



77 Acre Horse Farm in Marshall County, Alabama

This beautiful home and facility stretches on top of Sand Mountain, where sky meets earth and breezes always blow. The home, barns and riding arena are supplied with many thoughtful details. Shown by appointment only.

\$1,100,000

Cyprus Partners



77 Acre Horse Farm - Marshall County - Guntersville

Immaculate - 3 bedroom 2 1/2 bath custom home with new custom kitchen, pool & pool house, 11 stall horse barn, covered riding arena, hay/utility barn and small stable with paddocks. 28 acres in pasture of bermuda and fescue with small pond, fenced and cross fenced. Perfect for training or boarding horses. It has been used as a dressage facility. Many extras and top of the line features in the barns, riding arena and home added over many years. All atop the Cumberland Plateau with cool summer breezes blowing through the barn.

\$1,100,000.00

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Above is a view the house across the pasture from the barn.
Below is the hay/ equipment barn and small stable and paddocks, all with Centaur fencing.

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11 Stall Barn

- Hallway has concrete floor with underground drains.
- Four water faucets are located in hallway
- Ceiling is insulated along with ventilation fans
- Three gas heaters hang from the ceiling
- Halogen Lights

Stalls

- Equistall Floors
- Louvered windows
- Ceiling fans in the stalls
- Blanket racks on sliding doors





20 x 60 Meter Dressage Arena:

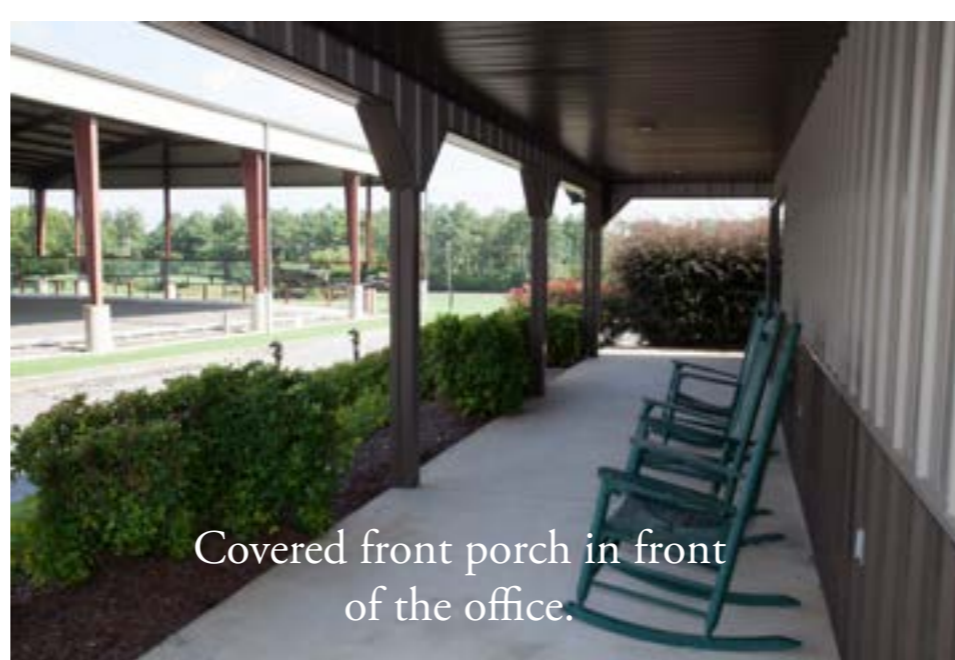
200 x 80 Foot covered Arena built in 2000 with:

- packed blue stone base with sand and rubber footing
- concrete curbing to contain the footing
- sprinkler system to give footing more spring and curb dust
- mirrors on three sides of arena
- professionally installed netting in ceiling to keep birds from roosting.

- Horse Stable is a Morton Building built in 1994 with insulated roof.
- City water and well water available.
- Landscaped with wide drive ways to make it easy to get trailers in and out.
- 12 acres in pasture cross-fenced into three pastures. All fences are Centaur fencing installed from 1989 to 1993. There is a wet weather pond in two pastures.



