



## Gardiner Farm

**Location: Caledon**

**Acreage: Almost 300 Acres**

### GARDINER FARMS

Renown Thoroughbred Farm currently operating as a Stallion Station, Thoroughbred Nursery and Training Centre. Rolling paddocks, hay fields, and distant vistas. 35-40 mins to racetrack and airport. Indoor exercise track, outdoor galloping track, 100 box stalls plus run-in facilities. 2 staff bungalows plus staff apartment, Farm office and reception area. Strong income potential.

### BACKGROUND

This is horse country! 30-40 minutes north from Toronto within easy reach of Pearson International Airport and Woodbine Racetrack. The farm is located in the heart of horse country with tremendous accessibility to all the top vets, blacksmiths, feed mills and not to mention the Caledon Equestrian Park.

### BROODMARE & STALLION BARN

Presented by

**John Dunlap,**

Broker Of Record

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**Murray Snider,**

Sales Representative

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# MOFFAT DUNLAP

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REAL ESTATE LIMITED

Moffat Dunlap Real Estate Limited, Brokerage - 16630 Dufferin Street, King City, ON L7B 1K5. - Tel: 905-841-7430 - [info@moffatdunlap.com](mailto:info@moffatdunlap.com) - [www.moffatdunlap.com](http://www.moffatdunlap.com)

- 47 stalls stallion/broodmare
- 2 offices. Main office is panelled in pine
- Large hay storage loft
- 2 bathrooms in barn
- 9 stallion paddocks
- 4 grass paddocks for broodmares
- 7 other paddocks (pasture mix with clover & grass cover)
  - 2x6 on edge construction in ceilings for fire safety
  - Mat floors in stalls
  - Automatic waterers
  - Dispensary room

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- Storage room
- Motion lighting for evening safety & security
- Staff room
- Feed room
- Feed building for level unloading from truck (near feeding room)
- 2 storage lockers
- Breeding shed with teasing Board
- Pump hose

## TRAINING BARN

- 43 stalls
- Walking ring around stalls
- 7 sand paddocks with cut off corners

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- Sand footing is pulverized in winter to ensure daily turnout
- 7 grass post and board paddocks
- Viewing room (heated)
- Washroom
- X-ray processing room
- Central office with bathroom
- Walkway to indoor track ¼ mile track with polytrack

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- 2 round pens
- Exerciser
- 2x6 on edge ceiling for fire protection
- Secure tack room
- Beatty stall fittings in main section
- Feed room
- Hay storage

FOALING BARN

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- 10 stalls plus feed stall
- Washroom
- Feedroom
- Storage room
- Interlock aisle
- Run-in sheds attached for mares
- Automatic waterers

OUTDOOR RACE TRACK

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- 1/2 mile track with 3/16 mile chute on loam footing
- Track is elevated with 2 inch stone under rail for drainage
- PVC inner rail
- Plastic fencing on outer rail
- Starting gate for training
- Inner rail footing is depth regulated & watered by tank
- 3 wide galloping is available on both tracks

INDOOR RACE TRACK

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- ¼ mile
- Crushed limestone compacted base
- "Travelright" surface
- Gallop 3 wide
- 2 turnout paddocks on infield

#### BREEDING SHED

- Compacted "travelright" footing for added safety
- Pine panelled

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## HOUSES/APARTMENTS

### House #1: Manager's House

- 3 bdrm
- Frame bungalow
- Garage – attached 2 car
- Oil furnace

### House #2: Training Barn Duplex

- Two 2 bdrm apts bungalow
- Propane heating

### Broodmare Barn Apartment

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- 2 bedroom staff apt with internal and external entrances to barn
- Electric heat

#### OTHER DETAILS

- ☐ Round pen for breaking
- ☐ Barns are wired for generator back-up electricity which powers phones, heat, computers, lighting, and water in barns
  - ☐ All houses have external generator hook-up
  - ☐ Sandy loam soil – for all the acreage

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- 10,000 gallon water storage tank for fire safety measures in ground
- 2 wells service the property