

HOW *to* BUY *the Perfect* Equestrian Property



Equine HOMES
by *Kim*
Blanton
Selling lifestyles, not just homes

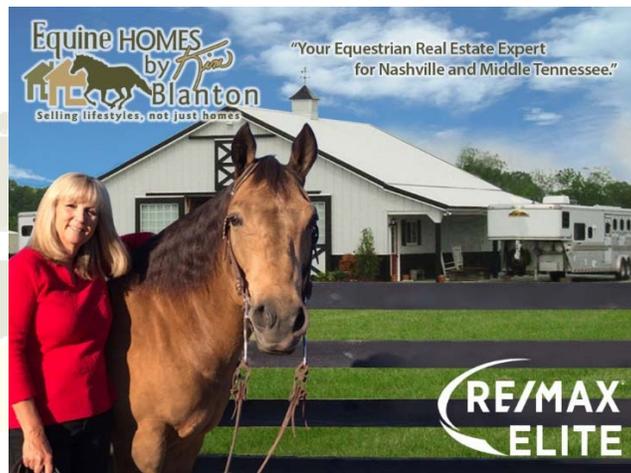
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How to Buy the Perfect Equestrian Property



Welcome to our Rumba-approved E-Book for equine property and potential horse farms. Rumba has put together a checklist of important items to remember in your search for that perfect mini-farm, training facility or a quiet country estate. These items keep your equestrian friends in mind as well as your own convenience items.

Hiring an Experienced Equestrian REALTOR® - Be sure to engage the services of an experienced equestrian REALTOR® who knows the complexities of purchasing a horse farm. Seek an agent who can give you valuable information and personal knowledge of the terrain, facilities, and horses needs when considering your purchase. Your agent should have excellent skills, credentials, references, and be easily found on the internet.



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Before we get started, this list is not meant to overwhelm you, but to educate you on what to look for and/or what to plan for if you will be building or remodeling the property to accommodate your equine friends.

Location – Consider the barn’s proximity to the road, house and storage facilities. Also evaluate how it’s location will affect the risk of flooding, especially, if there is a creek nearby. Be aware that just because the house is not in a flood plain and requiring flood insurance, does not mean that some of the pastures, the barn or outbuilding may not be affected by flooding. Your agent should be able to provide FEMA flood maps for you to view regarding the potential property.

The Barn – Do you want to build your own barn or would you prefer to work with an existing structure? Many equine properties will have an existing barn or shelter for the horses. Ideally, you will want to consider the following:

Structural – While there is a great deal of charm to many old barns; safety must be your first consideration. Although remodeling is always an option, you may choose to replace the old barn with a modern and affordable pre-fabricated barn, or start from scratch with a well-known barn builder in the area.

Insurance - If you are interested in a specific property, be sure to get an insurance quote, both homeowners and liability so you can assess your costs.

Good Ventilation – Barn ventilation is critical to your horse’s good health. Good airflow and high ceilings are best. What direction are the doors facing? Is there a westerly and/or southerly flow of air, and can those openings be closed properly during the Wintertime? If there are existing stalls in the barn, is there any indication of a urine smell in the stalls indicating poor drainage and/or poor ventilation.

Insulation – Are the walls and roof insulated or just bear metal? Metal roofs and walls will “sweat” and can drip moisture down into your stalls, feed room, etc. At a very minimum, the roof should be insulated. Additionally, an insulated barn will be very desirable in the colder weather as frozen water buckets are always a problem for your equine companion.



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Isle – A center isle with non-slip flooring is ideal. Is the isle large enough for a truck or tractor to enter? Is there easy access to the tack and/or feed room. Is the isle concrete or a dirt floor? Determine if concrete is possible should you ever decide to convert from a dirt floor. Consider drainage, height of stall floors, etc.

Feed and Tack Rooms – What are their locations and accessibility? Where will you store shavings? Is there adequate room to store a daily hay supply? Is there another building to store larger quantities of hay or does this barn have a hayloft? If there is a hayloft, make sure it is not interfering with the ventilation.

