



MLS# : 04095-68941

Price : \$1,550,000

Type : Equine Property

Size : 17.85 Acres

Beds: 3

Baths : 2.50

Address : 12912 Garden Bar Road , Grass Valley , California , 95949

FEATURES

- ✓ Zoned for Agriculture
- ✓ Irrigated Pasture
- ✓ Equestrian Property for Sale
- ✓ Horse Boarding
- ✓ Arabian Horse Training Center
- ✓ Horse Property for Sale
- ✓ Horse Training Facility
- ✓ Rural Property for Sale

ABOUT THE PROPERTY

Equestrian Horse Property for sale is located below the snowline, between Grass Valley and Auburn, California. Situated on 17+ level acres up the road from Grass Valley's popular vineyard, [Naggiar Vineyard and Winery](#). This first class **horse training facility** boasts two barns, 22 stalls with offices, tack rooms, wash rack and workshop. The covered arena, covered round pen, hotwalker and presentation ring offers professional horse trainers and equestrian riders ample room and equipment for horse boarding and horse training. There is a shop area for RV-recreational vehicle | boat parking or hay | shavings storage. The irrigated pastures have vinyl fencing and vinyl cross fencing and the year round pond has a dock, perfect for relaxing and fishing. This horse property is **zoned for agriculture** offering the buyer perfect exposure for **vineyard growing conditions**. This rural property is totally run on **solar power** with backup public utilities.

The main home is 2501 Sq Ft. It is single level, 3 bedroom, 2.5 bath with an updated gourmet kitchen, two fireplaces, formal dining room, media room, family room and a detached 3 car garage.

Grass Valley and Nevada City are located between San Francisco and Lake Tahoe in the Sierra Foothills. Small towns with large entertainment, both cultural as well as recreational. Many Lakes for fishing and boating, Skiing just 45 minutes away, Horse Back and Bicycle Riding Trails, Wineries, Little Theater, Outdoor Concerts,

CONTACT US

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