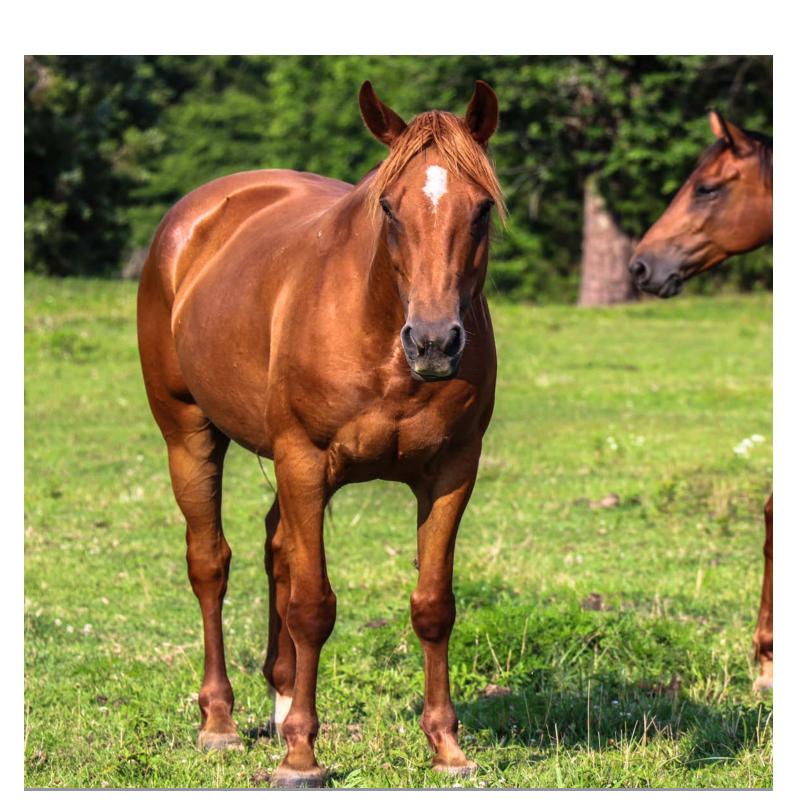
2266 High Rock Road Cumberland, Virginia

# Cedar Run Ranch



#### Cumberland, Virginia

Farm sold "as is" Inspections are for information purposes only.

