

# EQUINE FACILITY FOR SALE

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**5228 GARDNER LANE, FLORENCE MT**



## ABOUT:

Welcome to Cattail Stables – your equestrian dreams come true! This 10.01-acre property includes pasture, runs, 2 arenas, and more – come take a look to see every detail! The piece de resistance is the barn with concrete aisle, up to 5 stalls, and 65x80 indoor arena with shatter-proof mirrors on both ends and solid walls. The footing is low-dust and was specifically ordered to support horses movements. The indoor stalls are currently being used as a feed room, tack room with 11 lockers and hot water, and heated lounge in addition to 2 stalls with runs. Additionally, there is a 70x145 outdoor dressage court/arena with special footing comprised of sand/rubber to maximize stability for dressage and jumping. Automatic waterers, turnout pasture with large shelter, and 5 six-foot-tall pens with individual shelters, each large enough for 2 or more horses, with steel continuous fence through the pens and much of the property – made to last and to provide a safe environment. A large hay shed is next to the barn for feeding convenience. The business does not convey with this property, make it your own individual horse training facility or develop your clientele as you wish! Schedule a tour today!

## PROPERTY FEATURES:

- 10.01 acres
- Continuous weld pipe fencing
- Heated grooming areas
- Indoor and Outdoor Arenas
- Convenient access

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