

Offering a Business Opportunity...

Smiling Horse Stables

2914 Stablefarm Road • Gastonia, NC 28052



Breedlove
FARMS ★ ESTATES ★ LAND

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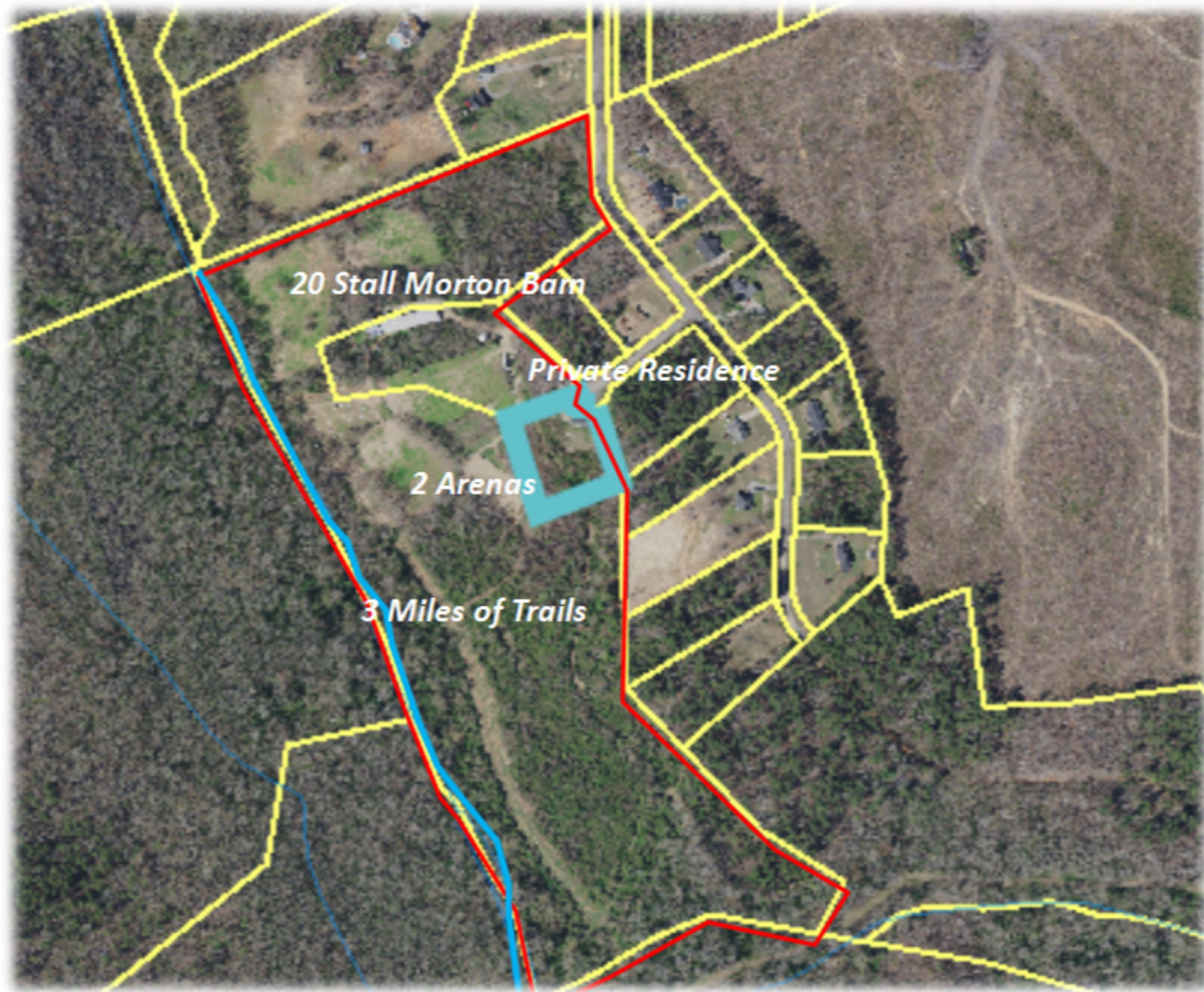
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www.BreedloveFarmsEstatesandLand.com
Specializing in Equestrian Properties & Land





