



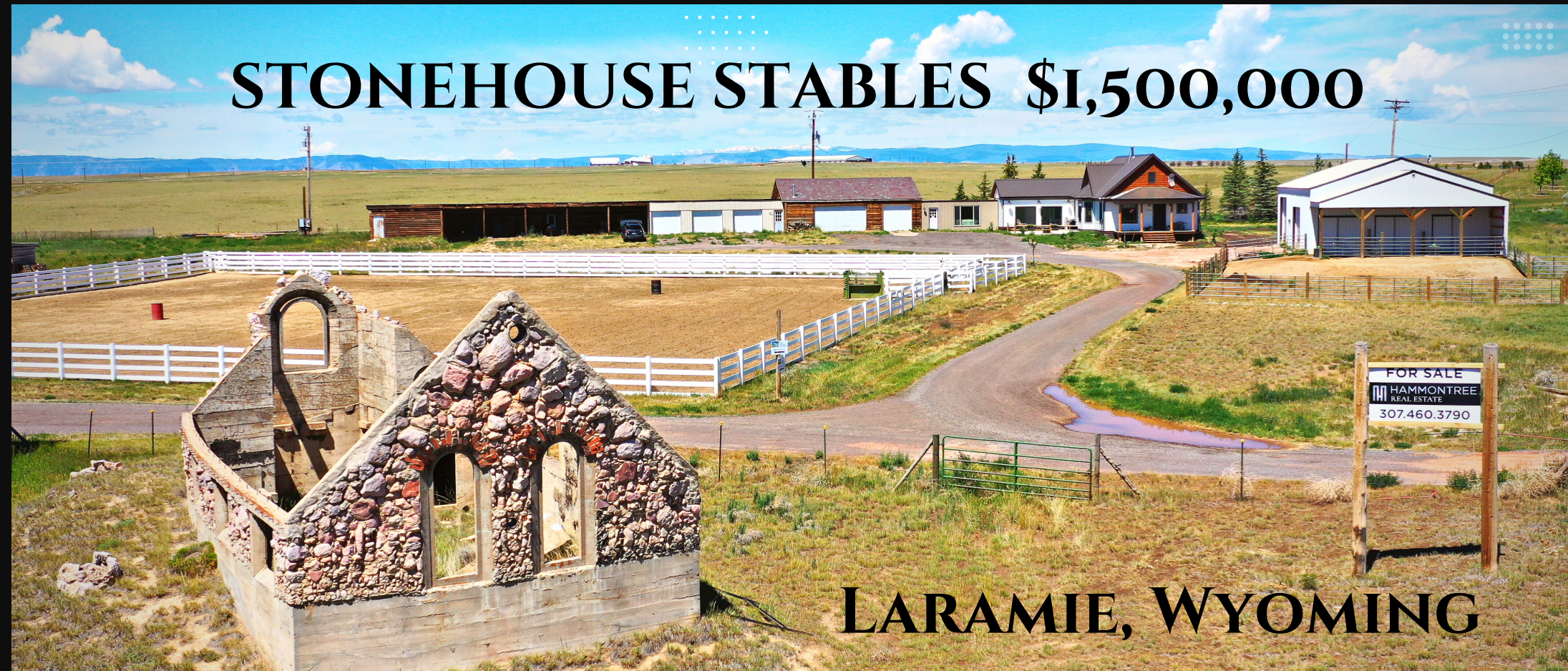
14,000 SF INDOOR RIDING ARENA



24 OUTDOOR STALLS



TWO OPEN PASTURES



STONEHOUSE STABLES \$1,500,000

LARAMIE, WYOMING

HIGHLY DESIRABLE HORSE BOARDING FACILITY COMMERCIAL AND RESIDENTIAL OPPORTUNITY

- MAIN RANCH HOME 4 BED/3.5 BATH 3100 SF
- MANAGER'S RENTAL 1 BED/1 BATH 768 SF
- INDOOR RIDING ARENA - OVER 14,000 SF
- OUTDOOR ARENA WITH ROPING CHUTE AND ROUND PEN
- 24 OUTDOOR STALLS WITH RUNS
- 10 INDOOR STALLS WITH 5 OUTDOOR RUNS
- 2 PASTURES
- OWNER'S BARN WITH 3 STALLS RUNS & TURNOUT 1920 SF
- 9.31 ACRES LOCATED IN THE COUNTY



Walt Hammontree - Broker/Owner

307-760-3448

www.Hammontree-RE.com



Located in Albany County, just outside the western city limits of Laramie, StoneHouse Stables is a bustling Horse Boarding Business that has been successfully built and cared for by the current owners for the past 7 years, and one lucky buyer will get to reap the benefits of all their hard work! Poised on 9.31 acres of land, the property features 24 outdoor stalls with runs, an outdoor arena with roping shoot, round pen, indoor arena (over 14,000 square feet), 10 stalls within the arena barn (5 with outdoor runs), 2 pastures, a newly constructed "Barn Manager's" rental house, an "Owner's Barn" with 3 stalls, runs and a turnout, and an eloquent turn of the century 4 bedroom 3.5 bath Main Ranch Home that was relocated and lovingly restored by the owners to pristine condition -- this is a must see! The outdoor stalls, south pasture and owner's barn are all equipped with automatic, heated Behlen water systems for fresh constant water intake . Also included are numerous loafing sheds, enclosed, heated garages, a separate office – all of which are linked together so you can go from work to home during winter without ever going outside! Other features include wide circular drives for ease of hauling and loading in horses and equipment, stalls that feature individual tack/feed rooms, and have solid /level footing with runs that are pitched for proper element drainage, dividers on pens are made of timber and pipe, to avoid injuring horses, the list goes on. The sale includes all land, buildings, business, fixtures, and equipment.



MAIN RANCH HOUSE 3100 SF



MAIN FAMILY ROOM



MANAGER'S HOUSE/RENTAL 728SF



MANAGER'S KITCHEN

**UTILITIES ON SITE: 1 WELL, 2 SEPTICS, NATURAL GAS, ELECTRIC, PROPANE
SATELLITE INTERNET, IN-FLOOR RADIANT HEAT, ON DEMAND HOT
WATER, HEATED SELF-WATERERS, WOOD BURNING STOVE.**

CALL FOR MORE INFORMATION 307-460-3790

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