**AMENITIES FOR SUNDOWN STABLES/14011 W 177TH W AVE**

Amazing equestrian ranch with easy access to Turner turnpike, just 20 minutes to Tulsa. This would be a wonderful turnkey business opportunity or just enjoy this equine oasis all to yourself!

The two-story estate home includes 4 bedrooms, 2.5 bathrooms, 2 living areas, and a sunroom (currently used as a 5th bedroom). Formal dining room is off the kitchen. Hardwood floor and tile throughout the house. The master bedroom boasts a tray ceiling with double crown molding. Master bath has two walk-in closets. 2 car attached garage with in-ground safe room. Kitchen window overlooks a small barnyard to enjoy chickens, goats, or sheep with an adorable chicken house and goat shelter. There is an in-ground pool with a fountain in the fenced backyard, sauna, and 4-person hot tub purchased in 2020. Step outside and take in the beauty of the 16 acres of pastures and yard. The land is fenced and cross-fenced into 12 separate pastures. Each pasture is equipped with its own run-in horse shelter. The back 5 larger pastures also have side gates allowing pasture space to be opened up and horses can graze multiple pastures.

This is a corner lot with two separate gated entries. One entry has an electric gate for the main house and the other has a manual gate that leads to the red barn which also has an apartment overhead. This beautiful ranch has been managed as a horse boarding, training, and lesson facility with owners living on site for 10 years. This is a terrific turnkey business opportunity with everything you need to make a smooth transition, including 11 boarding client horses and a dedicated riding instructor experienced to help manage the ranch if needed.

This property features two large barns each with their own indoor, fully enclosed lighted riding arenas and attached stalls, tack rooms, feed rooms, and fun equine accessories.

The red barn’s lighted indoor riding arena is 110 by 50 and has 13 attached stalls. There are 3 tack rooms and one feed room. Above ground 8-person storm shelter is inside the red barn. ½ bath is downstairs in the red barn.

The white barn has a 60 by 120 indoor lighted riding arena with 4 attached stalls and a tack room. It has a large L-shaped outdoor lighted arena adjacent to it. The front pasture doubles as a grass turf riding area with obstacles and jumps. The round pen is also lighted. There is an outdoor aviary with an angled roof and perches with a 12’ by 12’ new metal shelter attached that is currently used for peacocks.

The apartment upstairs in the red barn is 800 square feet, open floor plan with one separate bedroom, full bathroom, kitchen, and large living area. It has a large viewing window to the downstairs riding arena. There is a DVR system that connects to the camera system in the barn allowing monitoring of the gated entrance, riding arena, hallway, and front lobby. Cameras capture day and night footage. An alarm system with multiple sensors is present. The upstairs barn apartment and camper at the front of the red barn have been a consistent source of rental income and have been managed well. The apartment has an excellent long-term renter in place. These spaces could also be used as cozy living quarters for an employee, trainer, or teenager.

**PROPERTY DESCRIPTION**

-4 bedroom, 2.5 bath, 2 living areas, formal dining, sunroom, 2 car garage, laundry room with sink, spacious kitchen and walk in pantry.

-Sun room would also make a good dog room or bird room with its access door to the backyard and patio.

-Crown molding throughout

-Hardwood floors and tile throughout, no carpet.

-Master bedroom is down and has a tray ceiling & double crown molding.

-Master bath HAS double sinks and two walk-in closets.

-The other downstairs bedroom has two walk-in closets, one of them cedar lined.

-Breakfast nook overlooks the pool and backyard.

-Huge vaulted entry room could also be used as a game room.

-Spacious kitchen with island and huge pantry.

-Inground 10,000-gallon gunite pool with fountain, sauna, 4 person hot tub

-Adorable 8 by 8 shed in backyard currently used as pool storage room but could be a playhouse or a she-shed. New dolphin automatic pool cleaner included.

-Partially covered back porch with Hasty Bake brand cooking grills in backyard.

