



CASTLEWOOD EQUESTRIAN CENTER

FRANKTOWN, COLORADO | 151 ACRES | \$3,999,000

Castlewood Equestrian Center is a full-scale boarding and training facility located on a total of 151 acres just west of Franktown, Colorado. The property currently is permitted for 130 horses on site. Improvements include a large indoor stall barn with 44 heated stalls and an attached indoor riding arena. The remainder are covered outdoor open stalls with runs or loafing sheds with paddocks. Additional improvements include turnout pens, pastures, large shop and hay storage, and various round pens, sheds and tack rooms. The facility is professionally managed, modern and clean. The amenities include riding indoors as well as on the property. Additionally, the property adjoins and has access to the Cherry Creek Trail system and Mesa Buttes open space offering unlimited trail riding. The tastefully remodeled home on site rounds out the property. An ancillary property of 36 acres is also available for the buyers to acquire, but it is not a part of this listing. While the property is a successful equestrian boarding operation, the location and land base would readily allow use as a private equestrian operation or possible other uses, subject to zoning revision.

The property is in Douglas County, Colorado which is well known as a horse community. The facility is just off the junction of State Highway 86 and 83, making it convenient for horse owners. Every amenity including restaurants and shopping are within minutes.



ACREAGE AND DESCRIPTION

The acreage consists of three parcels, and are contiguous. The three Castlewood parcels consist of a total of 151 acres with all the majority of the working facilities on 81 of those acres. The two additional parcels of 40 acres and 30 acres are preserved under Conservation easements. The acreages are covered with native grasses and dotted with mature trees and shrubs.



OPERATIONS

The facility itself is a long-established boarding facility in the area, with a great reputation. They always have a waiting list for new boarders. The Manager, who lives on site, has been there for 8 years and has a great rapport with the boarders. The Ranch foreman is also a key employee. Expert care and feeding schedules are a priority to maintain a safe and healthy environment for the horses and riders. It is a profitable facility, very well maintained and horse safety and wellness are key. There are also trainers who work on site with the boarders. With the ability to board 130 horses and great management, the facility has a comfortable profit margin while providing premium care for horses and their owners.



IMPROVEMENTS

Horse Arena and Indoor Stall Barn – 27,000 sf under roof, heated, insulated 80' x 210' indoor area with excellent footing. 44 matted stalls with automatic waters and corner tack lockers in each stall. Wash racks with hot water, veterinary stall and shoeing areas. In the center of the barn is the Managers Office, two restrooms and a cafe/lobby/viewing room. A nice patio area adjacent to the stalls, arena and lobby area compliments the comfortable main facility.

Manager Residence – 3,144 finished square feet on two levels with decks, patio and attached 3 car garage. The home was tastefully remodeled in 2014 by the current owners. All rooms are spacious, and include 4 bedrooms, 3 baths, sunroom, covered patio with a built-in Jenn Air grill. The kitchen has top of the line appliances, cabinets, granite countertops and a copper sink.

Equipment Shop & Hay Storage – This building is 6,867 square feet with 16' story height. The building stores semi-truck loads of bagged shavings, grass and alfalfa hay, equipment and has a workshop. It also has 2 - one bedroom efficiency apartments.

Storage Shed – 720 sf with a quarantine pen

12 Loafing Sheds with pens – 1440 sf each

Secondary Equipment Building – 1500 sf

Three Shed Row barns with 36 covered stalls with 12' x 24' runs

28 turn out pens – measure 24' x 36'

Double sided outdoor arena – measures 200' x 300'

