

Blue Fountain Farm

Nevada County, California

\$1,650,000 | 40.00 Acres

17761 Grizzly Bear Dr
Grass Valley, California

Blue Fountain Farm is a 40-acre turnkey equestrian property w/ 2 barns, 17 stalls, office, bathroom, locker rooms w/32 lockers, cross-ties, & wash racks. Ten 1-acre paddocks & a 9-acre pasture, all w/ water & loafing sheds. Facilities include a 100' x 200' outdoor and a 75' x 185' covered arena, both with sand footing, sprinklers, and lights. 3,650 sq ft 4-bed, 3-bath home.



PROPERTY HIGHLIGHTS

- 40 acres
- borders Naggier Vineyard
- Two Barns with 17 total stalls
 - Barn Office, Locker Rooms (32 total lockers) and Bathroom
 - Multiple Cross-ties, wash racks
 - Covered Hay Storage and Grain Rooms
- Covered Arena 85' x 175' with sand footing
- Outdoor Arena 100' x 200'
 - Arenas have sand footing, sprinklers, and lights
- Ten one-acre paddocks with water and loafing sheds
- One 9-acre pasture with water and loafing sheds



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