-Backyard fenced with hot wire as well to keep dogs in.

-Storage shed behind garage currently used as tool shed and as feed room for the small stock and chickens kept in the small barnyard by the backyard.

-Automatic fly spray system in backyard.

-Solar system newly installed in 2022. The panels are on the white barn but they run solar power to the house and both barns. There are two commercial size solar systems: a 60 panel, 22.2kw system estimated to produce 27,287 kw and a 75 panel, 27.75 kw system estimated to produce 33,316kw.

-Solar system has surge protectors and noise filters, enphase monitored. These systems will largely offset the electric bills.

**LOT FEATURES**

16 acres with pastures, yard, and a pond.

-Remote controlled electric gate entry to the main house leading to a long driveway and circle drive. Elegant fountain in front yard.

-Land is fenced on the exterior fence lines with striking white vinyl rail fencing and hotwire.

-The land is cross fenced into 13 pastures with straight wire and t-posts with t-post end covers and tube style gates to each pasture. Many of the pastures also have an access gate between them so two pastures could be open to allow for horses to graze a larger area.

- Halter holders on gates. There is also hot wire fencing on every pasture for safety to help the horses stay away from fence lines.

-The run-in style horse shelters have elevated footing and black mats for comfort and ease of cleaning.

-Each pasture has a new round bale poly hay ring with hay chick style slow graze nets.

-Each pasture has water troughs and feeding pans, and salt block holders.

-Each pasture is set up with feeding stalls to separate horses during feeding to ensure safety and to allow each horse to have enough time to eat. The feeding stalls are made from sturdy tube panels with walk-through gate panels.

-Each pasture has electric outlets nearby allowing for heated water troughs. -Frost free water hydrants and water hoses near each pasture.

-Two pastures have 8 foot game fence with 8 foot game gates currently used for a camel and donkeys but would make great stallion paddocks.

-4 holding pens.

-30 by 30 by 12 lighted shop built in 2022 with side entry walk through door and large overhead door 16 by 10.

-Night time security lights

-Round pen and lighted outdoor riding arena.

**HORSE FACILITY FEATURES**

Two barns each with lighted, totally enclosed indoor riding arenas, 17 attached stalls total, tack rooms, feed rooms, fly spray systems, hay rooms, hay storage.

**Red Barn**

-50 x 110 fully enclosed lighted riding arena with sand and loam footing.

-Two exhaust fans on the far end and two large, mounted fans on the near end to draw air flow through the barn.

- 800 square foot apartment overhead in the red barn. It has an open floor plan with one separate bedroom, kitchen, and full bathroom. Two window units providing heat and air. Washer, dryer. Remodeled 2014 with wood laminate flooring and elevated carpeted area for couch seating.

- The 2014 StarCraft autumn ridge camper with arctic package is set up as permanent living quarters with in-ground plumbing and skirting. It is a one bedroom, one bath, one slide out camper. It has a new refrigerator in 2023 and has been well kept and managed.

-Long wooden bench seating. Multiple tie rings on the side walls of the arena. -Lots of equine accessories like jump standards and poles, jump blocks, and barrels to set up, multiple 3 to 4 step mounting blocks. Mirror to check riding posture.

- 9 priefert stalls and 4 custom stalls totaling 13 stalls, 11 of those with dutch doors and covered outdoor runs. The other two are box stalls but do have windows.

-All stalls have black mats for comfort and ease of cleaning.

-Each stall has a blanket and halter bar on the front. -Each stall has a receptacle for heated buckets and fans. The fans and buckets are also present.

-Automatic fly spray system in each stall and around the barn.

-3 tack rooms, lighted with ceiling fans. One of the tack rooms has a fridge, microwave, and dropbox to pay board. One feed room.

-All red barn doors have electric combo code door locks for security.

-Entry of the barn and hallways have concrete throughout. The entry area has black mats as well. In the past these areas were used to host birthday pony parties and family gatherings. These can bring a significant income.

