

Features and Benefits List R&R Stables - 19440 Brindle Pony Road, Penn Valley, CA. 95946

Overview:

Turn Key Horse boarding and training facility located on 4.82 acres with 3 arenas, 3 ponds, creek, multiple barns, multiple pastures and run-out stalls, plus tack store and residence all beautifully laid out with landscaping to accent. The business has been built from the ground- up by the current owner and has an excellent reputation. Real Estate is for sale, current owner will continue to teach lessons if desired.

Facilities:

27 horse capacity professionally set up for boarding, training & lessons

3 Arenas with footing:

Covered arena - lit

Regulation Dressage Arena

Oval arena set up with jumps - lit

Additional outbuildings for storage and workspace

Barns –

Main barn:

6 12x12 matted stalls with 12x24 runs

Tack lockers, common area to lounge in, wash rack and sink area, clip and tie access, grain storage room direct access to covered arena

Secondary Barn:

4 12x16 matted stalls and hay storage for 200+ bales & shaving storage

Third Barn:

4 12x12 stalls with runs and lockers

Adjoining 3 separate 12x12 stalls with runs

Additional 12 x12 stalls with large runs and/or pasture access

Tack Store –

600 sqft with dressing room

Inventory and fixtures for sale under separate agreement

Trailer parking

Perimeter Vinyl Fencing

Residence-

1792 sqft 2/2 with Office

Office has separate entrance

Vaulted ceilings

Spacious kitchen & living areas

Built in 1982

Remodeled & updated

Custom wood flooring in entry

800 sqft of decking with built in hot tub

Single car garage with attached work shop or extra storage area

High efficiency air conditioner in 2013

8 person Jacuzzi built into deck

Cozy free standing propane stove

Wonderful landscaping and views

Year round stream on property as well as several small ponds.

Irrigation system