

Horse Property For Sale



Barn and Arena

- ❖ 7 acres
- ❖ 160 x 60 indoor arena
- ❖ Attached 30 x 160 Heated barn with 23 stalls
- ❖ Separate Tack , Feed , Hay and Misc. Storage
- ❖ Wash bay with hot water heater
- ❖ Propane tank
- ❖ Automatic fly spray system
- ❖ Grain bin with automatic auger
- ❖ 100 x 170 Outdoor arena
- ❖ 3 Separate Paddocks with run in sheds and automatic waters

House

- ❖ 2 Bedroom
- ❖ 1 1/2 Bath
- ❖ Large Family Room with ceiling fan
- ❖ Basement under main house can be easily finished
- ❖ Newer vinyl siding and windows
- ❖ Deck and fenced in back yard
- ❖ Energy-efficient furnace
- ❖ Separate electric meter and propane tank from business
- ❖ Central A/C
- ❖ 3 Car unattached garage with automatic door openers

- ❖ 2 miles from great smaller community and School District
- ❖ 30 minutes to major shopping Areas
- ❖ Outbuildings include hay and equipment storage building and granary
- ❖ Hard surface road on two sides
- ❖ New 350 ft. Well
- ❖ \$310,000.00
- ❖ Leon Borcharding, Sumner, Iowa. 563-578-5532