-Decoration throughout the barn in a rustic inviting style.

-All stalls come with hay nets, water buckets, feed buckets, salt block holders, fans.

-Indoor wash bay is matted with shelf and boom swivel arm hose.

-Matted grooming stations throughout the barn with side tie or cross ties available.

-Large sliding doors to the front and back of the red barn. Two walk-through doors, front and back.

-2 walk-through doors on the sides of the barn for access to 2 pastures. -Large hay room within the barn and area to store shaving bags and tools.

-6 elevated wooden custom lockers with saddle racks and bridle hooks and space underneath for storage totes. Large custom wooden blanket shelf. -Red barn has two gates, it has one large main custom entry gate and there is another gate in the parking area that serves as a good exit gate, essentially allowing for a circle type drive for ease of horse or hay trailer entry and exit.

-Gravel parking area in front of the barn for customers or tenants. -Larger trailer parking area to the side of the front parking lot, this area is also great for round bale storage or trailer and tractor parking.

-Manure pile located at the far corner of the parking area for ease of pickup and hauloff.

-Backup feed storage shed located in the trailer yard. It is 8 by 16 with an elevated wood floor.

-Outside hot/cold wash bay with shelving and boom swivel arm hose and hitching post. -Large covered porch with seating.

-Half bathroom downstairs in the barn.

-In 2019, a new aerobic septic system was installed for the red barn.

-Above ground 8 person storm shelter in the barn. “Family Safe brand.”

**White Barn**

-60 by 120 indoor lighted riding arena with sand and loam footing.

-4 large sliding doors, one on each side with tube gates that allow doors to remain open in summer. Two walk through sliding doors.

-Large floor fan to pull air through.

-Bench Seating on both ends of the indoor riding arena.

-Equestrian toys throughout like jump standard and poles, jump blocks, barrels, tie hooks for horses. Blanket bars, bridle hooks.

-Large standup wooden locker with two locker compartments with saddle racks and bridle hooks.

-Large 6 by 20 concrete floor tack room with sliding locking door and electric outlets within. Saddle racks and bridle hooks and shelving present in tack room.

-4 attached lighted stalls with black mats that open to the riding arena and the outside of the barn. Fans and electric heated buckets are turned on and off with a switch.

-Automatic fly spray system, cross ties in the stall. Large hitching post, 2 patient poles, mounting blocks. White barn has covered storage on the east side. 66 by 20 lighted and graveled. Perfect for hay storage, equipment, tractor, mower storage. Or it could be easily converted for more stalls or covered corrals. There is also an overhead outside storage above tack room.

-L shaped lighted outdoor riding arena adjacent to white barn.

-White rail fencing around the outdoor riding arena. Widest areas of the arena’s L shape is 220 ft long and 120 ft wide.

-The outdoor sand/dirt riding arena has a gate access to the front pasture that can be used as a pasture or a lighted grass turf riding arena for cross country jumping or obstacle course riding. Several obstacles are in place. Multiple jumps available for this pasture as well.

**OTHER DETAILS**

The company website can be transferred to a new buyer (the name could be kept or changed, it is a registered LLC). [www.sundownstableokie.com](http://www.sundownstableokie.com)

-Contacts for supplies like round bales, square bales, shavings, and delivery methods are included.

-Manure haul off service contact is included.

-Everything you need to run this beautiful ranch is included with an acceptable offer: tools, equipment, feed pans, feed bins, muck buckets, hay carts, and 2 arena drags. A Kubota RTV500 camo side by side is used for hauling feed buckets, blankets, and muck buckets, just serviced 2023. Kubota tractor model mx5800 HST with front end loader with hay spike quick disconnect, 6 foot brush hog, tiller, 700 lbs of weights added to the wheels. Back wheels are also filled with antifreeze for weight. Two zero turn kubota mowers, 60 inch with canopy and 42 inch. Echo weed eater, all well-maintained.