Outdoor Wash Rack with cold water.



Covered front porch in front of the office.

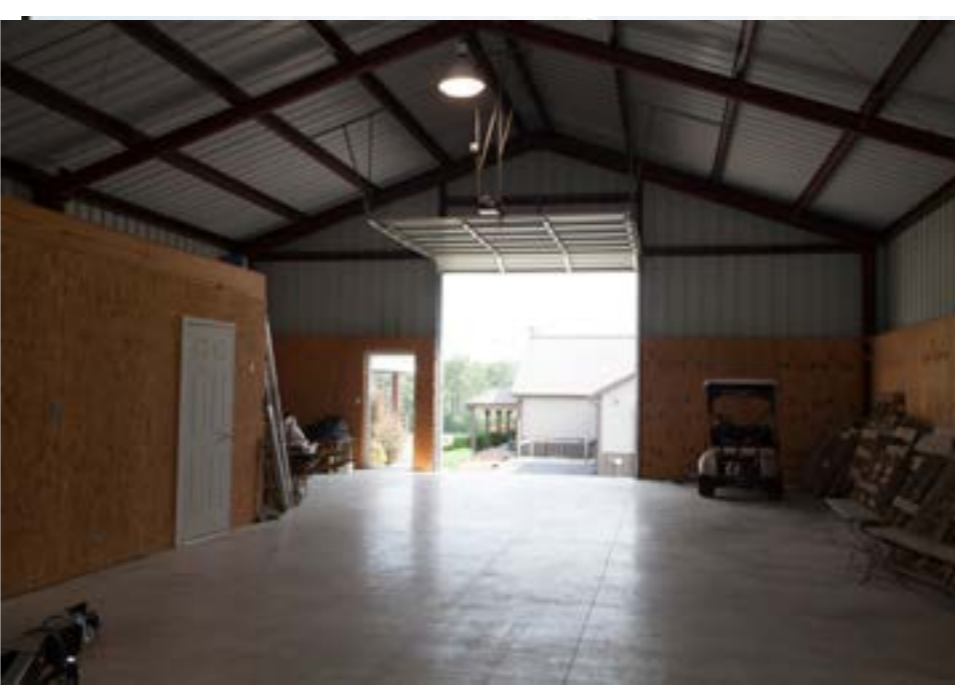
Hay/ Utility Barn built in 2004 – 40 x 80 feet metal building, concrete floors, large free span room with a smaller tool room. There is a lean to shed roof on one side for tractors, diesel fuel tank and a three sided concrete block bin for shavings.