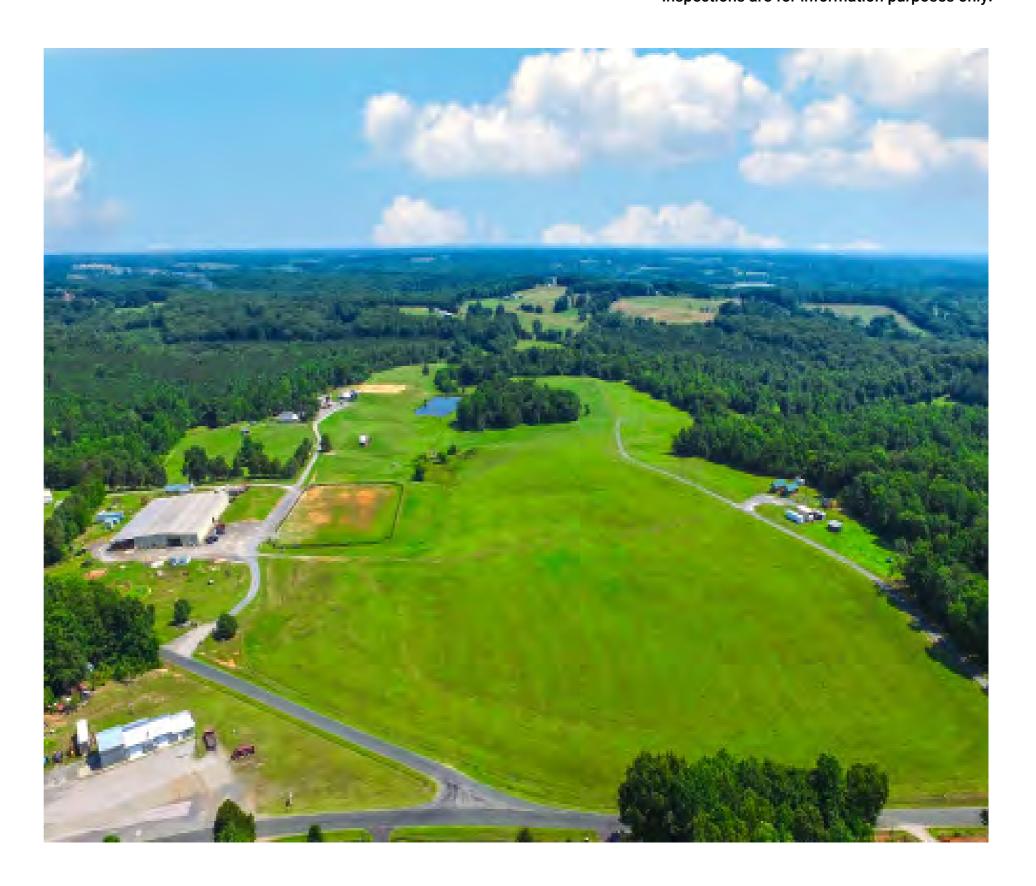
#### Cedar Run Ranch

This equine training center has everything you need on 67.50 acres in Cumberland, Virginia. The farm enjoys green pastures, streams, miles of riding trails, and rolling land. Thoughtfully built as a training center with a 100' x 200' heated indoor arena with sprinkler system, viewing balcony, lounge, two offices, public restroom with shower, and apartment, this property offers a unique opportunity for a training or breeding farm. There are 13 matted stalls. Convenient hay storage, tractor parking, workshop, and ample parking surround the building,

There is a 200'  $\times$  300' outdoor riding ring near the indoor arena, five paddocks, and pasture for easy turnout.

Complementing the use of the property are two small cottages, a shower house with a laundry room, five campsites with water and sewer hookups, and four additional hookups with electricity and water.

Convenient to Charlottesville, Richmond, and Farm-ville, this property would be perfect for an event venue; agribusinesses such as a winery, nursery, or glamping, dog training, children's camp, adventure club, or team-building business. The possibilities are endless with county approval.





### Training Center

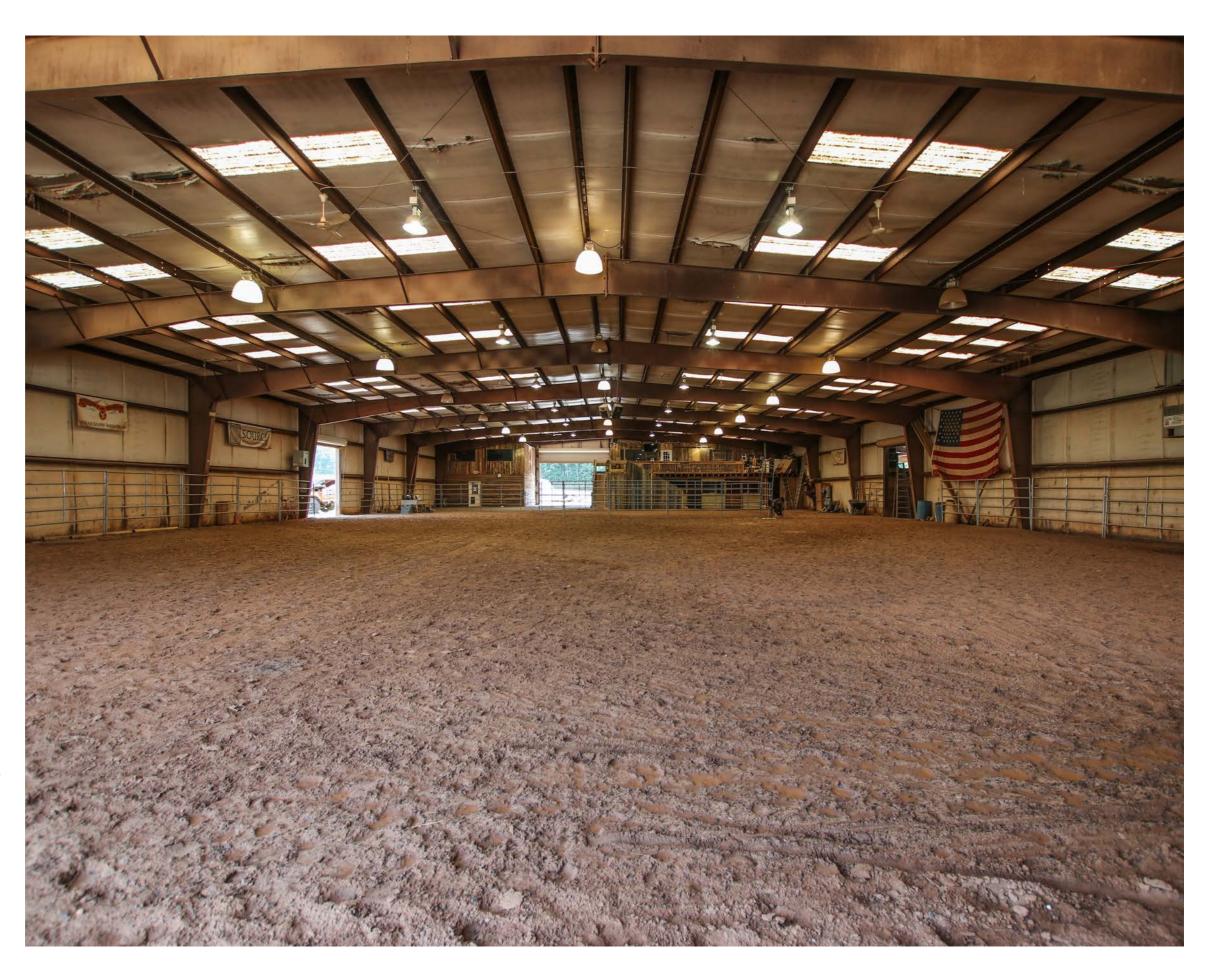
- 5 Paddocks
- Pasture Turnout
- 13 Stalls
- Trails Through
   Woods and Creeks
- Cottages
- RV Hook-ups

