

THE
EQUESTRIAN
PROPERTY

REAL ESTATE SOLUTION



YOUR GUIDE TO BUYING YOUR
EQUESTRIAN PROPERTY

LIZ CAMBELL, SALES REPRESENTATIVE -705-794-9822

MARK.CAMPBELL@MOFFATDUNLAP.COM

Your Dream Lifestyle with Horses...

Owning an equestrian property means you can live fully immersed in that lifestyle. Whether you're an experienced rider, a competitive equestrian, or simply someone who loves being surrounded by horses and the outdoors, this is your opportunity to create a home that reflects your passion.

Perhaps you've always dreamed of:

- Having your own stable and indoor or outdoor riding arena
- Offering boarding or training programs
- Having trails right on your property for riding any time you want

For some, this is about building a family legacy—a property where children can grow up riding, learning responsibility, and building memories.





Why Equestrian Properties are Unique.

Equestrian properties are different from traditional rural homes:

- Land matters: Soil quality, drainage, and pasture health impact your horses' well-being.
- Facilities matter: Stables, tack rooms, fencing, and arenas need to be safe and functional.
- Location matters: Proximity to equestrian clubs, vets, feed suppliers, and horse trails can add convenience and long-term value.

Buying one is not just a financial decision; it's about supporting the lifestyle you love.

The Equestrian Compass Method

Step 1: Consultation & Vision

We start by understanding your unique equestrian goals:

- How many horses do you plan to keep?
- Do you require an indoor arena for year-round training?
- Do you want to operate a boarding or training business?

How many acres and what type of topography best fit your vision?

We'll also discuss location preferences, zoning requirements, budgets, and timelines.





Step 2: The Search

Once we know your priorities, we'll find properties tailored to you.

Key factors we evaluate:

- Existing facilities: barns, arenas, wash stalls, paddocks, and fencing
- Land use: pasture health, soil type, water access, and drainage
- Zoning & bylaws: agricultural, residential, or mixed-use
- Accessibility: transport routes, feed suppliers, vet clinics, and competition venues

We'll conduct property tours so you can see each site in person, evaluating both the home and equestrian facilities. Because equestrian properties vary widely, each viewing gives insight into what works—and what doesn't—for your unique needs.

Step 3: Negotiate & Purchase

Equestrian properties involve considerations beyond a standard home:

- Environmental assessments (streams, wetlands, manure management)
- Structural integrity of barns and outbuildings
- Fencing conditions and pasture layout
- Water systems for horses, septic, and well inspections

We'll guide you through market comparisons, inspections, and offer strategies to ensure you secure the right property at the right value.





Step 4: Celebrate and Client Care!

Once the sale is complete, we help you transition smoothly:

- Connecting you with local equestrian service providers (farriers, vets, trainers)
- Introducing you to equestrian clubs and event networks
- Offering tips for managing and upgrading your new equestrian facilities

You'll quickly see why equestrian living is more than a home—it's a lifestyle you'll cherish for years.

The Outcome...

Owning an equestrian property offers a chance to create your own lifestyle and memories. Whether it's a simple hobby or a full working business, you'll experience equestrian life and all the joy and adventure that comes with it!.





What Our Clients Say...

“The team at Moffat Dunlap helped us find a property with 15 acres, a fully equipped barn, and an arena. Now, our horses live at home, and we can ride whenever we want. The process was seamless, and we’re living our dream.”

Jenna & Mark

“Moffat Dunlap’s knowledge of rural properties and equestrian facilities made all the difference. We felt confident every step of the way.”

Oliver & Grace



IF YOU'RE READY TO MAKE
A MOVE, LET'S CONNECT.



MOFFAT DUNLAP

REAL ESTATE LIMITED, BROKERAGE

MARK CAMBELL, SALES REPRESENTATIVE -705-794-9822

MARK.CAMPBELL@MOFFATDUNLAP.COM



Thank you for the opportunity
& your trust.

See you in the field.

MARK CAMPBELL, SALES REPRESENTATIVE -705-794-9822

MARK.CAMPBELL@MOFFATDUNLAP.COM