

# 12225 Case Rd SW

## Additional Details



Nearly 16 acres of almost fully fenced property with sweeping views of the fields from the updated and turnkey rambler. More information about the home and property is provided here:

- Updates have been made in the last 5 years:
  - New interior paint.
  - New luxury vinyl plank flooring.
  - New carpet and padding.
  - Updated kitchen.
    - Painted cabinets
    - New stainless steel appliances.
      - Double oven, microwave has convection oven.
      - Subway tile backsplash.
      - Farmhouse sink.
      - Cooktop stove with free standing hood vent.
  - New bathroom renovations.
    - Bidets in both bathrooms.
    - New tiled showers, tiled floor in primary.
  - New roof.
- Built-in cabinets.

- Wired for generator.
- Large laundry / drop room.
- Large breezeway.
- 3 large decks.
- Firepit.
- RV parking.

### School Ratings from Great Schools

|      |                                                                               |
|------|-------------------------------------------------------------------------------|
| 7/10 | <b>Littlerock Elementary School</b><br>Public, K-5 • Assigned • 2.4mi         |
| 6/10 | <b>George Washington Bush Middle School</b><br>Public, 6-8 • Assigned • 4.3mi |
| 8/10 | <b>Tumwater High School</b><br>Public, 9-12 • Assigned • 5.7mi                |

## Equestrian & Livestock Property Features & Benefits

### ~16 Acres of Usable Land

- *Spacious, gently sloping terrain ideal for horses, livestock, or future expansion.*
  - *Room to ride, graze, garden, or build additional structures.*
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### Four Cross-Fenced Pastures

- *Divided interior fencing allows for:*
    - **Rotational grazing** – helps maintain healthy grass and reduces mud/parasites.
    - **Animal separation** – manage different species, temperaments, or medical needs.
    - **Flexible use** – rest or seed pastures, grow hay, or alternate with other farm use.
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### Two Horse Stables

- *Shelter-ready for horses or other animals.*
  - *Potential for upgrades to enclosed barn or customized stall configurations.*
  - *Direct water access at the barn—critical for daily care.*
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## ✓ Drive-Up Access to Stables

- *Trailer-friendly layout for easy horse transport and loading.*
  - *Efficient for feed delivery, farrier visits, and vet access.*
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## ✓ Two Fully Enclosed Aluminum Storage Sheds

- *Secure storage for tack, feed, tools, or equipment.*
  - *Keeps gear dry and protected from pests.*
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## ✓ One Large Covered Open-Sided Structure (with Two Walls)

- *Multi-purpose shelter: use for hay storage, tractor parking, or convert to loafing shed.*
  - *Already partially enclosed for weather protection.*
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## ✓ Barbed Wire Cross-Fencing + Electric Perimeter Fence

- *Functional and secure for cattle, goats, and livestock.*
  - *Electric fencing adds predator deterrence and property boundary control.*
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## ✓ Ideal for Equestrians, Homesteaders, or Hobby Farmers

- *Perfect for buyers looking to:*
  - Keep **2–4 horses** comfortably
  - Manage **multiple livestock types**
  - Rotate pasture use
  - Store equipment and hay on-site
  - Enjoy privacy, open space, and farm-to-table lifestyle

## Local Feed Stores

| Store                        | Est. Distance from Property | Key Features / Benefits                                                                   |
|------------------------------|-----------------------------|-------------------------------------------------------------------------------------------|
| Eastside Urban Farm & Garden | ~7 miles                    | Independent, locally-owned. Offers organic/conventional feed, garden supplies, tack, hay. |

|                                     |           |                                                                                      |
|-------------------------------------|-----------|--------------------------------------------------------------------------------------|
| <b>Kiperts Korner Feed</b>          | ~10 miles | Family-run. Known for livestock feed, fencing, and tractor/trailer sales and repair. |
| <b>Tractor Supply Co. (Olympia)</b> | ~8 miles  | National chain. Great for horse care, fencing, vet clinic services, tools, and more. |

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 **Local Equestrian Trails**

| Trail / Area                        | Est. Distance from Property | Key Features / Benefits                                                                       |
|-------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------|
| <b>Scatter Creek Trail Access</b>   | ~4 miles                    | Closest trail. Good gravel and single-track trails on timber lands. Year-round accessibility. |
| <b>Equine Loop – Capitol Forest</b> | ~10–12 miles                | Scenic 4+ mile forest ride. Views of Mt. Rainier. Horse-friendly campground and facilities.   |