



## Stillwater Farm

**Location:** King

**Acreage:** 100 Acres

**Price:** \$4,500,000.00

### Stillwater Farm

Impressive 100 acre corner farm in prime 8<sup>th</sup> Concession location in the heart of King's horse country. Two residences, 2 barns with stables and indoor arena plus additional farm buildings on picturesque, rolling land with mature trees, fenced paddocks and a large spring fed pond. Conveniently situated just minutes from Hwy's 400 and 27.

### Main Residence

Located at the end of the winding, tree lined drive and overlooking a wonderful spring fed, 3 acre pond is a Tudor style 1½ storey brick residence designed by Architect, Don Kerr. With an approximate floor area of 4,600 sq. ft., this 4 bedroom home features vaulted and beamed ceilings, oak and tile floors, 2 fireplaces, an oak panelled study, an attached 2-car garage and an in-ground swimming pool and cabana.

### Second Residence

**Presented by**

**Murray Snider,**

Sales Representative

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**Bathrooms :** 4

**Bedrooms :** 4

Situated on the main entrance to the barn area, this 2-storey brick and siding residence has a floor area of approximately 1,700 sq. ft. and includes 3 bedrooms, 2 bathrooms and an attached garage.

## Main Barn/Arena

- Brick with upper level, insulated, steel siding & roof
- Main entry into panelled office/reception area with oak shelves and cupboards
- 12 box stalls- fir lumber for partitions and stall fronts, 2" doors, steel plate on inside, rubber mats on floors and walls
- Wash stall
- Dispensary with viewing windows to two foaling stalls. Electric heat, cupboards, tile floor
- Feed room: deep sink, ladder access to loft
- Storage room
- Tack room with viewing window to indoor arena, electric heat, tile floor
- 2-piece washroom
- Utility room, water system and hydro panel
- Indoor Arena – attached to stable, 60' x 160'- clear space. Sodium lights for evening use. Deep sand footing. Access doors on all four sides. Skylights
- Other details – extra wide centre aisle, 2 ventilation exhaust fans, electric heaters, 4-5000 bale capacity in loft area

## Implement Shed/Workshop 96' x 32'

Steel clad, the workshop is insulated and heated and has two overhead doors plus a large workbench. The implement shed has 4 bays each with overhead doors, all with concrete floors. Loft area has a 4000 bale capacity.

## **Second Barn 130' x 39'**

This insulated, steel clad barn includes 9 large box stalls with rubber mats plus 2 standing stalls. Heated utility room includes water system equipment.

## **Third Barn 70' x 37'**

One side of this steel clad barn is an insulated carriage shed with overhead door and concrete floor. The other side is a large run-in shed, open to the south. A roofed concrete manure storage area and tractor fuel tanks are located near this barn.

## **Hangar 64' x 30'**

A steel clad, insulated building with a concrete floor with radiant heating. Clear span with large overhead doors. The hangar is situated on the west side of the farm, adjacent to a 1,420 ft. grass landing strip.

## **General Farm Details**

- Variety of trees are planted along the internal roadways, around the buildings and farm perimeter
- The farm produces its own hay with approximately 30+ acres of hay fields
- 12 paddocks with 3 board fencing, most paddocks are double fenced
- Pond is 3+ acres with a centre island. Spring fed. Deepest point is 20 feet.