

Exquisite French Chateau on 104.17 acres with Incredible Equestrian Amenities. Majestic, landscaped ground provide privacy. Main residence features: 5 bedroom, 4.5 baths, gourmet kitchen open to family room, formal dining room, formal living room, media/library, office, and magnificent lounge plus bar area overlooking exquisite views of the waterfalls, bridges, and lakes. Pool and spa are shared by 2 bedroom guest. Owner's 10-stall show stable with a/c office/tack room, 1/1 apartment. Two air-conditioned rooms perfect for prize carriages or automobiles and dressage ring are located close to home. 19-stall show barn, covered free walker and 60 ft. round pen are located close to the covered arena sporting mirrors, synthetic footing, lighting, irrigation and a luxurious visitors viewing room.

Manager's Residence with guest home has private barn and storage building. Additional residences on the property include: (4) single family residences, (2) manufactured homes, (1) Triplex with (2) 2/2 and one 1/1 apartments.

Additional improvements on the property include: one equipment building AC office, (2) superior quality show barns, (6) horse barns, (1) AC Lab, (1) breeding shed, several storage buildings and garages, covered arena with viewing area with wet bar and ½ bath, (4) outdoor arenas, and extensive site improvements as well as four and five-board fencing, three 65 KW generators, and underground utilities and (8) gated entrances.

Owner's Residence

- 7,758 SF Living Area, screened porches and patio
- 1,025 SF Air-conditioned garage
- 701 SF Breeze-way/carport
- 5 Bedroom, 4 Bath Residence
- 4 Fireplaces
- 65 KW Generator

Guest House

- 2,714 SF Living area
- 816 SF Carport
- 132 SF Screened porch
- 2 Bedroom, 2 Bath Residence

Pool House

- 144 SF ½ bath/dressing area
- 144 SF Storage
- 378 SF Covered area

Pool

- Solar heated
- Waterfall

Show Barn

- 5,633 SF and was constructed in 2000
- Concrete block – Center Aisle
- (8) – 14' x 15' Stalls
- (2) – 11' x 15' Stalls
- 1 Bedroom / 1 Bath Apartment
- ½ Bath
- Air-Conditioned office/tack room
- Feed room
- Storage rooms
- Each stall includes: electric outlets, fan (with speed control), lights, water access at each stall, matted flooring and Tongue and Groove and sky lights.
- 8 of the stalls include exterior access to turn out paddocks.

Manager's Residence

- 2,481 SF Living Area
- 430 SF Attached Garage
- 487 SF Covered porches
- 3 Bedroom, 2.5 Bath Residence
- Concrete block with brick accents/ shingle roof
- Fireplace
- Screen enclosed pool

Barn at Manager's Residence

- 2,304 SF
- (4) 12 x 13' Stalls
- Air-conditioned office/ tack/feed with ½ bath and laundry
- Concrete block barn
- Each stall includes: electric outlets, lights, water access and matted flooring

Storage Building at Manager's Residence

- 1,152 SF and was constructed in 2006
- Wood frame and siding
- Metal roof
- Concrete flooring
- Electric outlets, lights and ceiling fans

Residence 1

- 2,480 SF Living Area
- 675 SF Garage
- 264 SF Screened porch, covered entry
- 3 Bedroom/ 2 Bath Residence
- Concrete Block and brick construction
- Shingle Roof
- 1,088 SF Detached garage/storage building
- In-ground pool with deck

Residence 2

- 1,240 SF Living Area
- 1,040 SF Detached garage
- 640 SF Screened porches/laundry
- 2 Bedroom, 1 Bath Residence
- Fireplace
- Concrete Block home with shingle roof

Residence 3

- 1,856 SF Living Area
- 400 SF Screened porch
- Concrete Block with shingle roof

Storage Building

- 576 SF Storage Building
- Concrete Foundation
- Wood Frame
- Metal and Wood Siding
- Metal Roof

