

Dixie

A Complete Equestrian Property

Located just a few miles from the quaint town of Buckingham Courthouse is a spectacular equestrian property known as Dixie.

Situated on 35+/- acres of gently rolling pasture land with mountain views, the equestrian facilities are exceptional for a small horse farm and truly must be seen to be appreciated.



Dixie includes a beautifully restored historic home on the property. Really two houses adjoined by a central "betweenry", the east wing is believed to have been built around 1832 and the west wing circa 1741.





Dixie, The Equestrian Operation

Built for safety and comfort, Dixie's equestrian facilities include a three-stall stable with heated tackroom and hot and cold water available as well as heat lamps in the wash area. There is an overhang at the rear of the stable allowing for drive through and complete cover for a truck and trailer. The hay loft stores approximately 500 bales and has three thermostat controlled exhaust fans. Four board and poly-tape fencing surround the 8 paddocks, and each paddock is serviced by automatic waterers with heaters to prevent freezing. There is a four-way run-in shed with electricity. A 100' x 160' Centaur™ riding ring and four-board 60' round pen are designed for safe and enjoyable training sessions.



Offered at \$699,000
MLS 427800

Dixie, The Home

A restored antique house graces the property. This approximately 3000 sf home offers classic colonial trimwork, heart-pine floors, Bible and Cross doors and a slate roof. The gourmet kitchen includes granite countertops, stainless appliances, a Viking stove and a built-in refrigerator. There are three bedrooms and two baths. Most of the mechanical systems have recently been updated, so the house is in move-in condition. If your "this old house" dream is to remodel, a two story guest cottage is awaiting your restoration.



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