

Exclusive Listing by Equestrian Estates and Farms

11437 Bethesda Church Road, Damascus, MD

\$2,500,000



1020

Fantastic working farm! 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 are great additional income! The farm is conveniently located with access to 270 and 70.



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