

# PUBLIC AUCTION

SATURDAY, JUNE 14<sup>TH</sup> AT 12:00 NOON

455 Crook Horn Road Southbury, Connecticut



View Of Aisle



Outdoor Jump

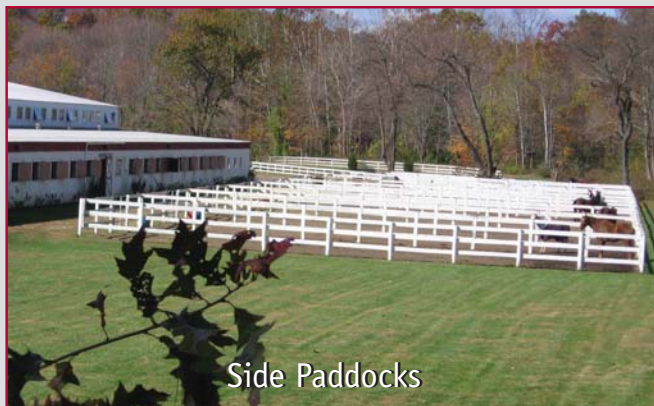


Tackroom

**SUGGESTED OPENING BID:**  
**\$1,500,000.00**



**APPRAISED VALUE IN 2004:**  
**\$4,200,000.00**



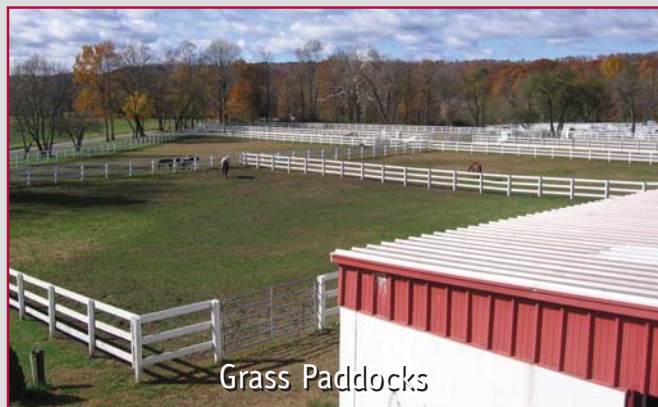
Side Paddocks



Indoor Arena



Outdoor Jumping Arena



Grass Paddocks

**INSPECTIONS: JUNE 6, 7 & 8**  
**FROM 10:00 AM – 4:00 PM**



**2% BROKER**  
**INCENTIVE OFFERED**

## PROPERTY HIGHLIGHTS:

- ±17 Acres of primarily Open Land situated along the Pomperaug River •
- The Property abuts a ±68 Acre Town Owned Parcel and a ±67 Acre Parcel Owned by the Southbury Land Trust •
- Conveniently located at the Intersection of Roxbury Road (Route 67) and Crook Horn Road •
- ±1,021 Feet of Frontage on Crook Horn Road • ±1,299 Feet of Frontage on Roxbury Road •
- Known as Town Assessor's Parcel 28-69-1 • Zoned: R-60, Residential •

## NEWLY RENOVATED ± 47,500 S/F EQUESTRIAN FACILITY INCLUDING:

- ±47,500 S/F Steel and Masonry Block Barn Building with an 80 Ft. x 200 Ft. Indoor Arena •
- (64) Individual Stalls Totaling ±7,900 S/F, on 2 Sides of the Main Arena with Cushioned Aisle Pavers •
- (4) Grooming / Tack-Up Stalls • (3) Heated Wash Stalls • (5) Tack Rooms • Dressing Room with Full Bath •
- Utility Room with Washers, Dryers and Tack-Cleaning Room • ±1,400 S/F Observation Loft •
- Blanket Storage Room • (2) Climate Controlled Viewing Lounges, (1) with Full Kitchen and Full Bath •
- (2) 100 Ft. x 200 Ft. Hunter/Jumper Arenas • Outside Area Set for 20 x 60 Meter Dressage Arena •
- (41) Paddocks • (1) Outdoor Children's Arena • Large Open Field for Hacking •
- Grazing Areas • Trailer Parking Area • Many More Amenities too Numerous to Mention!

