



# Horse Training Facility

## \$2,600,000



The world-renowned Porthole Equestrian Center has a rich history of breeding and raising exceptional horses on this property. It offers comprehensive facilities for boarding, training, and nurturing Arabians and other special breeds. The property boasts two homes, an apartment, an indoor arena, a shop, a spacious barn, offices, and all the necessary amenities for a world-class equestrian operation. With its established reputation, this property is a sought-after destination for top-tier equestrian training and boarding. Plus, it spans over 50 acres of incredible space, providing ample room for horses and enthusiasts alike to enjoy.



### FEATURES:

- ✓ Show Barn
- ✓ Mare/Breeding Barn
- ✓ 2 Hay/Shaving Storages
- ✓ Shop Building
- ✓ Outdoor Arena
- ✓ Property features page 2



# Property Features

## Show Barn Features

- 96 x 216 w/60 x 200 enclosed arena
- 28 - 12 x 12 stalls + wash rack
- Office 12 x 12
- Lounge 12 x 48
- Arena viewing walkway 4 x 60
- 500 Ton hay storage over stalls
- 5 Ton grain storage over stalls
- All feeding is done from over the stalls
- 500 Cubic yards of covered shaving storage
- Paved 12 x 216 isle way in stall area with drainage system
- 12 x 24 Tack room with 12' revolving wall
- 3 - 8 x 12 Grooming spaces w/overhead heating system
- 8 x 12 Restroom w/52 gallon hot water tank and washer/dryer
- 2 Wash racks w/exhaust system and separate septic system
- 12x 50 Covered horse trailer storage area
- 12 x 12 Covered farrier work area outside the stall areas
- Power/water/septic system connection for visiting campers
- 12 x 12 Stall cleaning equipment storage area



## Mare Breeding Barn

- 60 x 70 with 2 - 12 x 24 unfinished foaling stalls & 3 - 12 x 12 unfinished regular stalls
- 12 x 12 Office with bathroom on separate septic system
- 12 x 12 Tack storage
- Paved isle ways and stall areas
- 60 x 25 Indoor arena
- 12 x 12 Unfinished wash rack area with separate septic system
- 6 x 8 Enclosed water control room
- 2 Frost free faucets on the barn corners



## Hay / Shaving Storage

- 2 - 30 x 100 3 sided barns

## Shop Building

- 60 x 74 with concrete floors
- Work bench on 3 walls
- 2 Roll up doors to accommodate big equipment
- 12 x 14 Stall with feeder and separate paddock for isolation area
- 12 x 46 Machinery / equipment storage



## Outdoor Arena

- 110 x 220 with board fencing

## Wells

- Well #1 - 210' deep with insulated 12 x 14 covered building dug in 1960 - rated at 30 gpm. Pump and 3 HP motor replaced in 2019
- Well #2 - 220' deep - rated at 70 gpm. Dug in 1988 with 5 HP pump and motor
- Separate aquifers for the wells
- Water filtration systems - 4 (one for each home/apartment) + one system dedicated to the Show Barn area automatic waters in the stalls and the wash rack/bathroom area.







Mare Breeding Barn



Interior of the shop



Heated dry racks



Extra storage in the indoor arena



Upper level office/lounge viewing space



Total of 28 stalls inside the indoor arena



2 - 30x60 Hay Storage



The drive to the Shop and Mare breeding building



Mare Breeding Barn & Shop



Main home, with the mare breeding building to the left



Outdoor arena & to the left is the shop



Fenced & cross fenced pastures



Drive out to the pastures



A superb, comprehensive view of the entire property.



3 bdrm/2 bth apartment above the indoor arean



2nd Home with 2,180 SF with 3 bdrm/2 bth