Storage Building

- 840 SF Enclosed Storage Building
- Concrete Foundation
- Wood Frame and Metal Siding
- Metal Roof

Barn

- 1,728 SF
- Wood frame and siding with metal roof
- (5) 12 x 12 Stalls
- AC tack and feed room
- Wash stall area
- Adequate Electric, water and fly spray system

Residence 4

- 2,209 SF Living Area
- 222 SF Covered porch
- 576 SF Garage
- Wood frame with siding and shingle roof

Barn

- 680 SF Air-Conditioned Lab building
- Concrete foundation, wood frame and wood siding, metal roof
- Lab Area
 - Sinks

- ½ bath
- Laundry
- Attached to the lab is a 4-stall barn and storage building
 - 1,024 SF
 - 4-Stall (12'x 12') barn with wash stall
 - Concrete foundation, wood frame, wood siding, and metal roof
 - Adequate electric, water and fly spray
 - 1,000 SF

Barn

- 4-Stall (12' x 12') barn with wash stall
- Concrete foundation, wood frame, wood siding, and metal roof
- Attached 400' SF storage building
- Adequate electric, water and fly spray

Barn

- (6) – 11' x 12.5' Stalls
- 1,500 SF Concrete foundation
- Wood frame, wood siding and metal roof

Breeding Shed

- 1,200 SF
- Wood frame, wood siding and metal roof

Residence 5 - Triplex

- 2,496 SF Living area
- 1,408 SF Covered porches
- 2 Bedroom/ 2 Bath Apartment
- 2 Bedroom/ 2 Bath Apartment
- 1 Bedroom/ 1 Bath Apartment
- Concrete Block construction with metal Roof

Storage Building

- Air-Conditioned Storage Building
- Concrete flooring, concrete block walls, and metal roof
- Insulated ceilings and doors
- Built in 2013

Show Barn

- 8,240 SF and constructed in 2013
- (19) 13' x 13' Stalls

- ½ Bath
- Air-Conditioned Office/tack, feed room and storage rooms
- 1 Bedroom/ 1 Bath Apartment
- Each stall includes: electric outlets, fans (with speed control), lights, water access at each stall, matted flooring, Tongue and Groove ceilings and skylights

Covered Free Walker

- 6,232 SF, Steel frame, siding and roof
- The free walker is under cover
- As well, adjacent is a 60' diameter round pen

Greenhouses

- (2) Greenhouses
- 320 SF each – Concrete flooring, water and heaters

Covered Arena

- 19,492 SF
- Viewing area
- ½ Bath

Residence 6

- 1,824 SF manufactured home
- 3 Bedroom/ 2 Bath
- Constructed in 2004

Equipment Building

- 16,000 SF
- 2nd Story – 800 SF Air-conditioned office with full bath
- Constructed in 2010
- Concrete foundation, steel frame, metal walls and roof
- (26) Overhead doors

Barn

- (12) 12 x 12 Stalls
- Concrete foundation, CB walls and metal roof
- Tack and feed room as well as air-conditioned storage
- (2) efficiency apartments on the 2nd floor about 748 SF each
- Air-conditioning, bath and small kitchen area

Fencing

- Approximately 8 miles of fencing
 - Four board
 - Four-board fencing
 - Board and wire
 - Five board with full round posts

Additional Improvements

- (4) Outdoor Arenas
- Automatic waterers
- Septic tanks, lift station at owner's residence
- Underground piping for water and sewer
- Good ornamental landscaping throughout the property
- Improved with decorated ponds as well as bridges and drainage
- (8) – Decorative and gated entrances
- Roads – mixture of gravel drives, asphalt or concrete paved roads, as well as some areas of brick pavers, for interior roadways

Wells and Septics

- There are several 4" wells, submersible pumps, storage tanks on the property
- There are several septic tanks interspersed throughout the property as well as lift station at the owner's residence

Zoning

- A-1 – Agricultural