key pad. Perimeter fencing includes board and no climb so your smaller pets can roam free without slipping through the boards. Animals can take advantage of the 12' x 24' run-in shed when looking for shelter.

The 36' x 48' show barn was custom designed and built with the comfort and safety of owner and animals. Metal roof, wood board and batten siding and concrete center aisle with large sliding end doors and extra windows allow breezes to flow easily during warm summer months. LED lighting throughout, as well as, flood lights keep things well lit.

12' x 12' stalls offer well laid interlocking mats, fans, Dutch doors that open to a 12' x 36' covered lean-to. The wash stall has waterproof walls, swinging overhead hose bar, interlocking mats and hot and cold water. A 12' x 16' storage/multipurpose room with sliding door ideal for hay, shavings and/or tools. The laundry/tack room has LVP flooring, allowing for good clean up.

When not riding or working, relax in the climate controlled lounge w/LVP flooring, kitchenette and half bath or in the adjoining screened porch, both with ceilings fans.

Bring your horses, farm animals and your builder, and let the building begin.

Property

5.5 Acres

4 Bedroom Septic Permit

Home Sites Close to Barn or Tucked Away in the Woods

Well 2019 (20 GPM)

Approximately 3.0 Acres in Pasture and 2.5 Acres in Hardwoods

Located in Quiet Valley Farms Community

Perimeter Wood Fencing w/No-climb Woven Mesh

Road Frontage is 3-Board Fence

Gated Entrance

(One Set of Solar Powered Gates w/Keypad and 2nd Manual Gate)

Ample Parking Space

Plenty of Room for Truck and Trailer Turnaround

Frost Free Water Spigots



Farm Features

12' x 24' Run-In Shelter

12' x 12' Chicken Coop

100' x 200' Board Fenced Arena
Graded w/Grass Footings

Fenced and Cross Fenced w/Track System for Horse
Health and Movement

Mechanicals

Well (20 gpm)

4-Bedroom Septic System

Spectrum Internet Available



Barn

3-Stall Barn

36' x 48' w/12' x 36' Covered Lean-To

Board & Batten Wood Siding

Metal Roof

Sliding End Doors

Concrete Center Aisle

LED Lighting

Flood Lights

Wash Stall w/Hot & Cold Water

Interlocking Mats

Waterproof Walls

Rotating Overhead Hose

12' x 12' Stalls

Interlocking Secure Mats Over Screenings
and Crush & Run Fans

Dutch Doors Open to Covered Lean-To



Barn Features *(cont'd)*

12' x 20' Lounge w/Mini Split Heat & Air
LVP Flooring
Refrigerator
Solid Surface Countertops w/Sink (*Kitchenette*)
Cabinetry
Half Bath
Double Hung Windows
Ceiling Fan

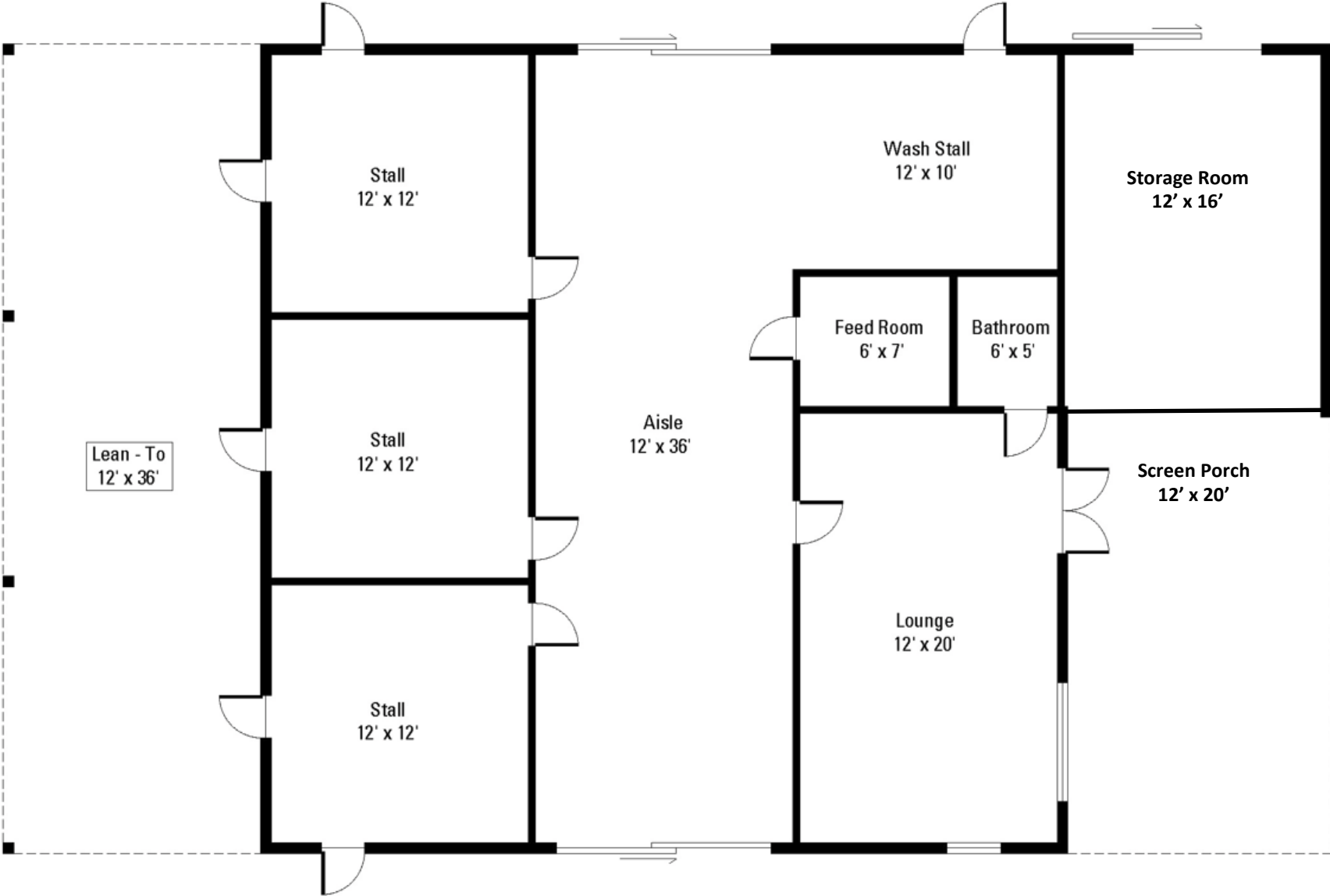
Lounge Opens to 12' x 20' Screened Porch
Ceiling Fan

12' x 16' Storage Room w/Large Sliding Door (*Hay/Shavings/Tools*)

Laundry/Feed Room w/LVP Flooring
Stackable Washer and Dryer
Extra Windows for Summer Breezes



Barn



Equipment Available for Purchase

Kubota Zero Turn Z121s 48" Mowing Deck — 90 Hours

Polaris Ranger 570 EFI 4 x 4 — 964 Miles

2-Horse Homesteader Stallion Horse Trailer (2019)

“Warmblood” Length/Height

Rubber Flooring

Tack Room

Ramp & Windows in Back

Side Windows

Hay Bonnet

Water Reel

Portable Generator

**Photos are not of actual equipment*





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Premier

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