

# 20 Acre Turn-Key Training Center



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20 acre state-of-the-art turn-key thoroughbred training center with the works! 3 barns with a total of 33 stalls and many extra features (listed on back). The main shedrow barn has 20 stalls, an office & bathroom, tack & feed rooms, and 2 deluxe 850 sq. ft. studio apartments. Barn #2 is a 3 stall pony barn with office/tack rooms with A/C. Barn #3 is a 10 stall aisle barn with rubber pavers, wash rack, tack/feed room, office & kitchen/break room, and more! Additional farm features include a 6-arm European Horse Exerciser, professional landscaping and irrigation, walking ring and much, much more! 5 paddocks of lush grass and beautiful oaks are fully fenced with four-board. Farm also includes ownership in the 1-mile dirt track in Oak Ridge Equine Center. This outstanding farm is listed at \$1,750,000.

**20 acre state-of-the-art thoroughbred turn-key training center located in the Oak Ridge Equine Center in Morriston, FL!**

• **Complex includes exclusive ownership in the one-mile dirt & ¾ turf race tracks** maintained & overseen by the Oak Ridge Land Owners Association. Use of the extensive bridle paths through-out the complex & common areas. **The complex is security gated** from the main highway & has its own private roads to access the various farms within the complex. Total of only 14 twenty acre parcels make up the complex. This is only a thoroughbred training complex. Monthly association assessments are \$750 per parcel to maintain the race track, roads & common areas.

• **The property has four board complete perimeter fencing with wire & custom security automatic gates** with keypads & sensors. **Extensive gate & landscape lighting are included.** Very private & exclusive! Professionally designed & landscaped entrances that make a wonderful impression with its custom stone & iron work! Spectacular view of the race track from this farm on Lot #3. The parcel begins at the track rail just after the finish line & continues down into the turn. The private road to the farm is scenic & serene.

• **Professionally designed, landscaped & irrigated through-out the facility.** **Well & septic systems** (tanks are 300 gallon & 1000 gallons) with extra large leeching fields are only a few years old. Lush grass & numerous oak trees along with many other types of trees, hedges & flowers!

• **5 paddocks with lush grass & trees** protected with four board fence. **Each paddock equipped with concrete automatic waterers** & surrounded by four board fencing!

• **Separate shavings storage & manure collection areas** for easy access to all barns & for delivery.

• **Custom horse loading dock** with matching stone work to front gate entrance including professional landscaping, lighting & irrigation.

• **Custom professional sales walking ring** to show your horses in the best of light with manicured landscape design & lighting. This area is already ready to go to add a water fountain in the middle with water lines & electrical. Great place to take conformational pictures of your horse!

• **All large oak trees on the property have been protected with lightning rods.** **All barns also have lightning rod systems** installed.

• **Custom entrance & exit gates** are equipped with aluminum type gates & side panels. Extensive stone work & concrete staining make up the massive walls & pillars that make up the entrance & exit to the farm. **Security keypad & pedestal with in-ground sensors** to automatically open & close gates. **Professionally designed & lighted** with beautiful use of landscaping & everything is **automatically irrigated.**

• **Manicured horse paths** thorough-out the farm along with regular **bridle paths between properties.**

• **Close direct access to the gap** which enters onto the race track with your horse. The gap is large enough to allow many horses to wait at a time to enter the track safely.

• **Brand new 6-arm (60ft. diameter) European Horse Exerciser** with 2hp motor, automatic shocker, irrigation & drag by HARMCo Manufacturing Co. The control panel is programmable & automatic. It is easy to use & the programs can be changed easily. In addition, we have installed a custom fencing system that is both safe & aesthetically pleasing! This machine is a must in sales prepping & breaking or training horses.

• **Brand new oval breaking pen** lined with rubber for safety. Pen is also irrigated & lighted.

• **All barns include automatic fly spray systems** by Shoo-Fly Inc., **Fan systems** with custom welded holders, **sensor lights** on outside & in the cupolas, **custom stall doors with blanket bars, bridle holders etc...** & windows with shutters. The barns are all equipped with gutters & downspouts which drain into special catch basins. Plus many, many extras! **Ample paved parking & paved roads** available within the farm.

• **Main Shedrow Barn #1** has **20 wooden stalls** with windows & shutters, **2 wash racks** w/hot & cold water (both covered but one enclosed & one open), pony hitching post area, **finished office w/bathroom**, tiled floors, dropped ceiling with lighting, **utility & laundry room, tack & feed rooms**, a large covered entrance porch & **2 attached deluxe 850 sq. ft. studio apartments.** Each apartment has central A/C & Heat, wood flooring, full sized kitchens with custom cabinets, ¾ size bathrooms with custom cabinets & shelving. Both apartments have attached covered patios with ceiling fans & lighting. Apartments & office have hook ups for phone, satellite dish & computer.

• **Barn #2 is a Custom Shedrow Pony Barn** with **3 wooden stalls.** Tongue & groove style with windows & shutters. There is also a **finished office / tack room with A/C**, tile floors, tongue & groove walls, windows & drop ceiling with lighting.

• **Barn #3 is a Custom Aisle Barn** with **10 wooden stalls.** These stalls are tongue & groove style with windows & shutters. There is also an **finished office, tack room, feed & break / kitchen room** all with finished tile floors, drop ceilings with lighting, windows, A/C & tongue & groove walls. Center of the aisle barn has **Abacus Rubber Pavers** with drains installed. There is also an **extra large finished full bathroom** with tiled floors, drop ceiling with lighting & fan plus window, **locked tool & equipment area, indoor wash rack** with hot & cold water, **special utility / laundry area, hay storage area & special blacksmith work area.** All covered under the barn roofline.