



**moffat
dunlap**

REALTOR
BROKERAGE

Caledon Training Centre

Location: Caledon

Acreage: 46.5 Acres

Price: \$12,000,000.00

Caledon Training Centre

Experience the ultimate equestrian facility at this exceptional 46.5-acre horse farm, designed for both serious horse professionals and passionate equine enthusiasts. Every detail of this property has been thoughtfully planned to combine function, comfort and natural beauty, creating a world-class setting for breeding, training, rehab and boarding.

Nestled amid rolling pastures and scenic countryside, this property features a state-of-the-art equestrian complex complete with a 41-stall main barn, dedicated foaling barn, indoor arena, outdoor ring and a private training track.

Main barn - professionally designed ventilation system, so no dust or smell, wide aisles with heated floor and rubber mats, wash racks, tack rooms, feed storage, office space and staff apartment. Storage for 300 round bales and easy access for a tractor to take to the paddocks or into the barn. 16 foot high door in storage area makes for easy delivery of hay/feed.

Presented by

Elizabeth Campbell,

Sales Representative

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Bathrooms : 6

Bedrooms : 5

MOFFAT DUNLAP

REAL ESTATE LIMITED

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Broodmare barn - designed for safety and supervision, 9 large bright stalls, 2 can be converted to 12x24 for foaling season. Storage, office, washroom, cameras.

Training track - 5/8 mile with chute and starting gate ideal for training, conditioning and exercise with excellent footing and drainage.

Indoor arena - 100x200 attached to the main barn, large viewing area, kitchen, bathrooms, large office with view of arena.

30 paddocks - thoughtfully laid out for easy rotation, turnout and access to water.

9 rehab paddocks laid out close to main barn for easy observation.

60-foot lunging ring.

110x220 outdoor sand ring fully fenced.

Equipment building with 3, 16 ft. overhead doors, parking for trailers and staff.

Original farmhouse was extensively renovated and converted into 2 separate units for staff housing.

Brand new 2 bedroom tiny house.

Utilities and infrastructure ready to support full-scale operations.