



## MAIN BARN

- 63 stalls ( 13-12'x16' Stalls, 51-12'x12') All block stalls with Classic Equine Equipment Stall Fronts with Pine Tongue & Groove panels.
- 18,250sqft.
- 16'aisleway
- All stalls are on timed lighting
- Tongue & Groove Pine ceiling in main barn
- Sofscape Safety surfacing in aisle ways, walkways, wash bays and saddling bays.
- Nelson Watering system
- Timed Stall lighting
- ¾ bath
- 3 wash racks
- 3 water heaters
- 6 saddling bays
- 4 tack rooms
- Storage room 12 x 12
- Laundry room 12 x 12
- Maytag Commercial Washing Machine
- Wasco Dry 50 commercial gas dryer
- Tennant 6100 sweeper/vac
- Evaporative Cooling system.
- Automatic fly control system
- Water reclamation cistern
- Second level multipurpose room with viewing window (2,000 sqft)
- Distinctive architecture inspired by Mission San Juan Capistrano
- Historic Route 66 beams used in construction.
- 2 – 2 bedroom, 1 bath apartments with lofts off main barn
- 1 @ 1134 sqft. 1 @ 1350 sq ft
- Office with half bath and lobby 480 sq ft
- Full length patio 15'x 267' front side
- Viewing patio 18'x66' arena side
- Attached 150'x 300' covered arena
- 150'x300' outdoor roping arena
- 140' round cutting pen
- Perimeter fencing
- 2 automatic gates at entrances
- Waste container dock 20'x70'
- Centaur 6 horse walker
- Well site w/2 storage tanks and pressure tank
- Turn out pens:

- East side turn out pens:
- 54x180 turn out pen
- 54x66 turn out pen
- 54x145 turn out pen
- 54' round pen
- Front pens
- SE 198x180 pen
- NE 246x180 pen
- SW 198 x 240 pen
- NW 198x264 pen
- South East pens
- 160 x 166
- 160 x 112
- 160 x 165
- 160 x 138
- 2-42'x40' cattle pens
- 114'x114' cattle pen
- 78'x114' cattle pen
- 114'x111' turn out pen

## **BREEDING FACILITY**

- 20 stall mare motel fully covered w/ 16'x24' stalls
- 16 foot aisle with rubber mats.
- 12 stall stud barn w/ 2-12'x16' stalls and 10 12x12 stalls.
- Stalls have rubber mats
- Dual wash/saddle bay
- 12'x16'tack room
- All stalls are on timed lighting



- Air conditioned Vet lab with loft
- 2 palpation chutes
- 1 breeding phantom
- ¾ bath
- Water Heater
- 2400 sqft duplex
- 4BR 1BA
- 2BR 1BA
- Bunk House 600sqft
- Kitchen/Bath /Laundry 480sqft
- Refrigerator/freezer
- Storage area
- 36x24 shoeing area fully matted
- 30x24 indoor storage room
- 66x24 bedding storage
- 66x84 hay storage

- 66x54 equipment storage area
- 66x54 indoor storage room
- 66x27 shop

