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### Exclusive Listing by Equestrian Estates and Farms

This is a completely turn key boarding facility. Clients and workers all want to stay. 50 stalls on 58.97 lush acres. The lower barn is a converted dairy barn with 32 stalls, each with its own window! Through the breezeway to an adjoining building is the tack room w/lockers and a bathroom. Above the barn is a massive hay loft that can hold approx. 3500 square bales! Also on this level is a 4 BR apt. that is currently occupied by the farm employees. (They would like to stay and keep working at the farm.) There is a 1 BR rental in this barn as well. The upper barn is a metal center aisle barn w/18 stalls and a heated tack room. There is a wash stall in each of the barns. There is an 80x160 indoor & 2 outdoor rings! (120 x 255 & 60 x 80). There are trails to ride out on from the farm too! There are 2 homes on the property- One home is a traditional 3 BR farmhouse style w/large porch, eat-in kitchen and wood floors. The second home, a brick Cape Cod style home has 3 BRs. Pick one of the homes for yourself and rent the other! There also is a 2BR house trailer used as a rental. All the rentals could be great additional income! The farm is conveniently located with access to 270 and 70. **\$2,300,000**



A hidden gem! The home & land cannot be seen from the road so please make an appointment to visit this very special property.

Enjoy outdoor activities on your very own park-like setting of almost 50 acres! 5BR light-filled Colonial w/ 2-story foyer. Gourmet, eat-in kitchen. Large family room w/ the most amazing view of open rolling fields, forest, a fenced backyard area & your own stocked pond & creek! The walk-out basement is partially finished w/a BR, full BA & bonus room. The unfinished area is perfect to use as a gym, craft area, or can easily be finished off. Property has a 100' X 50' outbuilding with concrete floors and power. Perfect for storing all your ATVs, boats, cars, tractors etc or can be retrofitted for horses and livestock. This sale includes an additional buildable lot (Lot 1109325638) which is a 1.19 acre parcel that perced for a 3 bedroom home, has been recorded with the county and the well was installed. Build a home for family, relatives, friends, or sell it and pay down your mortgage! The driveway is 50' wide to allow for two driveways. **\$1,100,000**