

# Oakland Ridge Farm

Anne Arundel County, Harwood, MD



Turn-key training farm with all of the amenities expected at a top-level facility. Sprawling over 116 acres of land, this farm has been thoughtfully designed and offers equestrians access to hundreds of acres of trails. The farm is in an agricultural preserve and cannot be subdivided. There are two beautiful barns with a total of 31 stalls! The "lower" barn is a converted tobacco barn with 11 stalls (12x12), hot/cold wash stall, tack room with sink, feed room, large hay loft for storage and covered farm equipment storage. The "upper" barn features 20 matted stalls (12x12), two hot/cold wash stalls, private tack lockers, farrier stall, bathroom and more! 80x200 indoor arena has 80x16 observation area, 48 lights and sand/rubber crumble footing. There are 17 turnout fields of various sizes with post and rail fencing, a 135x250 outdoor ring with sand footing, fenced dog agility training area and parking for several horse trailers.

The well-maintained home has 3300 sq ft of living space on three levels. The entry level has a full kitchen, living room, bedroom and full bathroom - perfect for an in-law suite. The main level has an open layout with beautiful views, updated kitchen with island, large porch off the living room and three bedrooms and two bathrooms. The upper level is currently a large recreation/sitting room and guest bedroom. Outside you will find extensive hardscape, large salt water pool, and back patio. Located in the heart of Anne Arundel County's horse country, this farm is the complete package! Only a short drive to downtown Annapolis, restaurants and attractions along the waterfront, and an easy drive to DC and Virginia. \$2,225,000



## COMPASS

1004 King Street, Alexandria VA 22314  
www.compass.com



Blumel Adams Group | VA, MD, DC

Dayna Lewnes Blumel, Realtor®  
703.597.2252 | 410.919.8919

Kerry Adams, Realtor®  
703.587.7841

blumeladamsgroup@compass.com  
blumeladams.com