

749 Salem Church Road, Boyce, VA 22620

offered at
\$3,499,000



Breathtaking Equestrian Farm in Clarke County!

Welcome to an exceptional opportunity to own 90+ acres of pristine and magnificent farmland in Boyce, VA! This property is a horse enthusiast's dream that features a beautifully maintained barn with 25 horse stalls and 3 wash stalls. One of the 25 stalls is a rare USDA approved quarantine stall. Conveniently connected to the barn is an amazing 180' x 80' indoor riding arena. The farm also boasts a 200' x 250' outdoor riding arena, 15 paddocks and numerous riding trails. But it doesn't stop there as the property also features a well-maintained single-family home with 3 bedrooms and 3.5 bathrooms. Call us to schedule a visit!

MLS# VACL2003146

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Barn is connected to the indoor arena.



Indoor riding arena.



25 Horse stalls.



Outdoor riding arena.



Property Amenities:

- 90+ acres of gorgeous farmland
- 25 horse stalls including 1 UDSA approved quarantine stall
- 180 ft x 80 ft indoor riding arena is conveniently connected to the barn
- 15 paddocks
- 200 ft x 250 ft outdoor riding arena
- 3 wash stalls
- Horse facility is served by electricity, well, septic and heating
- Well-maintained home built in 2000-3,242 sf
- 3 bedrooms, 3 full bathrooms, one 1/2 bath
- 871 sq ft unfinished basement
- Spacious attached 2-car garage
- Home includes living room, den, kitchen, laundry room and upstairs office space
- Detached storage garage 1830 sf
- Private driveway to property
- Agricultural Open Space Conserve zoning

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