Aerial

Parcel ID: 142486/142482/142485
43.57 Acres



Property Features

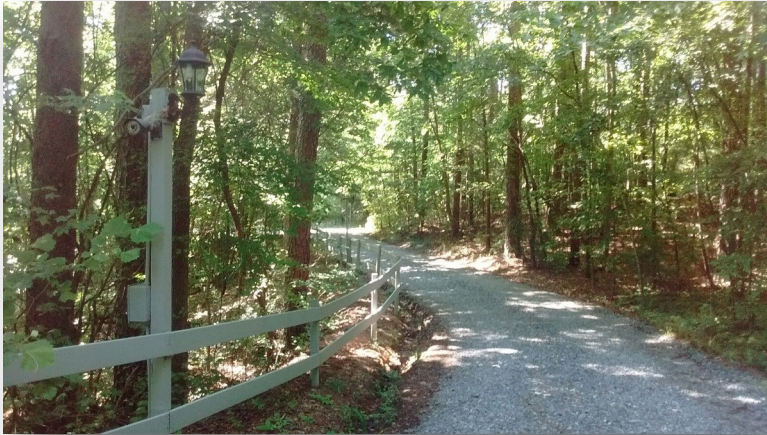
*Barn, Entrance Drive & House Equipped w/24-Hour
Recording Surveillance Equipment*

Electronic Gated Entrance w/ Gate Alarms At Entrance

Lighted Drive To Barn

Private, Peaceful Setting

Home Well & Septic



Close to Tryon International Equestrian Center

Easy Access To I-85 & U.S. Route 74

> 30 Minutes to Charlotte Douglas International Airport

Close To All Desired Amenities

Numerous Quaint Towns In The Area

Equestrian Amenities

Barn And Associated Buildings

3 Riding Arenas:

(~300' x 200') Sand & Lighted

(~140' x 65') Sand

(~500' x 300') Grass — Lighted Turf Jumping Area

Over 3 Miles Of Trails — Much Along Crowder Creek

Fenced & Cross-Fenced Pastures—Approximately 20 Acres

Oversized Trailer Parking/Turnaround Area

Ideal Site For Horse Shows



Barn

~170' x 48' Morton Barn

Surveillance System

18 (12' x 12') Stalls

Fans In Each Stall

Dutch Doors

Insulated Roof, Cupolas & Vents

Covered Aisles On Each Side

Stall Dividers — Change Stalls To Large Breeding Stall(s)

Attached ~48' x 36' Utility Building

Storage

Feed Room

Office



Barn

2 Tack Rooms

Wash Area w/Hot & Cold H₂O (new H₂O heater)

Cross Tie Area

Walk-Through, Social Area

Large Work Shop (>400 sf)

Large Student Lounge (~850 sf — Potential Future Apartment)

Sawdust & Shavings Storage

Hay Shed — Room For Over 1,000 Bales

Quarantine Paddock

Dumpster



The Home

1,832 sf Built in 2007

3 Bedrooms & 2 Bathrooms

Open Design

Security System — Alarm & Surveillance

Deck Across The Entire Length Of the Back

Large, Open Great Room w/Fireplace

*Large Master Bedroom w/
Garden Tub, Shower &*

Walk-In Closet

Open Kitchen

2 Guest Rooms



Smiling Horse Stables

Fully Operating Equestrian Center

THE BUSINESS: The facility is designed as a full-service equestrian center, built for training, boarding, breeding and schooling; appropriate for all disciplines. Smiling Horse Stables, LLC is registered with the North Carolina Department of the Secretary Of State. Secretary of State ID number 1072085.

LOCATION: Located just outside the Gastonia, NC city limits, part of the **Charlotte-Concord-Gastonia Metropolitan Statistical Area (MSA)**; defined as seven counties in North Carolina and three counties in South Carolina. The population of the MSA was 2,474,314 according to 2016 Census estimates. Charlotte is the 17th largest city and 22nd largest metro area in the United States. Charlotte is the 2nd largest city in the Southeast. Located in the Piedmont of the Southeastern United States, the region is headquarters to 8 Fortune 500 and 7 Fortune 1000 companies including Bank of America, Duke Energy, Sealed Air Corporation, Nucor Steel, and Lowe's Home Improvement Stores. Additional headquarters include Harris Teeter, Food Lion, Cheerwine and Sundrop. It is home to one of the world's busiest airports, Charlotte Douglas International Airport (As of 2015, it was the sixth busiest airport in the United States, ranked by passenger traffic and aircraft movements.) and is also the Carolinas' largest manufacturing region. The Charlotte MSA is the largest in the Carolinas, and the sixth largest metropolitan area in the Southeastern region of the United States, behind Washington, D.C., Miami, Atlanta, Tampa and Baltimore.

