**Features and Benefits List: 34378 County Road 17, Woodland**

**Overview:**

106 Acre, Fully Turn-key Equestrian Property With Indoor and Outdoor Dressage Courts featuring all cushioned all weather footing for jumping, 17+ Horse capacity, Hay production & Hay storage + multiple living areas, shop and garage.

**The Acreage:**

106 perimeter fenced undulating acres

Gated entry

Eucalyptus, Junipers, redwoods, fruitless mulberry, cotton wood, granny smith apple, oaks, Almond, pistachio and other drought tolerant trees for privacy and landscape purposes.

Seasonal Pond

Various knolls for view shed opportunities

Property averages production of 200 big bales (1000# each) of volunteer grass hay

**The Homestead**

1428 sqft 3/2, open floorplan 2002 manufactured home

Home has upgraded kitchen with granite counter tops, stainless appliances, plumbing & Lighting

Dining area and kitchen nook

Updated bathrooms

Updated flooring & fixtures

Concrete patios, decorative entry steps and walkways

24 x 24 detached garage designed to fit a long bed truck

Above ground pool

Second home site has driveway, septic, power and is ready for a new view home, RV or ?

Domestic well plumbed to both home and second home site

Workshop with self-contained guest quarters above including full bath and kitchenette

**The Horse facilities:**

Main Barn Approximately 104 x 200 + garage space at main entry:

 14 12 x 12 stalls with removal centers to create 7 12 x 24 stalls

Stalls have misters, water cups, and fans

Sliding doors and window covers on exterior plus Garage door with opener for main entry

Matted breezeway

12 x 12 tack room with 12 x 12 office/arena observation above

80 x 200 Indoor Arena - Sand and ReitenRight premium footing additive, attached to main barn

Halogen overhead lighting and overhead sprinklers

Recently painted kickboards and interior short walls

48 x 12 Small Barn:

three 12 x 12 stalls with run outs

12 x 12 storage room

4 turnouts with run in stalls

3 Turnouts without stalls

120 x 220 Outdoor arena with all weather sand and ReitenRight footing additive

Hot/Cold Water wash rack

Hay Barn

12 x 30 Shavings barn with 20 foot ceiling

Ag well & Ag Meter

Pad cut and leveled for round pen with sprinklers on west side of property

Paddocks /runouts have pressure treated posts & no woven no-climb fencing with top & bottom rail

* ReitenRight is a premium footing additive for indoor or outdoor riding arenas. This rubber blend is free from controversial chemicals like polyvinyl chloride and phthalates. Fun fact: it’s made from recycled yoga mats