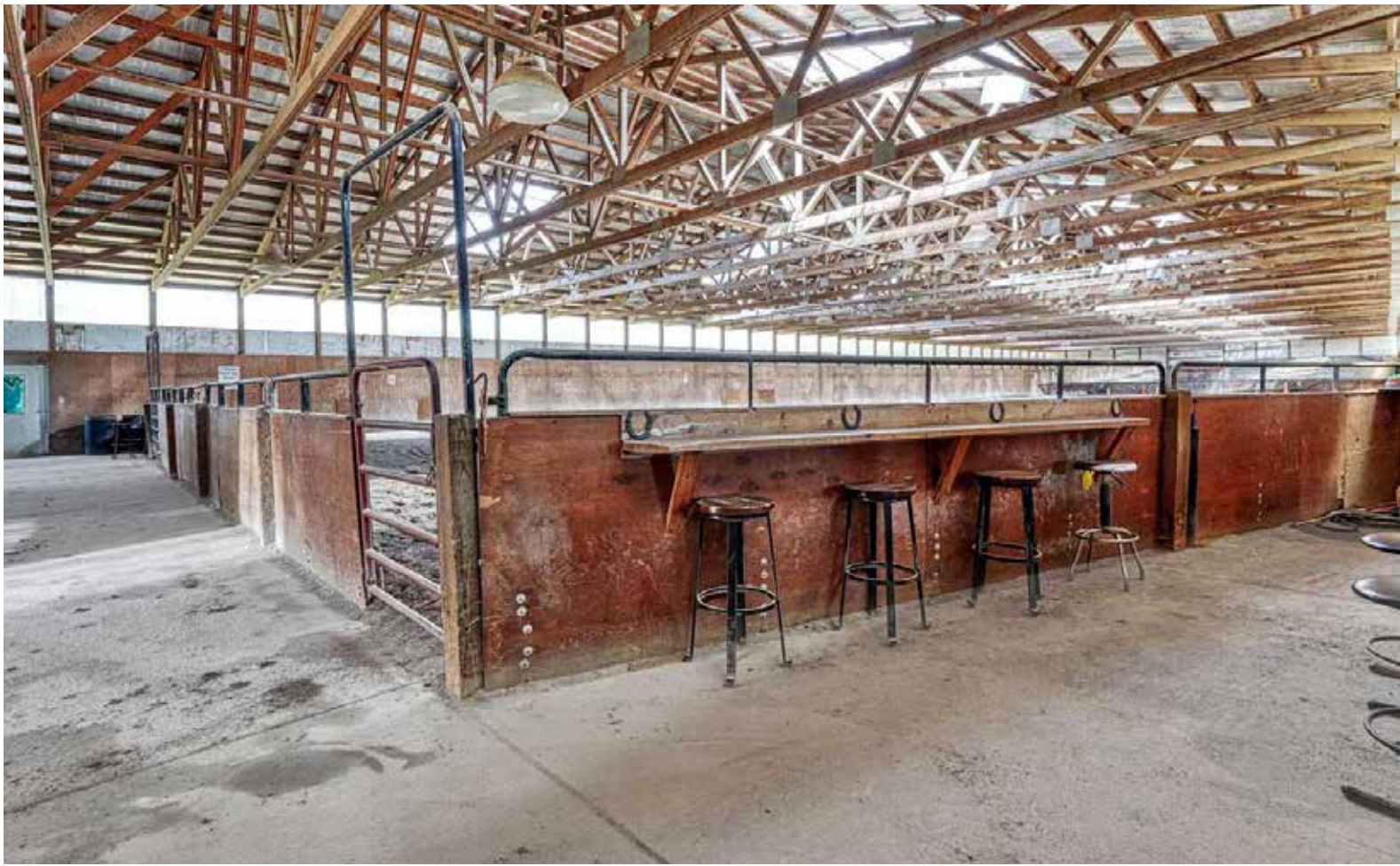
Numerous rotational pastures with shelters

