

**3br (. USD)**

Location

**Arizona**<https://www.genclassifieds.com/x-562254-z>

Turn-key opportunity to run your horse business and live on the same horse property. The property offered known as Crockett Ranch, consists of two parcels that total approx. 6.5 acres. However, the seller is offering this parcel with all of the business improvements with 4 acres for \$925,000. The adjacent Main Arena on 2.5 acres and highway frontage can be purchased separately for \$325,000. Improvements consist of a feed store, hay barn, show barn for horses, three arenas, one residence, and numerous horse corrals and sheds of various sizes and configurations. Every aspect of this property generates income. There are currently the anchor tenant, Olsen's Grain, that leases the feed store and hay barn. The caretakers home is tenant occupied and also provides steady income. Other revenue generators include the main Show Barn for overnight horse boarding and two arenas for horse related clinics, competitions and events. Horse boarding on a monthly basis is offered on a very limited basis and can be expanded fro more income. Seller is motivated and can negotiate on each parcel. Let's talk about your area of interest and see if this property will work for you. Represented by Topline Realty LLC, Caroline J. McCormick, Broker

<http://www.flagstaffazhouses.com/crockett-ranch-for-sale><https://www.genclassifieds.com/x-562254-z>

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