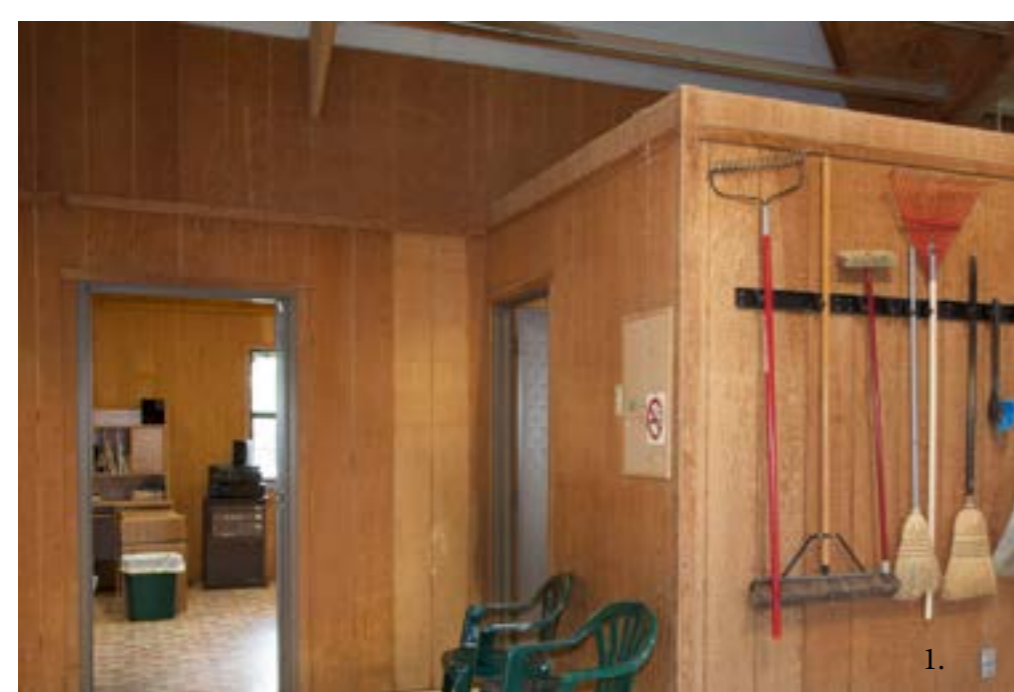


Paddock Barn: Oak board and batten with metal roof, two stalls with small storage room, Equistall floors.



Each stall has private grass paddock, lights and water. There is a small adjacent open paddock





1.



2.



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4.



5.



6.

1. Door leading to office & door to bathroom to the right. Bathroom has a sink, toilet, storage closet, gas wall heater, gas water heater.

2. One grooming stall with rubber mat floor, louvered window and ceiling fan. One indoor wash-rack with hot and cold water, rubber mat floor, ceiling fan and overhead gas heater.

3. Tack Room with thirteen private tack closets.

4. One large office room with kitchen sink, mini refrigerator/freezer, cabinets. There is a large window with a view of the arena and sound system connecting to the arena.

5. Tack Room with washer and dryer, two bowl utility sink, refrigerator, gas wall heater and counter tops for cleaning tack, Etc.

6. Feed room with utility sink and gas wall heater.

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The stable is a Morton Building with louvered windows in the stalls. The barn drains through a professionally installed drainage system. Centaur Fencing surrounds all the pastures and the driveways are wide for easily moving trailers . Saw dust for the stalls stored in the hay/ equipment barn for easy access.



The property is characteristic of the gently rolling terrain of Sand Mountain. The house sits back from the road and the barn and connected by a long tree lined drive.

The pool is a free form Gunite pool with a Jacuzzi. It is surrounded by grass, which provides a cool and natural atmosphere. An arbor with Jackson vine breaks up the long stretch of the deck between the guest house and the gazebo. A deck made of Evergrain Decking by Tamko connects the Guest House with the gazebo, which is largely made of the same material.



Gardenias line the back of the deck. The house, pool, barn and grounds are in Immaculate condition.
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All cabinets in kitchen and laundry room are custom-made knotty pine with Golden Queen granite counter tops. Custom made bead board cover the walls.

A Wolf five-eye gas cook top anchors one end of the galley kitchen. A 24" Rohl farm sink is close to the cook top for prep work.

A china cabinet with glass doors is between the 24" sink and a 30" Rohl farm sink that serves as the clean up sink.

Each sink has a view of the pool and back yard. Each sink has a disposal and the 30" sink has a water filter system.

A wall of pantry cabinets are opposite of the island. www.cypruspartners.com





Breakfast Nook is off of the kitchen and is connected to the Sun room. Each room has floor to ceiling windows overlooking the pool. Awnings on the outside maybe rolled out by an electrical switch inside the house when needed. The rooms have bead board ceilings. Breakfast nook has ten foot ceiling and Sun room has nine foot ceiling.

A desk with granite counter top and a place for a TV in the upper cabinet anchor the other end of the galley kitchen. www.cypruspartners.com





Den has custom made bookshelves and cabinets that provide a space for a TV and a built in desk for a computer, a wood-burning fireplace that can be converted to gas and a wet bar with an under counter Sub Zero Refrigerator and a sink.

Living Room has a large case opening with custom-made bi-fold doors that have four glass panels that are etched with roses on a vine pattern.

Dining Room is connected to the kitchen with a fifteen beveled glass paneled door.

Large windows in the foyer, living room and dining room allow for lots of sunlight and overlook the pastures. All have Bruce wood floors in a herringbone pattern.



