

# FOR SALE: 7.17+- Acres Williamson County IL Equestrian Training & Boarding Facility



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Broker

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PROPERTY DETAILS (2887L)

Address: 13429 Maverick Rd, Marion IL

Reduced Price: \$295,000 / List Price: \$329,000

An Equestrian property with its initial low investment has a remarkable income potential. An ideal Training and Boarding Facility sitting on 7 acres that also includes an easement to additional bordering property for truck and trailer parking. The 30,000 sq. ft. barn **was built in early 2000s with a 75' x 220' indoor arena.** There are 36 matted stalls, birthing stall, grooming, and hot and cold wash stall. Within the facility is a large tack room, office, breakroom and restrooms. Of the 2 outdoor arenas, one is lighted. There are 6 fenced grass paddocks, and with their gentle rolling hills adding a country charm to the property. Facility is conveniently located north of Marion IL near Interstate 57.

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