Stalls – Consider size, flooring, construction, drainage and safety for your horse when looking at existing or planned stalls.

Stall Use - Do the stalls meet the needs of their intended use? For breeding facilities, broodmare and stallion stalls should be considerably larger and well removed from each other with ample barriers between stalls. For boarding barns separate storage or tack areas are always a perk.

Safety – Are there exposed wires, cobwebs, uncovered electrical outlets, an abundance of wire eating mice, extension cords, hay and dust in all the nooks and crannies, etc? Will your horses be safe in this barn or will you need to remodel?

Electrical – Are there electrical outlets in well used area? Is wiring in conduit or exposed? Are there adequate electrical outlets for stall fans that your horse can not access? Should you decide to make an offer on a property, make sure your licensed home inspector checks the electrical panel and wiring to make sure it is adequate to serve existing and future electrical needs.

Pastures and Turn Outs – On every horse farm, there should be ample room to turn out your horses. Take the number of horses and intended use of the turnouts into consideration when selecting your property. Do you have room to rotate pastures to keep them from being over-grazed? How is the drainage? Are there trees or shelter from wind and inclement weather? Is there easy access to a water faucet to fill water troughs?



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Fencing and Gates – Most horse farms will have some sort of existing fencing. When evaluating the current fencing and planned improvements, it pays to think like a horse. The primary job of a fence is to safely contain your horses. If there is a way they can injure themselves, Rumba says, “they will”, so safety must be the main concern. That said, the aesthetics of your fence will add appeal, beauty and value to your horse farm. Make sure any and all gates are adequate to allow for mowing, bush hogging and movement of horses in and out. Be sure to check how latches, bolts and hardware are situated so that a horse cannot accidentally injure himself on an oversized bolt, etc. Again, if it is there, they will find it.

Water – Horse farms need good access to water both in the barn and in the pasture. Make sure the plumbing meets your needs.

Arena – If you do a lot of arena riding, you will want to consider an existing arena or room to accommodate one. Don’t underestimate the cost of building an arena or improving an existing one. Footing is a considerable investment that will affect the soundness of your horses and the amount of maintenance your arena will require. It is also important not to underestimate the need for a covered or indoor arena depending on the climate where you intend to buy.

Lighting – Electricity is another factor that will affect the usability of your horse farm. Barns need electricity if for no other reason than to use in an emergency. Arena lighting may also be necessary, particularly if you intend to use your horse property as a boarding facility.

Feed and Equipment Storage – Having ample hay, grain and equipment storage on your horse farm is both convenient and cost effective. It will prolong the life of your feed by protecting it from the elements and minimize maintenance on farm equipment. Additionally, a secure feed area will protect horses that may get loose.

Road Access – The ability for trucks and horse trailers to access your farm easily is critical to the smooth operation of the facility. Regardless of the proximity to the main road, having a well-maintained, sturdy road to the barn and storage areas that allows larger trucks to safely enter, and turn around, is imperative. Additionally, check the entrance to your driveway. Is the entrance narrow, or, are there trees and ditches along



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the opposite side of the road that would make turning a large truck or trailer difficult or sometimes impossible, from turning in or out of your driveway?

Zoning and Homeowner Associations – Be sure to check the zoning requirements for the property. Each county, city or town may have different laws regarding livestock. Your equestrian real estate agent will be able to assist you.

The House – Now, its time to consider the home on your equestrian property. Does it meet your family's needs? Is it convenient to the barn? Most horse owners consider their horse's needs first and then their own. It is necessary however, to make sure your living space will be adequate.

With a list of your priorities and wishes in mind, you can refine your search. Discussing your needs with an experienced equestrian real estate agent will help ease the process.

In order to find the right Middle Tennessee property for you and your horses, please give us a call or request a custom horse property search. We can provide this custom search to you, with no obligation. If we find something that might be of interest to you, we would be glad to work as your buyer's representative and show you any property you choose.

If you are still in the preliminary search phase and would like to go at a slower pace, we would be glad to help you at any time in the future.



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