- < 5 Min to Shopping, Including Feed Store
- ~20 Min From Charlotte Douglas International Airport
- Easy Access to I-85 and U.S. Route 74
- < 1 hr to the Tryon International Equestrian Center

Smiling Horse Stables is ideally located; in a large market center from which to draw customers and easy access to travel and amenities. The close proximity to the Tryon International Equestrian Center is a significant added advantage.

Smiling Horse Stables

THE FACILITY: Situated on 43+ acres (approximately 5 wooded), at the end of a private road.

- Gated Entrance With Electronic Key-Pad
- 18-Stall Morton Barn
- 3 Riding Arenas
- Large Trailer Parking/Turnaround Area
- Several Miles of Trails on Property
- Borders Crowders Creek
- Fenced & Cross-Fenced With Wood and PVC (Centaur) w/Electric
- Necessary Equipment
- 1,832sf Home

OPPORTUNITY: The center is designed as a full-service equestrian center, built for training, boarding, breeding and schooling; appropriate for all disciplines. Estimated annual gross income of approximately \$130K based on estimated boarding priced at \$450/month for stalls and \$350/month for pasture boarding. Other revenue streams include lessons/"schooling" and shows.

PROPOSAL: "Turn-Key" purchase, including all equipment.

Farm Equipment:

- 4-WD Ford Tractor w/Front End Loader, Bush Hog, Box-Blade, Arena Rake
- 4-WD Honda ATV
- Manure Spreader
- Several Trailers
- Pull Behind Sprayer
- 10 Vinyl Jumps
- Numerous Hand And Power Tools (Including Pressure Washer, Chainsaw, Hedge Trimmer, Weed Eater
- Farm Implements (Wheelbarrows, Pitch Forks, Shovels, Rakes, Brooms, Muck Buckets, Hoses, Feed Storage Bins, Ladders, Racks, Storage Cabinets, Fence Chargers)

Smiling Horse Stables

Lounge:

- Furnished Kitchen (Refrigerator, Stove, Dishwasher, Microwave)
- Washer

Home:

- Multiple Flat Screen TVs
- Furnishings In The Office, Guest Room & Living Room
- Security/Surveillance System

Equestrian Facilities

Public Riding Trails Nearby

Kings Mountain State Park <http://www.southcarolinaparks.com/kingsmountain/introduction.aspx>

This easy to moderately difficult 20-mile loop horse trail begins in Kings Mountain State Park and circles into Kings Mountain National Military Park, the site of a famous Revolutionary War battle. The surface is primarily flat with some rocky areas and some clay spots. A local saddle club takes care to watch over the trails and ensure solid footing on some of the ridge climbs. Both parks offer gorgeous riding through rolling hills and granite outcroppings not far from Charlotte, NC. The parks sit in the eastern foothills of the Blue Ridge Mountains, but they seem somewhat out-of-place with the area's other gently rolling terrain. Small mountains called manodnocks jut above the surrounding flatland and offer spectacular views.

South Mountains State Park <https://www.ncparks.gov/south-mountains-state-park>

In one of the state's most rugged areas, South Mountains State Park features elevations to 3,000 feet, an 80-foot waterfall, mountain streams and more than 40 miles of trails for hikers, equestrians and mountain bikers. A true backcountry experience is offered at 20 backpacking campsites at six locations. Equestrian camping is available with trailer parking and barn to complement 33 miles of bridle trails.

The Anne Springs Close Greenway www.ascgreenway.org/

The Anne Springs Close Greenway is an extensive protected natural area in Fort Mill, South Carolina consisting of approximately 2,100 acres of lakes, forests, and pastures that include trails for hiking, biking, kayaking, and horseback riding.

