

Bay Area Equestrian Ranch

Equestrian Amenities
<u>Main Barn</u>
<ul style="list-style-type: none"> • Tack room • 20 stalls, 12'x14' ±, automatic waterers • Wash rack • 2 grooming stalls • Fly system • Office • 2 lounges • Office, laundry, 2 dressing rooms • Full bathroom and ½ bath also • Kitchenette
<u>Small Barn</u>
<ul style="list-style-type: none"> • 10 stalls, 15' x 13' ± • Brick flooring in aisles • Heated office, tack room, full bath and kitchenette • Wash rack and grooming stalls
<u>Indoor Arena, 219' x 108' ±</u>
<ul style="list-style-type: none"> • Custom footing with rubber and fabric components plus lubricants to minimize dust • Automatic 'garage-type' doors on 3 sides allows for fresh air • Galleried landing for viewing and entertaining • Wide plank oak floors • Full catering kitchen with high end appliances • Security cameras and fire sprinklers • 2 full bathrooms with showers and changing rooms • Rubber brick walkways • Wi-Fi and full sound system with microphones • Fire suppression system
<u>Large outdoor arena, 321' x 127' ±</u>
<ul style="list-style-type: none"> • Sub-surface irrigation and drainage system handles heavy rainfall well • Water complex and bank jumps
<u>Small outdoor arena, 224' x 104' ±</u>
<u>Round pen, 47' ± diameter</u>

<u>Eurocizer, for 6 horses</u>
<u>Manure trailer, arena drags, tractors</u>
Infrastructure
<ul style="list-style-type: none"> • 5 wells¹ deliver 46.3² gpm plus water reclamation systems
<ul style="list-style-type: none"> • Water system delivers water to all arenas, buildings and homes. Mostly filtered water throughout
<ul style="list-style-type: none"> • 7 field shelters
<ul style="list-style-type: none"> • Pastures
<ul style="list-style-type: none"> • Few irrigated paddocks
<ul style="list-style-type: none"> • Utility area has separate access and includes foaling barn with 4 stalls and office, 8 bay parking; large hay barn, storage barn, isolation/visitors barn, workshop
<ul style="list-style-type: none"> • Large generator
Residences
<ul style="list-style-type: none"> • Managers House is 3 BR, 2 baths with air conditioning and lovely views
<ul style="list-style-type: none"> • Caretakers House is 2 BR, 1/5 baths with air conditioning, also great views
<ul style="list-style-type: none"> • Water tower with 2 car garage and office area upstairs

¹ 1 by the manager's home; 2 in the middle of the southern fields; 1 by the carriage house and 1 by the stallion barn (for barns and arenas)

² Based on testing in 2020