



FARM – **RANCH** – TEAM

CENTURY 21
INTEGRA

Luxury Home & Equestrian Facility on 20 Acres

Must See! – \$2,200,000

708 S ROSE FARM RD. WOODSTOCK, IL

- 30 STALLS TOTAL; INDOOR & OUTDOOR ARENAS; PADDOCKS & PASTURES.
- MAIN BARN: built by Lester, 3 years NEW & HEATED
 - 16 Stalls; mattresses, drop down stall fronts (6 with individual paddocks)
 - Viewing Room, 2 Tack Rooms, Office, Bathroom, Wash Rack & Blanket Hooks!
- INDOOR ARENA is 80x135, fiber footing & HEATED!
- LARGE OUTDOOR ARENA with sand footing
- ORIGINAL BARN: Renovated with 5 Stalls that open to 12x20 paddocks.
- 8 PORTABLE LEAN-TOS WITH 9 OUTDOOR STALLS & storage.
- PADDOCKS & PASTURES are constructed with 4-Board Wood Fencing.
- NORTHEAST & NORTHWEST OUTBUILDINGS are primarily used for storage.
- COMPLETELY RENOVATED 4,000 Sq Ft Farmhouse
- 5 Bedrooms & 4.5 Baths, Open Concept, Beautiful Views of the farm.
- Finished living space above the garage for employee, guests or family.
- Zoned A1; Agriculture
- 2022 Taxes \$ 11,113.
- MLS # 11954224 & 11954215



www.farmranchteam.com

AMY ROGUS
*Team Lead
Listing Agent*



Equine & Rural Specialist
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INTEGRA

1960 Springbrook Square Drive Ste 100 * Naperville, IL 60564



**KAREN
MONKEMEYER**
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Specialist*

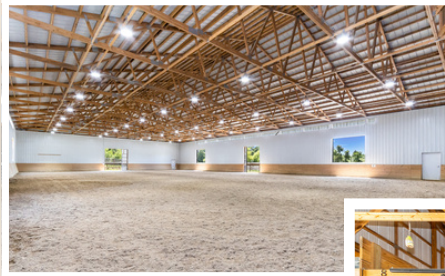


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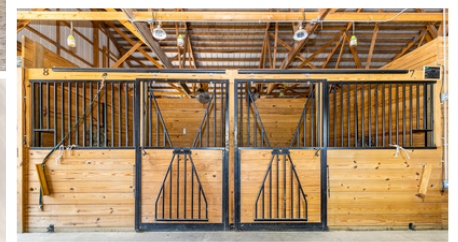
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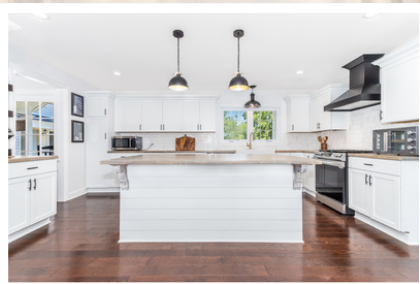
708 S. ROSE FARM RD WOODSTOCK, IL



Indoor Arena
80x135



Main Barn
16 Stalls



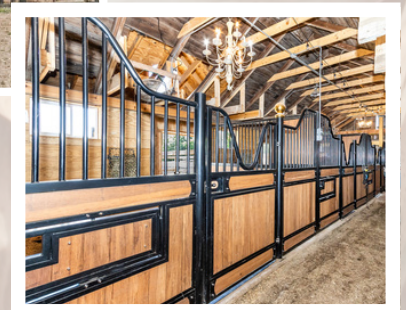
4000 SqFt
5 Beds/4.5 Bath



Completely Remodeled



Original Barn



5 Stalls

← See back page for full details! →



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