

### Property Details:

- Nearly 40 acres
- Zoned D-5A
- Ranch has a special use permit allowing commercial boarding, training, breeding and up to six shows with public welcome
- Permitted to have 91 horses boarded on property
- Ranch can have 83,853 sqft of building coverage
- New structures can be built for expanding business without special permit modification
- Ranch has large pasture with sprinklers suitable for 25 horses
- 22 16x12 stalls completely matted with two hot water indoor wash racks, one outdoor wash rack, large office, tack room and bathroom
- 9 12x12 stalls with turnouts and outdoor wash rack and tack
- 60' fenced six horse walker
- 60' round pen
- 310'x130' lighted and sprinkled arena
- 80'x100' covered arena
- 80'x150' dressage arena
- 4 predator pens with covers
- 6 pen mare motel
- 36 stall mare motel, fully covered
- 2 covered hay storage capacity semi-trailer for each
- 2 pellet storage containers
- Ranch has shaving storage
- Covered equipment storage shed
- Several tuff sheds throughout property for customer tack storage
- 3 garage bay building for semi-truck and trailer storage
- 40'x40' breeding facility with lab
- 2 wells on the property in addition to public water service



**FOR SALE \$4,400,000.00**

MLS# 5072423



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**CityONE**  
Realty Co.



**FOR SALE \$4,400,000.00**

# LIL BIT NORTH RANCH



**6206 E ROCKAWAY HILLS DR**  
**CAVE CREEK, AZ 85331**

Nearly 40 acres with commercial permits for up to 91 horse boarding, breeding, training and horse shows. Good operating income and potential for expansion. Ranch professionally managed. Information concerning current operations, capacity and growth potential are available from listing agent.



22 Stall north barn



9 Stalls with indoor & outdoor runs



36 Stall mare motel fully covered



Covered arena