



FOR SALE

EQUESTRIAN OR HORTICULTURE, THE CHOICE IS YOURS

Epona Park currently runs as a boutique horse breeding and racing operation in the heart of Cambridge, Waikato . The 13.7 ha (more or less) property zoned rural, is suited to horticulture or any equine pursuits with fertile well drained soil that is a pleasure to work with throughout the year. The Location is exceptional being only 4.3 km from the heart of Cambridge township, providing country living on the town boundary.

The main home with 4 bedrooms 2 bathrooms plus office, sits well back from the road and enjoys a peaceful setting with established trees and views over the paddocks.

The property also has secondary accommodation (non-consented), with 2 bedrooms, kitchen/living and bathroom, easily used for staff accommodation or offices and lunchroom.

The land is set up with safety and the wellbeing of your horses in mind. Trees for shade and paddocks well fenced with post and rail along with equi electric fencing. A central race makes its way back to the stable block, encompassing 15 light and airy boxes 5 of which are larger with lime flooring well suited for mares and foals. A wash bay and feed room, complete this area.

Also on the property is a solid walled round yard suitable for lunging or backing youngsters, along with a mare crush and foaling yards (with lighting) . The 6 bay Magnum walker allows your horses to be kept conditioned/exercised. An exercise track, not currently in use, is at the back of the property, offering a pleasant place to ride out, if you wish.

This property is ready for you to move into and start your equine journey. The property is GST registered and will be sold (plus GST if any). Vendors are realistic and ready to make their next move.

A small land requisition is in progress with Waipa council and to date has not showed up on the title (approximately 200m2)

- Post & rail plus Equi electric fencing
- Town water & bore water
- 15 stables and wash down

4 BED | 2 BATH | 3 CAR

PRICE:

Price by Negotiation

OPEN FOR INSPECTION:

N/A



Liz Jones-Parry

021663926

liz.jp@realty.co.nz

www.atrealty.co.nz