Three Round pens











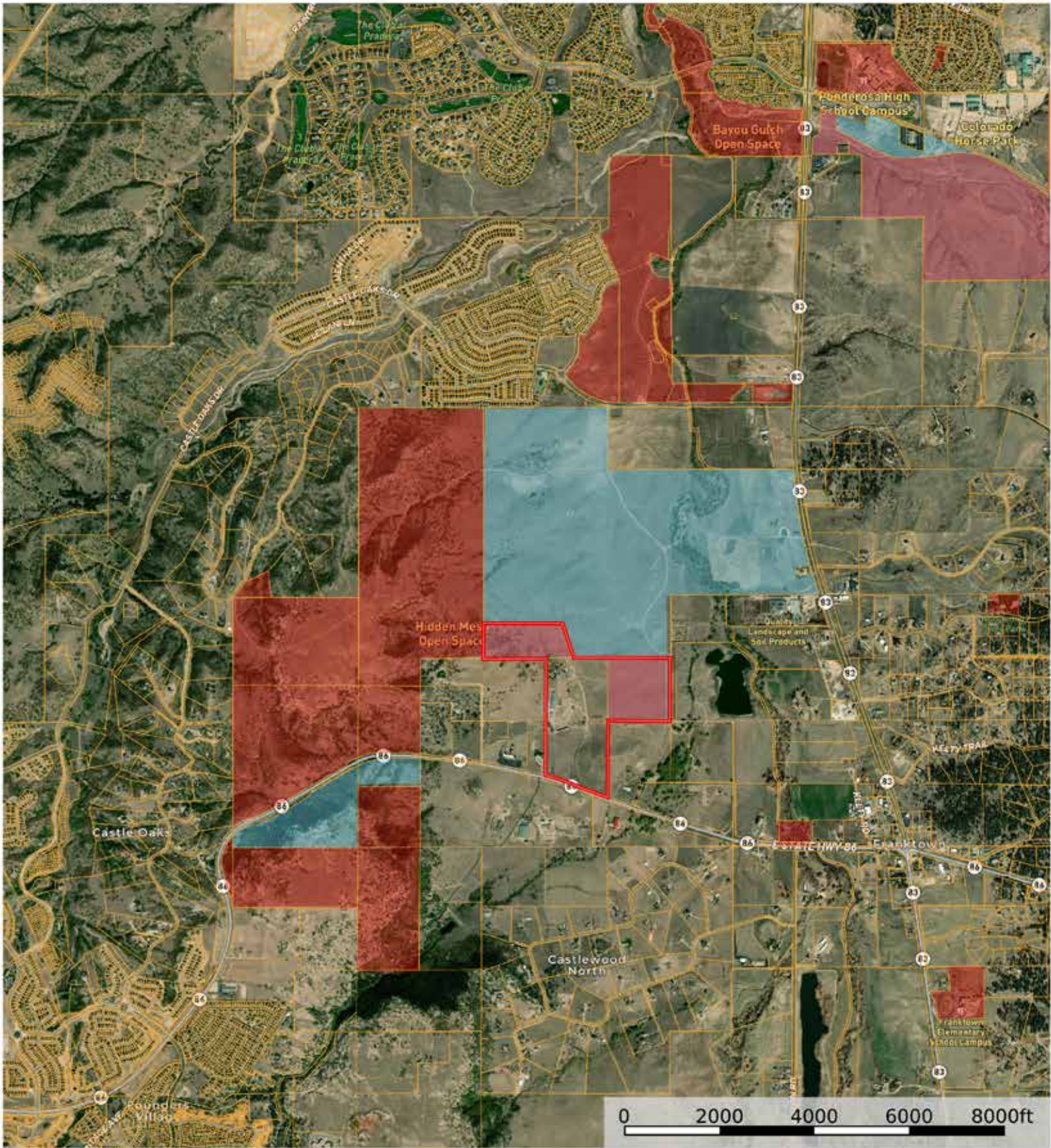






Castlewood Equestrian Center

Colorado, 189 AC +/-



-  Boundary
-  Forest Service
-  State Land
-  Fish and Wildlife
-  National Park
-  Other
-  BLM
-  Local Government

