



EQUESTRIAN FACILITY **FOR SALE**

FEATURES

- ± 42 Acres
- 80'x200' Indoor Arena
- 14 Pastures
- Near Routes 309, 78, 476

\$2,100,000

 **James Balliet**
PROPERTY GROUP

KELLERWILLIAMS
Luxury
INTERNATIONAL

PROPERTY OVERVIEW

This ±42-acre equestrian facility offers a fantastic opportunity for professional use, a private estate, or potential residential subdivision. Located near The Ridings at Saucon Creek, the property provides quick access to Route 309, I-78 and the PA Turnpike. Enjoy level topography and rolling pastures, this facility is an equestrian lover's dream!

This expansive acreage combines high-tier training infrastructure with a prime location for commuting and accessibility, and also offers possible subdivision potential (buyer to verify with municipality).

APN: 640373120262 001

Lot Size: ± 42 Acres

Zoning: Rural Residential 2

Act 319

Kelly Schaffer
484-330-1163

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest Blvd
Suite 309
Allentown, PA 18104

www.JBPropertyGroup.com
Kelly@JBPropertyGroup.com
James@JBPropertyGroup.com

AERIAL

Grounds

- 14 Pastures
- 9 Pens
- Room for Expansion or Outdoor Course
- Wooden Fences
- Ample Parking



Kelly Schaffer
484-330-1163

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest Blvd
Suite 309
Allentown, PA 18104

www.JBPropertyGroup.com
Kelly@JBPropertyGroup.com
James@JBPropertyGroup.com

PHOTOGRAPHS



Kelly Schaffer
484-330-1163

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest Blvd
Suite 309
Allentown, PA 18104

www.JBPropertyGroup.com
Kelly@JBPropertyGroup.com
James@JBPropertyGroup.com

PROPERTY DETAILS

Stalls:

- 23 Stalls
- 12'x12'
- Southern Yellow Pine
- Electric to All Stalls
- Removable Partition to create oversized stalls
- Additional Stalls Possible

Indoor Arena:

- 80'x200'
- Perma-Flex Rubber Footing over Angular Sand
- Upper Level Viewing Area

Outdoor Arena:

- 150'x250'
- Blue Stone and Rubber Footing

Barn:

- 18' to Joist
- Wide Aisles
- Two Wash Stalls with Hot Water
- 16'x24' Office/ Feed Room
- 12'x24' Storage Room
- Tack Room with Arena Viewing
- Full Bathroom with Shower
- Two 24'x36' Bonus Rooms- Therapy Area- 2 Aquacisers Negotiable

Kelly Schaffer
484-330-1163

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest Blvd
Suite 309
Allentown, PA 18104

www.JBPropertyGroup.com
Kelly@JBPropertyGroup.com
James@JBPropertyGroup.com

PHOTOGRAPHS



Kelly Schaffer
484-330-1163

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest Blvd
Suite 309
Allentown, PA 18104

www.JBPropertyGroup.com
Kelly@JBPropertyGroup.com
James@JBPropertyGroup.com

PHOTOGRAPHS



Kelly Schaffer
484-330-1163

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest Blvd
Suite 309
Allentown, PA 18104

www.JBPropertyGroup.com
Kelly@JBPropertyGroup.com
James@JBPropertyGroup.com

PHOTOGRAPHS



Kelly Schaffer
484-330-1163

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest Blvd
Suite 309
Allentown, PA 18104

www.JBPropertyGroup.com
Kelly@JBPropertyGroup.com
James@JBPropertyGroup.com

PROPERTY LOCATION

Located in Coopersburg/Lower Milford Twp in Lehigh County, PA

Just minutes to Route 309, I-78 and PA Turnpike Route 476



Kelly Schaffer
484-330-1163

James Balliet
610-972-6808

Keller Williams Allentown
610-435-1800

1605 N. Cedar Crest Blvd
Suite 309
Allentown, PA 18104

www.JBPropertyGroup.com
Kelly@JBPropertyGroup.com
James@JBPropertyGroup.com

OFFERED BY:

James Balliet

C 610-972-6808

James@JBPropertyGroup.com

Kelly Schaffer

C 484-330-1163

Kelly@JBPropertyGroup.com

Keller Williams Real Estate

1605 N Cedar Crest Blvd, Suite 309, Allentown, PA 18104

O 610-435-1800



Michael
Sheffel
Realtor

Ryan
McGeehan
Assoc. Broker

Yousef
Alhaddad
Realtor

Kelly
Schaffer
Realtor

James
Balliet
President

Brian
Bailey
Assoc. Broker

Benjamin
Diaz
Realtor

Doug
Sandlin
Realtor

Michael G.
Mikhoul
Realtor

www.JBPropertyGroup.com



Each office independently owned and operated. Information deemed reliable, but not guaranteed and should be independently verified.