



Wild Turkey Farm

- 1) 215 acres / 15 acres w/trees
- 2) 33+ pastures w/4 and 5-rail composite fencing
- 3) Willamette River waterfront
 - Boat dock with slip and irrigation pump system
- 4) Irrigation water-rights from Willamette River
 - Pumphouse provides irrigation to entire property
- 5) Pond with dock
- 6) **9,855sf main residence** with infinity pool
- 7) **2,500sf manager residence**
- 8) **Caretakers' residence**
- 9) **33,750sf (150' x 225') Indoor Arena** with full facilities and viewing room
 - 24 turn-outs 60' x 60' (alternating w/grass and all weather footing)
- 10) **52,500sf (175' x 300') Outdoor Arena** 4-rail
- 11) **16,690sf Training Barn** full facility with amenities
 - 22 stalls (12' x 14') with private run
 - 9 Stallion stalls 5 rail with fold-down yoke front
 - 13 stalls 4 rail with swoop front
- 12) **9,950sf Stallion Barn** full facility with amenities
 - 6 stalls (16' x 20') with private run
- 13) **12,860sf Broodmare Barn** full facility with amenities
 - 24 stalls (12' x 12') with private run (coverts to 12 stalls (12' x 24') during foaling season)
 - 2 stalls (10' x 14') with private run
- 14) **Overflow Barn**
 - 16 stalls (12' x 14') with private run
- 15) **8,760sf Retirement Barn** full facility with amenities
 - 15 stalls (12' x 14') with private run
- 16) Footing: Efficient Arena – sand with proprietary mix
- 17) Yearling Barn
- 18) Hay Barns + Sheds
- 19) Eurosizer + Round Pen
- 20) Composite Fencing
- 21) Fire Hydrants
- 22) Security cameras through-out