104 Acres, Caledon

Location: Caledon
Acreage: 104 Acres
Price: $4,695,000.00

Presented by

John Dunlap,
Broker Of Record
Phone: 647-280-7430
john.dunlap@moffatdunlap.com

104 Acres, Caledon

104.6 acres with 4 housing units, 3 barns, ¼ mile indoor track and ½ mile outdoor training track. A turn-key operation 40 kms to Woodbine with strong income. The property has 3 divisions and can be sold with guaranteed income on the full facility or any portion thereof. The farm spans 104 acres with 3 distinct operations with multiple wells and each with their own barn, horse facilities, housing units, power service, septic and private driveway. One of Canada's premier race horse facilities.

Part 1: The Training Centre - 6091 Patterson Sideroad, Caledon

The training centre is prominently located at the southeast corner of Airport Road and Patterson Sideroad just north of the town of Caledon East. The property has approx. 2 037 feet of frontage on Airport Road and 1 107 feet of frontage on Patterson Sideroad and 55 acres of associated land. Both roads are paved.

The training centre includes both indoor and outdoor training tracks. Few such sites exist in the Greater Toronto Area. The ¼ mile indoor track has top-of-the-line synthetic footing and the steel roof was newly installed approximately 5 years ago. The outdoor ½ mile training track was built to racetrack standards with drainage, banked corners, starting gate and rails.

The training centre has 35 shed row stalls measuring 12 x 12 ft and 8 isolation stalls. The stalls are all newly matted with rubber. There is a heated viewing room, public bathroom and office alongside the ¼ mile indoor track. The training centre also offers 3 round pens, 17 paddocks plus a large hay field and a recently installed automatic 6 horse Equicizer. The loft above the barn has ample hay storage in excess of 5 000 bales. The shed row aisle is finished in limestone screenings and the barn also has large feed and tack rooms.

The training centre has its own parking lot and tree-lined drive which leads to two 2 bedroom self-contained houses which are heated by propane and have a full-height basement. These staff housing units are located close to the training facility which helps ensure the safety and security of the horses.

Part 2: The Broodmare Barn – 6197 Patterson Sideroad, Caledon

The broodmare barn fronts onto the south side of Patterson Sideroad with approximately 1 150 feet of frontage and 45 acres of associated land. The property has its own dedicated driveway, electricity meter, well, septic, staff apartment, mailbox and municipal garbage collection.

The large broodmare barn has 47 stalls including 4 stallion stalls and an attached 36 x 20 foot breeding shed. The barn has 2 washrooms, 3 offices plus a dispensary room in the barn in addition to the large tack room and detached feed delivery building. The barn was designed with 3 independent wings each with fire doors which can be used for isolation purposes. The T-shaped design encourages natural air circulation. The barn has a recently replaced steel roof, automatic waterers and large hay storage loft. The barn has a main 12x16 foot foaling stall with observation window. There are 15 turnout paddocks used by the broodmare barn.

The broodmare barn has its own well and septic service and its own hydro metre. There is a 2 bedroom, 1 bathroom staff apartment over the barn with its own exterior staircase access. The building had a new steel roof installed approximately 5 years ago. The broodmare barn has its own parking area and private driveway.

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - info@moffatdunlap.com - www.moffatdunlap.com

Part 3: The Foaling Barn – 6249 Patterson Sideroad, Caledon

The foaling barn also fronts onto the south side of Patterson Sideroad with approximately 565 feet of paved road frontage and 15 acres of associated land. The property has its own dedicated driveway, 3 bedroom bungalow with 1.5 car garage, mailbox and municipal garbage collection.

The foaling barn has 11 stalls plus 1 isolation stall plus two large paddocks and catch pen. Attached to the foaling barn is a large 24 x 124 foot broodmare and foal run-in shed with power and water and feeding station. This large run-in has direct access to the catch pen. The foaling barn has a no-slip interlock brick aisle, a bathroom and large combined feed and tack room.

The home on this part of the property is a detached 3 bedroom bungalow with oil heat (new furnace in 2019) and full height basement plus 1.5 car garage

Other Information

- Boundary survey available
- Speak to agent regarding full or partial rental income opportunities
- 3 municipal addresses, 3 driveways

Moffat Dunlap Real Estate Limited, Brokerage
16630 Dufferin Street, King City, ON L7B 1K5
Tel: 905-841-7430 info@moffatdunlap.com
www.moffatdunlap.com