WILDLIFE AND RECREATION

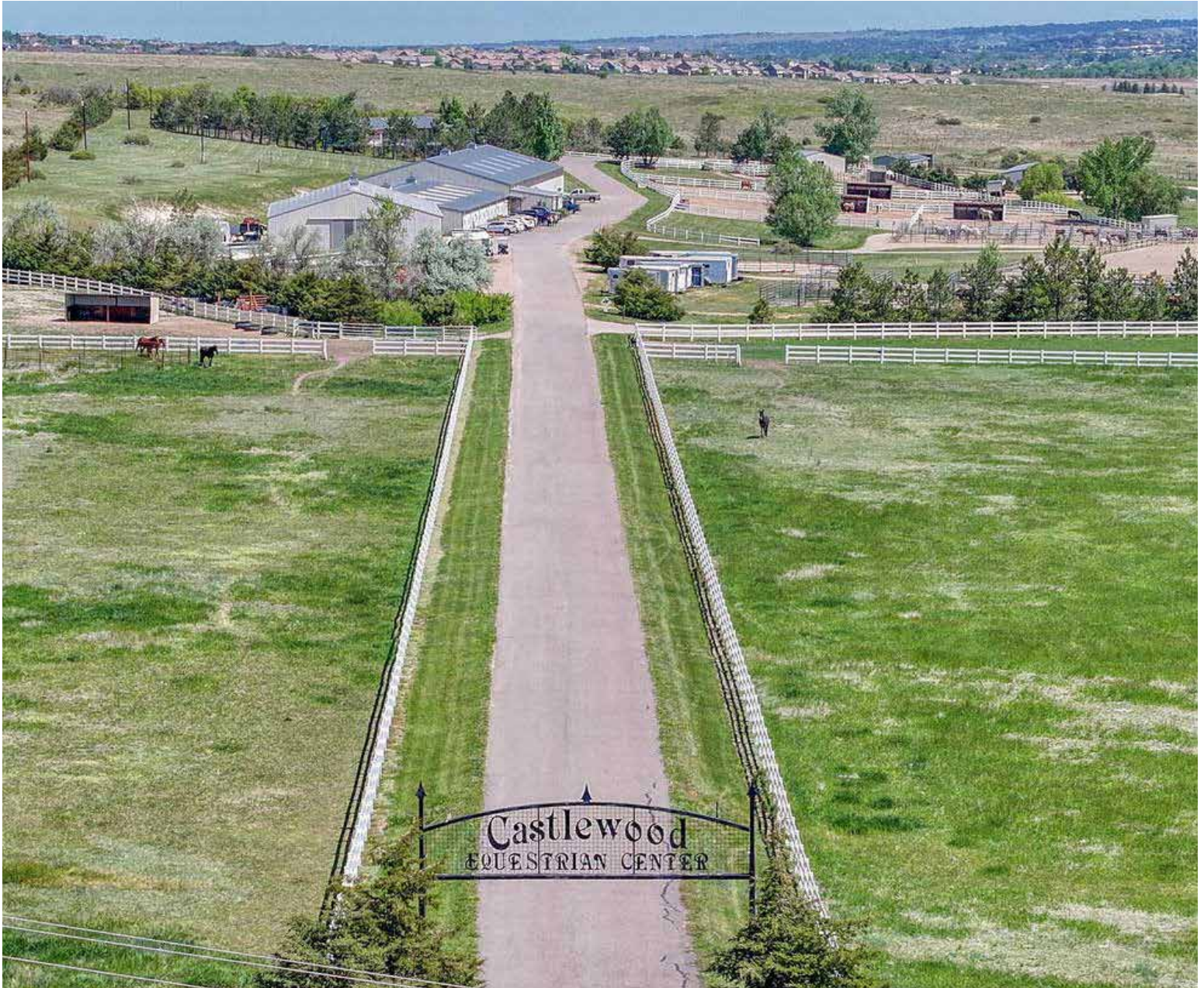
The property adjoins and has direct access to the Cherry Creek Trail system and Mesa Buttes open space offering unlimited trail riding for the boarders. Deer and a multitude of birds and fowl frequent the area.

WATER RIGHTS AND RESOURCES

For Tax Parcel # 2349-331-00-001, 30.07 acres: 2-acre feet per year of groundwater from the Lower Dawson Aquifer. For Tax Parcel 2349-342-00-001, 40.02 acres: 1 acre foot per year of groundwater from the Lower Dawson Aquifer. The well on the 81 acres that services the facility the Permit # is 042642-F. It is drilled to 490' and static level is 200' with a production rate of 15 gallons per minute.

SUMMARY

Given its superior location the property would serve as a private equestrian facility and residence. This well managed and always full facility is prime for investors or owner-operator. Good cash flow, happy boarders and horses. Staff would like to remain in place under new ownership. Financials are available to qualified and serious buyers.



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