Equestrian Facilities

Public Riding Trails Nearby

The Foothills Equestrian Trails Association (FETA) www.fetatrails.org/

The Foothills Equestrian Trails Association (FETA) is dedicated to the preservation of the historic equestrian trail system in and around hunting country in Polk County, North Carolina. Many of these trails date back to the 1920's, when people began coming to Tryon, NC from all over the country to fox hunt and enjoy the beautiful area and sporting life. Many of the trails are even older back roads used by the western settlers probably following routes first used by the Native Americans.

Estimated at approximately 125-150 miles, all the FETA trails are privately owned by landowners who graciously allow the use of their land by FETA members. Membership dues pay for trail maintenance, administrative costs (postage, printing, tags, newsletters, etc.) and social gatherings. No landowner is paid for the use of the trails.

Tryon International Equestrian Center

Tryon International Equestrian Center is a year round venue located in Mill Spring, NC and is the world's premier Equestrian Lifestyle Destination showcasing some of the top riders in the Hunter/Jumper, Dressage, and Eventing disciplines. <https://tryon.coth.com>

The FEI World Equestrian Games™

The FEI World Equestrian Games™, held every four years in the middle of the Olympic cycle, is one of the biggest events on the global sporting calendar, combining eight equestrian World Championship caliber events in a pre-determined location. The FEI disciplines – Jumping, Dressage and Para-Equestrian Dressage, Eventing, Driving, Endurance, Vaulting and Reining – are all included on the competition schedule, while equestrian-focused demonstrations and exhibitions will also be hosted throughout the duration of the event. The 2018 edition of the FEI World Equestrian Games™ will be held in Mill Spring, NC, over thirteen days from September 11-23rd, 2018 at Tryon International Equestrian Center, only the second time the high-profile world championship event has been staged outside Europe.

In 2010 the Games, sponsored by the International Federation for Equestrian Sports (FEI), were held in Lexington, Kentucky. The Games had an economic impact of \$201.5 million in Kentucky over the event's 14 days, according to a financial study commissioned by the state. The Games, held every four years in the middle of the Olympic cycle, combine eight world championships at one event: jumping, dressage and para-equestrian dressage, eventing, driving, endurance, vaulting and reining.

Tryon International Equestrian Center

*The Games will be held **September 10-23, 2018, at the Tryon International Equestrian Center**, created and opened by Mark Bellissimo only two years ago in Mill Spring, North Carolina. The 1,600-acre site is located in the foothills of the Blue Mountains, roughly halfway between Asheville, North Carolina, and Spartanburg, South Carolina. State and local governments in North Carolina and South Carolina have supported Tryon's bid to host the games.*

The Tryon International Equestrian Center has 1,200 permanent stables, 12 arenas including a floodlit international arena with a spectator seating capacity of up to 12,000 and VIP seating for up to 1,500, a covered arena with 5,000 seats, and a world-class cross country course for the eventing and driving competitions. The venue is surrounded by hundreds of miles of equestrian trails for endurance competition. The site also has excellent facilities for athletes and spectators including restaurants, hospitality, accommodations, retail and resort amenities and a state-of-the-art veterinary facility.

The Games were first held in Stockholm, Sweden, in 1990. Since then, the Games have been staged in The Hague, Netherlands; Rome, Italy; Jerez, Spain; Aachen, Germany; Lexington, Kentucky; and Normandy, France. The 2014 Games in Normandy attracted more than 500,000 on-site spectators and a worldwide television audience of 350 million, according to the FEI. The economic impact in France was more than \$400 million, the FEI said.

Smiling Horse Stables

The growth and potential of the Tryon International Equestrian Center (TIEC) and its close proximity to Smiling Horse Stables offers numerous advantages, both business and personal.

- Easily transport students to shows for the day and avoid stall charges.
- Potential customers searching for horses to purchase are readily accessible to Smiling Horse Stables to view and evaluate horses.
- Likewise, TIEC is an ideal location to find horses to purchase.
- Offer stall/pasture rental to TIEC show participants that seek downtime between shows and/or a turnout for their horses.
- Utilize the home during shows as housing for show participants and their horses.
- Excellent general access to the “equestrian world”.

An aerial photograph of a horse stable complex nestled within a dense, lush green forest. The complex includes a large, long barn with a grey metal roof, several fenced-in riding arenas (some with green artificial turf and others with reddish-brown dirt), and a small green field with white markers. The surrounding area is filled with tall, mature trees, creating a secluded and natural environment.

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