



UPPER MONTGOMERY COUNTY!



Fantastic opportunity for a turn key farm in Poolesville School District – 23 plus acres with fully remodeled (2019-2020) 6BR, 3.5BA home with au pair/in-law suite. Plus a 14 stall stable with automatic waterers, mats, 2 tack rooms, wash stall, grooming stall. Oversize (70 x 200) dressage arena with GGT all weather footing. A sanctuary just a mile from MARC Train and 50 minutes to DC.

\$1,399,000



Boyd's/Potomac Hunt Country: "Honey Acres" – First offering of this 77-acre Thoroughbred breeding farm – home to multiple stakes winners. Fenced and cross-fenced with Saratoga fencing – 30 stall stable plus a stallion barn. Multiple housing, plus a beautifully-sited, 1800s stone residence. Great location and in Poolesville School District – Subdivision possibilities.

Price Upon Request.



Turn Key Equestrian Farm within walking distance of the town of Poolesville. Country living at its best! Located in Montgomery County's Agricultural Reserve. The residence is sited on the property so as to maintain privacy. Main house dates to 1800s with recent renovations offering wonderful one level living. A separate 3 bedroom guest house is also recently renovated. Well maintained 6 stall stable with center aisle. Plus a second 2-stall stable. 100 x 210 outdoor dressage ring with all weather footing. A little over 16 acres - 3 board fencing - fully fenced with 2 run in sheds. \$1,150,000

Experience equates advantage-Toni has 33 years of experience selling equestrian properties and farms.

"Hunting" for a Realtor with at Great Track Record?

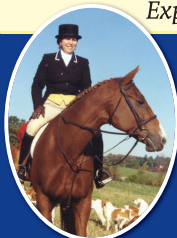
TONI KOERBER

*Specializing in horse properties and country estates.
Licensed in Maryland, Virginia, and District of Columbia.*

Check Toni's web site for more detailed information

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