

CONCORD RIDGE

Premium Equestrian Center & Lands For Sale
Partnership Opportunity Available

DETAILED PROPERTY FEATURES

BUILDING FEATURES

- **53,350 SQFT MAIN ARENA AND STALL BUILDING**
- **130' x 220' INDOOR RIDING ARENA**
 - GGT ENGINEERED PREMIUM FOOTING
 - MULTIPLE ARENA CONFIGURATIONS
 - CLEARSPAN
 - MIRRORS
 - RIDING WALLS
- **156' x 7' VIEWING AREA WITH BLEACHERS**
- **24' x 40' UPPER LEVEL VIEWING AREA**
- **131' x 24' INDOOR HAY STORAGE**
- **72' x 165' INDOOR STALL BUILDING**
 - 28 – 12'x12' STALLS WITH RUBBER MAT FLOORS, 16 OF WHICH HAVE EXTERIOR PADDOCKS
 - 12 – 12'x15' STALLS WITH RUBBER MAT FLOORS, 6 OF WHICH HAVE EXTERIOR PADDOCKS
 - 4 – 12'x1'-4" STALLS WITH RUBBER MAT FLOORS
 - CONCRETE WALKWAYS
 - MOUNTED FANS
 - FROST FREE WATER SPIGOTS THROUGHOUT
- **EXTENSIVE INDOOR TACK ROOMS, HORSE WASH AREA, OFFICE, STORAGE, GRAIN STORAGE, MAINTENANCE ROOMS**
 - 2 TACK ROOMS WITH 72 LOCKERS, BLANKET WASHER & DRYER
 - 16'x8' GRAIN STORAGE
 - 16'x16' MAINTENANCE ROOM
 - 2- 10'x12' WASH BAYS
 - 3- 8'x12' TIE BAYS
 - 24'x14' KITCHENETTE/LOUNGE AREA
 - 12'x12' OFFICE
 - 11'x12' STORAGE ROOM
 - 1 BATHROOM
- **24' x 148' 2ND STORY 2 BEDROOM APARTMENT, MULTI-PURPOSE ROOM, LOUNGE AREA, KITCHEN, BUNK ROOMS AND ARENA/STALL VIEWING WINDOWS AND DECKS, AND BATHROOMS**
 - 640 SQFT 2 BEDROOM APARTMENT
 - 20' x 21' MULTI PURPOSE ROOM
 - 24' x 50' LOUNGE WITH FIREPLACE, KITCHEN, BAR, FULL BATHROOM AND VIEWING WINDOWS OF ARENA AND STALLS
 - 24' x 19' BUNK ROOM
 - 24' x 36' STORAGE

LAND FEATURES

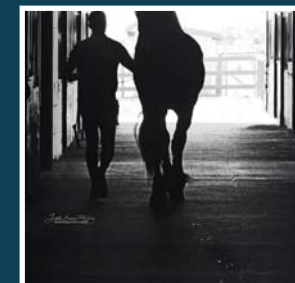
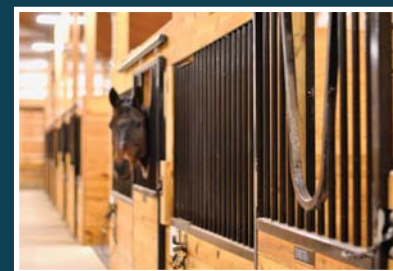
- 34.16 AC OF PRISTINE EQUESTRIAN LIFESTYLE INCLUDES
- 7.1 AC EQUESTRIAN FACILITY
- 12.75 AC OF PASTURES AND PASTURE BOARDING
- 13.81 AC OF RESIDENTIAL SPACE
- .50 AC COMMERCIAL SPACE
- ADDITIONAL 25 ACRES OF PASTURE ALSO AVAILABLE

SURROUNDING GROUNDS

- 18 FENCED IN PASTURES WITH 3 PASTURE BOARDING BUILDINGS FOR 10 HORSES
- 2 OUTDOOR ARENAS (180' x 250' & 140' x 250') WITH JUDGING PAVILION AND PROPER UNDERGROUND DRAINAGE FOR BEST FOOTING CONDITIONS
- UNDERGROUND DRAINAGE THROUGHOUT EQUESTRIAN CENTER GROUNDS
- ONE (1) - 60' ROUND PEN
- ONE (1) - 45' ROUND PEN
- 44 PAVED PARKING SPACES
- 22 EXTERIOR PADDOCKS ATTACHED TO INTERIOR STALLS
- 2 OUTDOOR WASH STALLS
- OVER 1/2 MILE OF FENCED RIDING TRAILS. ADDITIONAL RIDING TRAILS ON AND OFF SITE PROPERTY

FUTURE RESIDENTIAL SITES

- 13 HOME SITES SOME HAVING PRIVATE PADDOCKS / ACCESS ON PROPERTY





Concord Ridge Equestrian Center is available for purchase or a partnership opportunity can be considered where the existing owner would remain a co-owner/partner in the property.

The existing owner has expanded equestrian interests in Florida in the winter season and in lieu of completely selling the facility is interested in a partnership. The new partner would assist in the responsibility for the Michigan equestrian center.

KEY PROPERTY FEATURES:

- Built in 2011
- 34.16 acre property with extensive pastures and pasture boarding stalls
- 44 quality stalls with all horse amenities
- 130' x 220' indoor arena with GGT footing and viewing areas
- Luxury club type viewing areas throughout
- 2 bedroom apartment and bunkrooms
- 180' x 250' and 140' x 250' outdoor arenas with quality viewing shelter and judging booths
- Future commercial and residential development sites

Property may be viewed on a appointment only basis

Please send inquiries to:



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