



EQUINE HOMES[®]

REAL ESTATE PROFESSIONALS



BLACK HORSE FARM

AUBURN, MAINE

Black Horse Farm. Golfers and horse lovers take note! Awesome "Black Horse Farm" on 14.5 level acres, next door to the Fox Ridge Golf Course is available for purchase. Currently operating as a part-time lesson program, Black Horse Farm consists of a charming Brick Cape with three nice sized bedrooms and 1 ½ baths. The current owner has painstakingly remodeled this property. The 14.5 acres include two barns with a total of 7-stalls, four (4) large paddocks, seven (7) acres of hay field, gardens & pond. Direct access to riding trails across the street. Agricultural zoned, quiet & peaceful, yet conveniently located to downtown and exit 75 off of I-95.

Exclusively listed by Equine Homes Real Estate, LLC
Offered at \$425,000

For Additional Information Contact
Joyce Egge, Realtor | 800.859.2745, ext 710 | jegge@equinehomes.com



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The Home

- Kitchen/Dining - roomy & open. Completely remodeled in 2006 new cabinets, dishwasher, refrigerator, double oven, glass stove top, island, new pine floors, lighting, electrical, ceiling fan, woodstove in kitchen. All just painted walls and ceilings.
- Mudroom freshly painted, new pine floor and ceiling, under bench boot storage and closet
- Laundry/ Pantry- just off kitchen, freshly painted, new pine floor and ceiling, cedar closet, lots of shelves and storage, counter, washer/drier, laundry bin.
- First Floor Full Bath - completely remodeled with new toilet & sink. Custom built cabinet, new pine floor and ceiling, tiled shower/bath, new lighting and electrical, heat lamps.
- Master Bedroom - freshly painted, double closet, hardwood floors
- Living room - freshly painted, hardwood floors, fireplace/woodstove, brick wall, large picture window
- 2nd Floor Bedrooms - both have been completely remodeled. 1st bedroom is paneled with bead-board, hardwood floors, closet, freshly painted walls and ceiling, up dated electric, ceiling fan. 2nd bedroom also freshly painted, hardwood floors up dated electric, ceiling fan, closet. There is plenty of storage with knee wall closets running along both sides of upstairs, new insulation.
- 2nd Floor Half Bath - freshly painted walls and ceiling, new toilet, up dated electric, linen closet in hall.
- Basement - partially finished with sink and counter/bar in honey pine. Also play room or work out room with woodstove and electric heat. More storage, work shop area, separate room with 2 oil tanks, bulkhead.
- The septic system was replaced on 2008
- Buderus Heating system installed 2005, very efficient.
- Windows are newer replacement windows.
- Newer Deck off side and rear of house.

The Barns & Workshop

- Barn includes a large insulated workshop with woodstove & newer garage door.
- Two barns - 7 stalls in total. 100 amp, water, electricity.
- Main Barn has 5 large box stalls or 4 stalls with feed room/tack room. Matted floors, bright & airy, aisle for easy feeding, stalls remodeled in 2005, new stall doors 2008, hay loft holds 650 bales of hay
- Next to the main barn is the 2nd barn it has 2 box stalls open and airy. Also can be converted into foaling stall.
- 3rd outbuilding is garden shed or hen house built in 2008, overhang for firewood storage

The Land & Surroundings

- Land is 14.5 flat acres, very pretty and a lots of space
- Four (4) very large paddocks, two measuring about 100x150, cedar posts, 4 rails 2x6 wood, the 3rd paddock measuring about 200x300 electric and wooden fence, the side paddock is electric and wood measuring about 100x150.
- There is also a hay field approximately 7 +/- acres, which harvests about 650 bales annually. The entire field is fenced with wooden posts and electric wire to allow grazing after haying.
- There is a very nice pond located between the back yard and hay field.
- Flower and herb gardens, vegetable garden.
- Bordered by Fox Ridge Golf Course and woods, plenty of parking and room for any equine event. Room for expansion and/or indoor arena or any farming enterprise
- Miles of Riding trails across the street.
- Pleasant neighborhood and far enough away from noise & traffic, yet 6 miles to downtown and shopping.
- Only 3.5 miles from exit 75 on Route I-95