The laundry room off of the kitchen has pine cabinets and granite counter top over the Meile washer and dryer, which may be bought from the sellers separately.



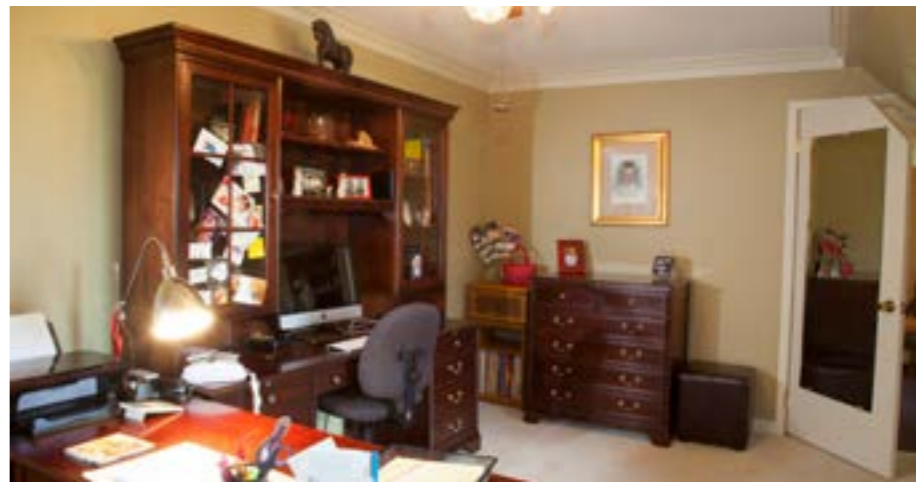
- Master bedroom has a built in furniture style cabinet with rounded corners. There are his and her closets and a dressing area with a long vanity. A bathroom with a tile and natural stone shower, vanity and toilet are in a separate room. Custom cabinets, Kohler fixtures, and vanity tops are a solid man made product.

- 2nd Bedroom has a built in vanity with cultured marble counter top and sink.

- 3rd Bedroom has built in furniture style cabinets with rounded corners. The extra bath has a Kohler cast iron tub, and toilet and sink with granite counter top.



- The upstairs hallway features a large linen cabinet.
- All windows are Anderson Window
- All closets are California Closets.





Separate guest house by the pool features an open concept family room and a full kitchen. Gen Air stove / oven, dishwasher, refrigerator/freezer and microwave are included in the kitchen. There is a bar height counter. Bay window and skylights bring in plenty of sunshine. Custom built in cabinets for ample storage, TV and a computer desk.

A bathroom off of the family room has a cultured marble shower, vanity with a cultured marble top and sink. There are two closets in bathroom for linens.

A spiral staircase goes downstairs to a bedroom and a storm shelter / storage room.

A covered porch runs the length of the guest house overlooking the pool.