FOR BIDDER'S INFORMATIONAL PACKAGE VISIT [WWW.POSNIK.COM](http://WWW.POSNIK.COM)

## TERMS OF SALE:

\$150,000.00 INITIAL DEPOSIT CASH, BANK CASHIER'S OR CERTIFIED CHECK. INITIAL DEPOSIT MUST BE INCREASED TO AN AMOUNT EQUAL TO 10% OF THE PURCHASE PRICE WITHIN 5 BUSINESS DAYS. 5% BUYER'S PREMIUM APPLIES. OTHER TERMS TO BE ANNOUNCED AT TIME OF SALE.

MARY CARPENTER BRENNAN, INC. LICENCE #R.E.B. 0751254

**Aaron Posnik**

AUCTIONEERS • APPRAISERS

# PUBLIC AUCTION

• SOUTHBURY, CONNECTICUT •



State-of-the-Art  
BOARDING & TRAINING  
EQUESTRIAN FACILITY

## RED HORSE STABLES

- ± 47,500 S/F BARN WITH INDOOR ARENA •
- (64) STALLS • (41) PADDOCKS • (3) OUTDOOR ARENAS •
- ± 17 ACRES OF PRISTINE LAND •

455 Crook Horn Road Southbury, Connecticut

TO BE SOLD ON THE PREMISES & BY LIVE INTERNET BIDDING

SATURDAY, JUNE 14<sup>TH</sup> AT 12:00 NOON

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**Aaron Posnik**

AUCTIONEERS • APPRAISERS

Visit our Website @ [www.posnik.com](http://www.posnik.com)  
Toll Free 1-877-POSNIK-1 (767-6451)

Aaron Posnik & Co., Inc.  
83 State Street • Springfield, MA 01103  
(413) 733-5238 (Fax) 731-5946

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83 State Street  
Springfield, MA 01103

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Est. 1932

Aaron Posnik & Co., Inc.  
5 Great Valley Parkway, Suite 244 • Malvern, (Philadelphia) PA 19003  
(610) 853-6655 (Fax) 853-6633

## • 455 CROOK HORN ROAD SOUTHBURY, CONNECTICUT • SATURDAY, JUNE 14<sup>TH</sup> AT 12:00 NOON

### PROPERTY HIGHLIGHTS:

- Steel Framed Barn With 80 x 200 Indoor Arena
- (64) Stalls
- (41) Paddocks
- (3) Large, Heated Wash Stalls
- (2) 100 x 200 ft. Hunter/Jumper Arenas
- (1) Outdoor 20 x 60 meter Dressing Area
- (1) Outdoor Children's Area
- (2) Climate-Controlled Tack Rooms
- (1) Climate-Controlled Blanket Storage Room
- (2) Climate Controlled Viewing Lounges
- (1) Dressing Room With Full Bath
- Utility Room With Washers & Dryers
- Tack Store
- Parking Available For Trailers
- Grazing Areas

### BID FROM THE COMFORT OF YOUR OWN HOME!!!

If you can't personally attend the auction sale, you don't have to miss out on the bidding. You can bid on the stables in the following ways:

- **LIVE PHONE BID:** Call us by JUNE 12<sup>TH</sup> to set up the details\*
- **INTERNET BID:** Visit [www.posnik.com](http://www.posnik.com) or [www.bidspotter.com](http://www.bidspotter.com) to register online.\*
- **PROXY BID:** Call us and we'll be happy to fax you a proxy bid form.  
Fill it out, fax it back and we'll bid on your lot for you.\*

\*We must receive a 25% deposit of all proxy and phone bids before the auction to secure your bid. No credit cards.

To Bid Online Visit [www.posnik.com](http://www.posnik.com) or [www.bidspotter.com](http://www.bidspotter.com)

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