



TRYON, NORTH CAROLINA

Where the mountains and the good life begin

CLEAR VIEW FARM EQUESTRIAN CENTER

Location: Landrum, SC List Price: \$2,000,000 Total Acreage: 22+ acres NCM 562816



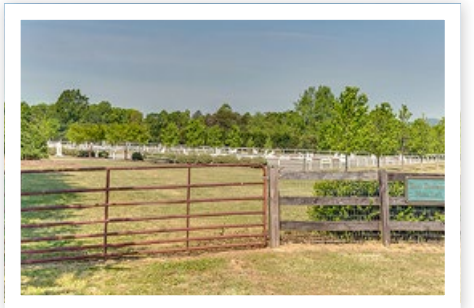
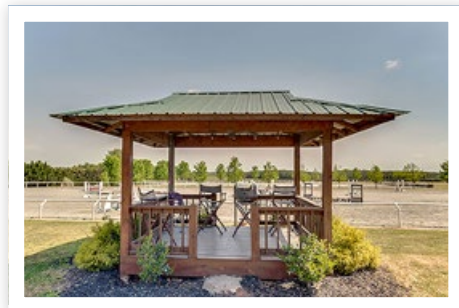
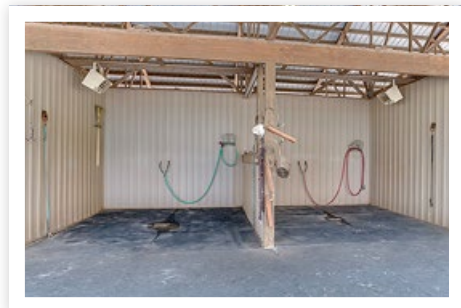
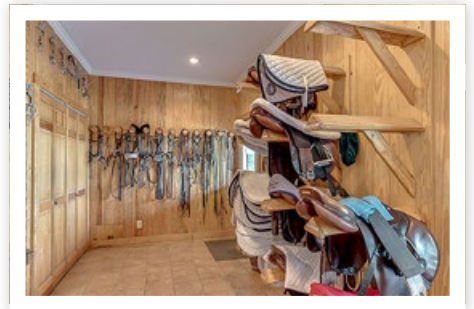
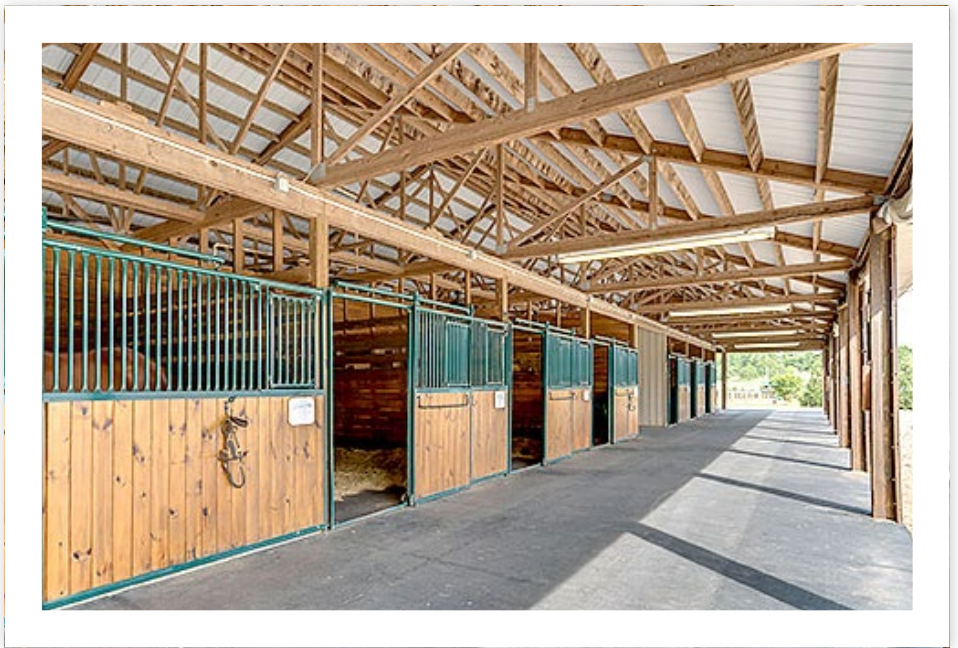
Impeccable Hunter-Jumper equestrian facility in the heart of Western North Carolina's horse country. In the foothills of the Blue Ridge Mountains, you are centrally located for easy access to Greenville-Spartanburg, Asheville and Charlotte Douglas International airports. This state-of-the-art property's many features include, two barns (a total of 18 stalls), two large riding rings, 12 paddocks, two large grass fields, and a round pen. Plus all farm equipment with implements and jumps for two rings. Two residences make this is a professional's paradise.

www.TryonHorseFarms.com

Main Barn

- 52'x122' Barn with full rubber matting
- Eleven 12'x12' paneled stalls with rubber mats and ceiling fans
- Three wash racks with hot/cold water and overhead heaters
- Tack Room with heat/air
- Office with heat/air
- Laundry with heat/air
- Bath with heat/air
- Covered locker areas
- Bedding/Hay storage
- Large feed room
- Sunbrella weather curtains
- Farm equipment with implements
- Jumps for two rings

Clear View Farm holds four 1-day schooling shows each year with excellent attendance. Current Schooling Show schedule in place.



Second Barn with Apartment

- Seven Stall Barn with rubber mats and ceiling fans
- Wash Rack with hot/cold water
- Tack Room
- Hay Storage
- Feed Room



2nd Barn Apartment

- Located above the hay storage/tackroom and accessed by stairs
- Open plan living/dining/kitchen with breakfast bar, oven/range, dishwasher, refrigerator and spacious laundry area
- Large Bedroom with ceiling fan and walk-in closet
- 5'x9' Full bath
- Tile floor throughout
- Large windows overlooking pastures
- 7'x11' Deck



Guest House

- Spacious wrap-around deck entrance
- 8'x16' kitchen with range, refrigerator and plenty of cabinets
- 5'x 8' Laundry room with shelves
- 15'x15' Living room with wood floors, ceiling fan and large windows
- Three bedrooms with Berber carpeting
- Full bath

Irrigation System/ Wells/Septic Systems

- Guest house is on city water
- All barns and apartment are on well with city water access
- Well produces 66 gallons per minute
- Rings have a commercial irrigation system with a 15,000 gallon holding tank
- Ring irrigation is on a computerized timing system
- Property is accessed throughout by gravel drives

Riding Rings

- Two large riding rings located in front of the main barn
- 150'x300' and 125'x250'
- Rings have irrigation systems with automatic timers and all weather footing. They are graded and covered with professional granite dust surfaces
- Covered Judges' Stand/View Stand with electrical outlet for speakers for horse shows



Paddocks, Round Pen

- 10 Grass paddocks with automatic waterers and board and horse wire fencing
- 2 Dry lot paddocks with automatic waterers and horse wire fencing
- 90' Round Pen
- Large 7-8 acre fenced pasture with automatic waterer
- Large jumping field with nice grass



LILLIE BROWN

*Distinctive Equestrian Properties
and Upscale Residential Homes*

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