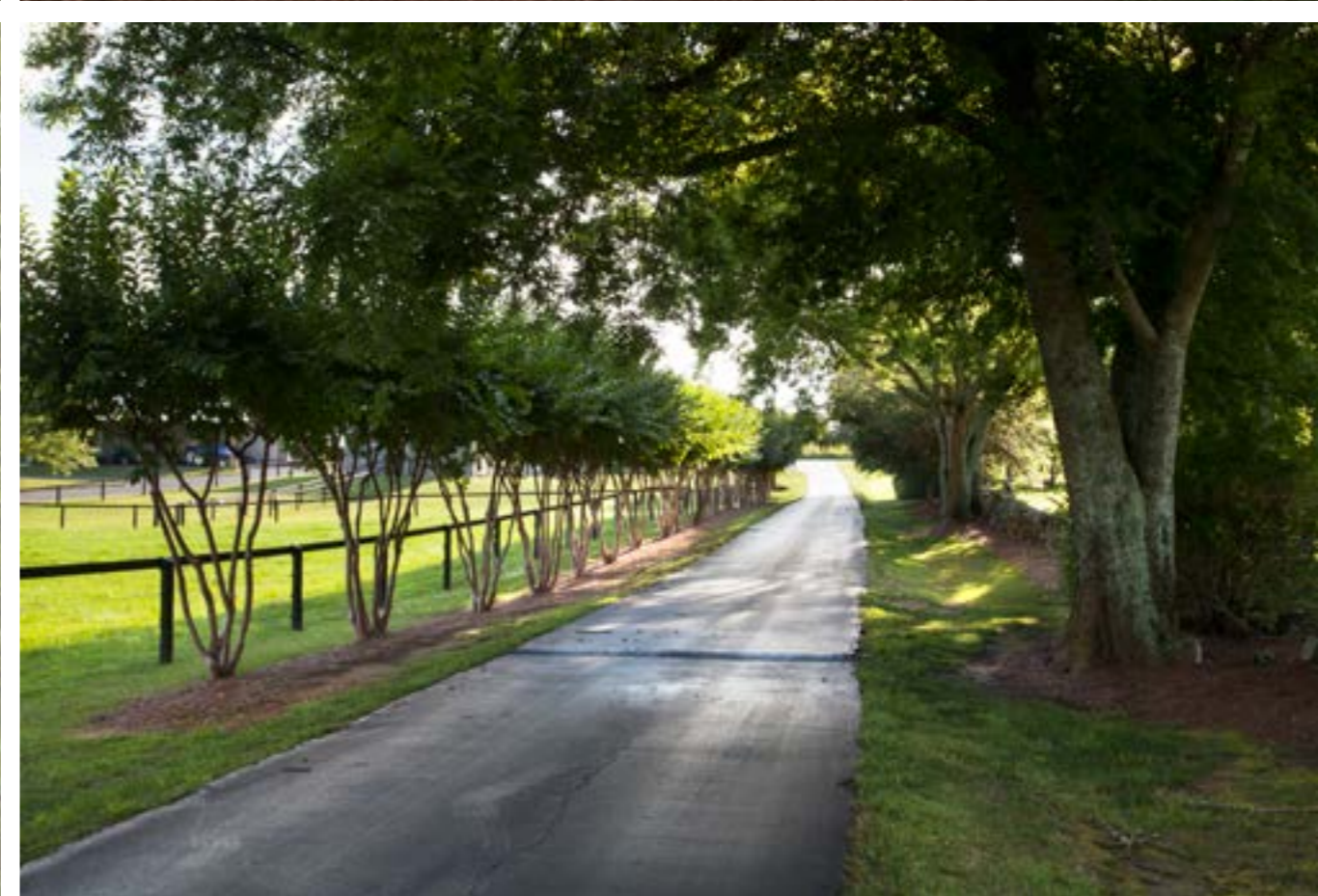
A breezeway separates the main house from the pump room that houses the pool pumps and provides more storage. Next to the pump room is a half bath with a sauna.

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- Two car garage: Has ample storage cabinets with a two bowl utility sink. A bump out room houses tools and workbench.
- Large attic above garage with easy access by outside steps with landing made from TREX.
- Most interior doors are solid wood.
- The house is bricked with an oversized brick. Looks like hand made brick. Hardy board covers the eaves.
- A security system is in place.
- An under ground driveway beeper alerts homeowners of arriving guests.
- Completely landscaped: Rock walls, Crepe Myrtles (two that are over 30 years old), oak trees (one was an acorn that home owner brought back from Germany and grew into a lovely tree), Sugar maples, Knock Out Roses, Encore Azaleas, Daylilies, Hydrangeas, and assorted other shrubs, grasses and trees.
- Irrigation system in place
- Landscape lights in place
- Intercom system between house and guest house in place

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Pasture to the left of the drive is unfenced, the east end is planted in longleaf pine. The drive is lined by a rock wall, cedars and crepe myrtles. The acreage on the south side of the road is in hay and planted pines. Adjacent 870 acres owned by the seller - more land could be an option.

▲ NORTH ▲

▲ WEST ▲

▲ EAST ▲



Length: 1.75 miles

▼ SOUTH ▼

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