



RESIDENTIAL PROPERTY WITH HORSE ARENA

10925 RUSTY SPUR LANE, CLOVIS, CA 93619

AVAILABLE FOR SALE | \$2,600,000

AMIR DEHLAN
FORTUNE ASSOCIATES
DRE#01100651
adehlan@fortuneassociates.com

LAURA COREY-MELTON
REALTY CONCEPTS- REALTOR
DRE#01303203
lauracoreymelton@gmail.com



www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

10925 RUSTY SPUR LANE PROPERTY DESCRIPTION

Discover unparalleled opportunities at this meticulously developed rural property boasting a state-of-the-art horse arena. All the heavy lifting county approvals, permitting, and construction has been expertly handled, showcasing the owner's dedication and sweat equity. The expansive arena sets the stage for events like Gymkhana or cattle sorting. It's also perfect for timed events like roping and barrel racing, offering multiple revenue streams. Adjacent to the arena, find well-appointed horse boarding facilities complete with 10 existing paddocks.

With potential to expand to up to 35 paddocks, this setup caters to both local and traveling equestrians seeking top-tier amenities including haul-in access, a wash stall, outdoor arena, obstacle course, and comprehensive feeding and paddock cleaning services. An enclosed training space with stadium-style seating provides a premium venue for honing skills and hosting clinics. This fantastic 3,760 sq. ft. estate is also perfect for entertainers, with 4 spacious bedrooms & 3 baths, a formal dining room, an expansive kitchen with a huge walk-in pantry, and ample space to host family and friends. Step outside to your private oasis featuring a sparkling pool with a swim-up bar, and an elevated, covered deck that makes a great stage. There is even a skeet shooting area, a large covered deep pit BBQ area & playground. The shop has 4000 sq ft of enclosed space, 1250 sq ft covered outdoor space, and a 1000 sq. ft. apartment.

TYPE	Residential, Single Family
RESIDENTIAL SF	3,760± RSF
SHOP SF	4,000± RSF
APARTMENT SF	1,000± RSF
LAND ACRES	40.05 AC
YEAR BUILT	1998
LISTING PRICE	\$2,600,000



10925 RUSTY SPUR LANE
PROPERTY FLOORPLAN



10925 RUSTY SPUR LANE
PROPERTY PHOTOS



AMIR DEHLAN
FORTUNE ASSOCIATES
DRE#01100651
adehlan@fortuneassociates.com

LAURA COREY-MELTON
REALTY CONCEPTS- REALTOR
DRE#01303203
lauracoreymelton@gmail.com

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729



- **40 Acres of Prime Horse Property:** Nestled on 40 expansive acres, this property offers a serene and spacious retreat for horse enthusiasts.
- **Luxurious Residence:** A 3,760 square foot house awaits, blending modern comfort with rustic charm, perfect for relaxing after a day with horses.
- **State-of-the-Art Rodeo Area:** Enjoy a 150 ft. by 300 ft. rodeo arena, complete with lighting and water access, ideal for training and events.
- **Round Pen for Training:** A well built round pen, approximately 60-100 ft. in diameter, provides an excellent space for groundwork, training, and conditioning.
- **Educational Facilities:** A separate classroom playpen, 50 ft. by 80 ft., features stadium style seating, perfect for workshops and educational events.
- **Premier Horse Boarding Facilities:** Currently equipped with 10 padlocks, expandable to 35, offering well-appointed accommodations for horses.
- **Versatile Shop and Warehouse:** Includes a 4,000 square foot enclosed shop with four 14 ft. x 12 ft. roll-up doors, plus a +/- 1,250 square foot lean-to section and a +/- 1,000 square foot apartment space.
- **Diverse Terrain and Obstacle Course:** Explore the horse obstacle course and varied terrain, catering to both recreational riders and competitive trainers.
- **Scenic Views and Tranquil Environment:** Surrounded by breathtaking landscapes and a tranquil environment, this property is a haven for both horses and their owners.
- **Proximity to Amenities:** Located conveniently near essential amenities while offering the privacy and space of a rural setting.



10925 RUSTY SPUR LANE
PROPERTY PHOTOS



AMIR DEHLAN
FORTUNE ASSOCIATES
DRE#01100651
adehlan@fortuneassociates.com

LAURA COREY-MELTON
REALTY CONCEPTS- REALTOR
DRE#01303203
lauracoreymelton@gmail.com

www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729



10925 RUSTY SPUR LANE PROPERTY LAYOUT



10925 RUSTY SPUR LANE
CONTACT

Exclusively Offered By

AMIR DEHLAN
Fortune Associates
adehlan@fortuneassociates.com
559-217-2120
DRE#01851777

LAURA COREY-MELTON
Realty Concepts
lauracoreymelton@gmail.com
559-289-6713
DRE#01303203

AMIR DEHLAN
FORTUNE ASSOCIATES
DRE#01100651
adehlan@fortuneassociates.com

LAURA COREY-MELTON
REALTY CONCEPTS- REALTOR
DRE#01303203
lauracoreymelton@gmail.com



www.fortuneassociates.com | 470 E Herndon Ave, Suite 200 | 559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729