

LUXURY EQUESTRIAN CENTER

708 South Rose Farm Road, Woodstock, Illinois 60098

FULL NOTES

WORLD CLASS FACILITY

SUMMARY

THIS IS A TOTAL TURNKEY LUXURY RIDING ESTATE 20 acres of gorgeous prime land with 30 total stalls, 11 stalls are indoor run out, 9 are summer run out stalls, 10 are enclosed stalls. (20 TOTAL RUN OUTS, 21 PERMANENT STALLS) This property offers the infrastructure and flexibility rarely found in a single equestrian estate. Includes two exceptional barns consisting of an impressive 3-year old Lester built 15,000SF main barn and a historical renovated barn 1100SF and three lean-to's with summer stalls. For outdoor dressage there is a 16,000SF rectangular arena plus a round pan. This facility has premium amenities in a very manageable property, ideal for equestrian trainers and also as a boarding facility. The main barn arena is ideal for dressage as well, very well lit, 20- foot ceiling, heated floors, viewing room, full bath, blanket room, and many comfort touches for the horses. This is not your typical horse farm, this is a luxury equestrian facility for both owners and the horses. This place was designed for serious equine enthusiasts. This was thoughtfully and humanely designed for year-round comfort, and functionality. Carefully designed to support professional training, boarding, breeding, or private use, or a combination of both. This can be a lifestyle business, not just the usual "acreage with a farm". This spectacular Woodstock property features a historic 1815 estate 4084SF home with 5 bedrooms and 4.5 bathrooms, former home of two prominent Woodstock families, totally renovated to modern standards and including guest quarters which could also double as in-law or worker living space. This beautiful and unique home is prominently perched on a hill overlooking most of this spectacular estate. All of the updates to the home and legacy barn have preserved the original charm. Also included are the 11 paddocks-4 pastures with weed control fabric, all beautifully maintained and enclosed with \$100,000 of NEW four board fencing. Also included are two parking lots by the home and main barn, two curb cuts on the west end and a private pond. This is an income generating opportunity for taking in boarders and supplying training. At capacity, creating 20k+ a month is possible by a skilled operator. A1 zoning and very low taxes too!

OWNER FINANCING AVAILABLE FOR A WELL QUALIFIED BUYER

Very convenient location with easy one hour access to Chicago 5-minute access to downtown Woodstock with all of the shopping, restaurants, night life, and even the Metra!

MAIN BARN

- 3 year old Lester building, 72x207, about 15,000SF
- Ample parking with circular driveway and new asphalt grindings with front garden
- 16 insulated stalls with premium Stall Comfort mattress systems
- 6 are run out stalls 12x12 with 12x24 run outs, 10 are enclosed 10x10
- All stalls have drop down fronts, comfort mattress system---3k each, brick paver isle, swing out feeders, 100 amp service, lights, electrical outlets, and fans.
- Radiant floor heating throughout the barn
- Additional forced-air heating systems serving both barn aisles for enhanced winter comfort
- Cameras throughout for complete internet surveillance
- Indoor softened hot water wash rack and grooming areas plus double wash rack
- Two spacious tack feed rooms including lockers, saddle storage, shelving storage
- Blanket room with horse blanket hooks and shoeing stanchion
- Private well
- Insulated walls
- Dual entrance viewing room with separate HVAC, kitchenette, ample seating, all wood finishes

- Management office with arena view and dual entry with full HVAC
- Bathroom

INDOOR ARENA

- This is part of the main barn, all heated, easy access between areas to avoid outdoor exposure in the winter
- 11,000SF or 80'x135' with a clear span clearance of 20' with premium fiber footing
- Well designed and ventilated for serious equestrian usage
- 500 watt LED lights, separately switched
- 2 interior sliding doors between the arena and interior area
- 3 exterior sliding doors and two sliding windows on each side
- Very large custom mounting block and angled kickboards

OUTDOOR ARENA

- 16,000sf or 110x48 for dressage
- Fenced with limestone base, sand footing, weed control landscape fabric
- Adjacent round pan for dressage as well

LEGACY BARN

- 1100SF or 55'x20'
- Fully renovated with 5 bamboo stalls with matched wood to the main barn that are 10'x12' with 12x20 individual run outs with access to larger paddocks as well
- Painted to harmonize with the home and main barn
- Brick paver aisles with shoeing stanchion stays
- Chandeliers are nice touch
- Extended rubber mats and dutch doors
- Original restored historic stone fencing still there to retain the character

ADDITIONAL DETAILS

- 9 portable lean to's with 9 summer stalls. 5 are adjacent to the main barn, 2 next to the legacy barn, 2 at the southwest corner of the property
- Outdoor wash rack
- 2 feed and tack rooms, north of main barn and east of outdoor wash rack
- Hay storage east of legacy barn
- For grazing, 11 paddocks and 4 pastures, all with new 4 board fencing and limestone base
- Northeast barn, 1700SF or 30'x 56', for hay storage, as-is, no utilities
- Large run in shed
- Multiple trail bridle paths throughout the property
- Private pond

HISTORIC 1815 HOME

- Fully renovated consisting of 4,084 finished residential space of 5 bedrooms and 4.5 bathrooms
- 2nd floor was fully dormered up, all work done to retain original charm with modern touches
- All new in-law or guest quarter or work quarter with living room, bedroom, bathroom, private entrance
- Formal foyer, living room with bay window and double sided fireplace, 4 season room with gorgeous view
- Beautiful dining room with unique lighting fixture with pasture view
- Gorgeous gourmet kitchen with white quartz counters, all new appliances, island counter, lots of white cabinets
- Main floor bedroom with double sided fireplace and spectacular modern bathroom
- Mudroom with attached powder room
- 2nd floor has foyer storage plus three large bedrooms, one with a sitting area and large walk in closet

- Jack and Jill bathroom
- 2 door access to outdoor deck with a spectacular view of the property
- 2 wells, one for the house, one for main barn, 2 cleanouts southeast of the home. Paddock septic field protected by Safetech material
- NEW and NEWER items include---Roof, siding, 2 furnaces, 2 AC, water softener, Anderson windows, flooring, refrigerator, stove-oven, microwave, washer-dryer, painted throughout, white fencing, landscaping, garage doors, asphalt driveway in the ample parking lot

In conclusion, this unique and special property is ideal for a boarding operation, a professional trainer, dressage rider, hunter/jumper trainer and a breeder. This is a wonderful opportunity to create a legacy estate for generations to come.