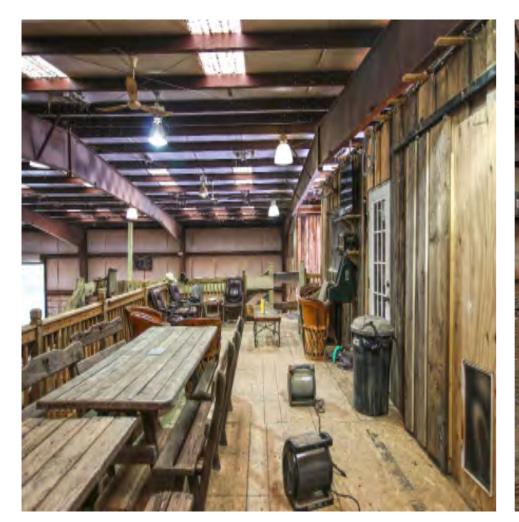
200' x 300' Outdoor Arena 100' x 200' Indoor Arena



### Indoor Arena

- 100 x 200'
- Sprinklers
- Heated Arena
- 2 Offices
- Public Restroom
- Apartment
- 13 Matted Stalls
- Tack Room
- Wash Rack w/ Hot & Cold
- Security Cameras
- 2nd Roughed-in Apartment

















# The Apartment

- · One Bedroom & Full Bath
- Full Kitchen
- Breakfast Bar
- Full View Of Indoor Arena
- Security Camera Views



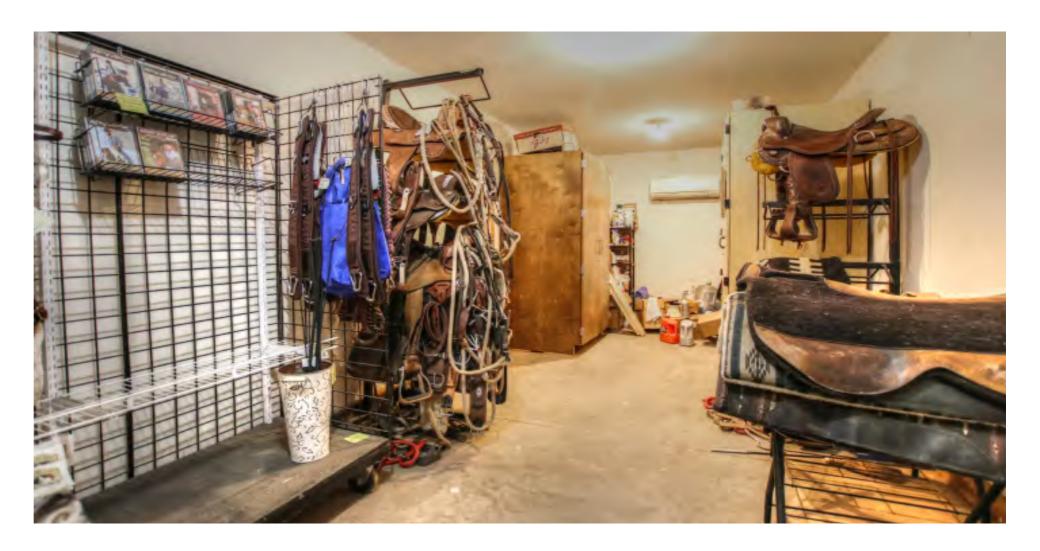




## Two Offices

Full Indoor Arena View

# Tack Room & Breakroom













## 13 Stalls

- Aisle Mats
- Stall Mats









# The Cottages

- Each Cottage is 425 SF
- Fully Equipped
- Bath House w/ Laundry Room
- RV Hook Ups









#### Cedar Run Ranch

#### LISTING & SELLING

Farms | Estates | Lifestyle Homes

Bridget Archer 434-981-4149 | Pam Dent 434-960-0161

VIRGINIACOUNTRYLIVING.COM/cedar-run-ranch
Gayle Harvey Real Estate, Inc.