

Exclusive Listing by Equestrian Estates and Farms

11437 Bethesda Church Road
Damascus, MD
NEW PRICE of \$2,300,000

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Lauren McBain

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This is a completely turn key equestrian boarding facility with many other income generating potentials as well! The clients and workers of the boarding business all wish to stay. The facility consists of 50 stalls on 58.77 lush acres. The "lower barn" is a 32 stall center aisle barn. An adjoining building is a tack room with lockers and a bathroom for clients. Above the barn is a 4 bedroom apartment and a one bedroom apartment both of which are currently occupied by farm employees. The "upper barn" is a center aisle barn with 18 stalls and a heated tack room. Each barn has its own wash stall. There is an 80 x 160 indoor ring with lights and a watering system. There are 2 outdoor rings! The larger of the two outdoor rings is 120 x 225. The smaller outdoor is 60 x 80. There are trails to ride out on from the farm too! The huge loft above the "upper barn" would be an amazing venue and the multiple homes/apartments could be used as B&Bs. There are 2 single family detached homes on the property. One is a farmhouse style home with 3 bedrooms and the other is a Cape Cod style home with 3 bedrooms as well. Pick one of the homes for yourself and rent the other! The rentals can be great additional income! The farm is conveniently located with access to 270 and 70.

