

Premier Show Facility FOR SALE

Amen Corner Farm

27519 Polo Road, Folsom



SALE PRICE: \$1,700,000

LAND: 36.5 acres

DIRECTIONS: From I-12, take Hwy 1077 North (exit 57). Stay on 1077 for approx 9 miles, when hwy 1077 makes a right turn, STAY STRAIGHT - this is now Turnpike rd. Turnpike will dogleg left and then right, approx a mile further, Amen Corner Farm will be on the left on the corner of Polo Rd.

COMMENTS: Amen Corner Farms – A Premier Equestrian Show Facility in Folsom. Built to host USEF Hunter/Jumper horse shows. Situated on 36.5 Beautifully Landscaped acres, this Facility Features 6 Show Barns and Several World Class Riding Arenas making this farm the Ideal Place to run a Boarding / Training / Showing Business. Plenty of space to build a Dream Home, Ample Parking, Adjacent to a Quiet Neighborhood of Estate Homes. Show jumps, camper and assorted farm equipment may be available by separate negotiation.

***For Additional Information Please Contact:
Judi Dauterive 504-453-1791***



DAVID S. DERBES, INC.
REALTORS ■

(985) 792-0904

While not guaranteed the information provided herein is believed to be reliable. 8/27/10 MLS # 847537



Amenities

❖ **Competition Arenas & Rings:**

- ◆ **Grand Prix Field** - 300' x 300' limestone all-weather footing with grassy bank and natural table jump with adjacent air conditioned judge's stand
- ◆ **“Treeline Ring”** – 125' x 225' warm up ring with all-weather limestone footing
- ◆ **“Lakeside Ring”** – approx 200' x 160' warm up ring with sand/limestone footing
- ◆ **Hunter 1** – 165' x 250' limestone all-weather footing – judge's stand
- ◆ **Hunter 2** -165' x 250' limestone all-weather footing – judge's stand

* Large Viewing Deck between the Hunter Rings

- ❖ **Large, Covered Pavilion** - (approx) 145'x40' with Trex decking adjacent to Grand Prix Field accommodates spectators

❖ **Show Barns:**

- ◆ Five - 42 (10'x10') stall show barns with covered wash racks
- ◆ One - 84 (10'x10') stall show barn with separate wash rack

- ❖ **“Camper Row”** provides water & electrical hookups for 16 campers. 30/50amp plug-ins

- ❖ **“Vendor Row”** provides hookups for 6 show vendors. 30/50amp plug-ins

- ❖ **Show office** comprising large air conditioned front office, private office and large, shelved storage room with washer/dryer, ladies and gents bathrooms and separate unisex shower.

- ❖ 5 large turnout paddocks for horses with attractive 3 board white PVC fencing, 2 Well Houses, and a 3 acre Horseshoe Pond stocked with Bass

- ❖ Easy access Driveways for large trucks & horse vans. (2 driveways on Turnpike Rd and one on Polo Rd). 1224' blacktop frontage on Turnpike.

Additional Photos



Show Barns



Judge's Stands



Camper Row



Hunter Ring



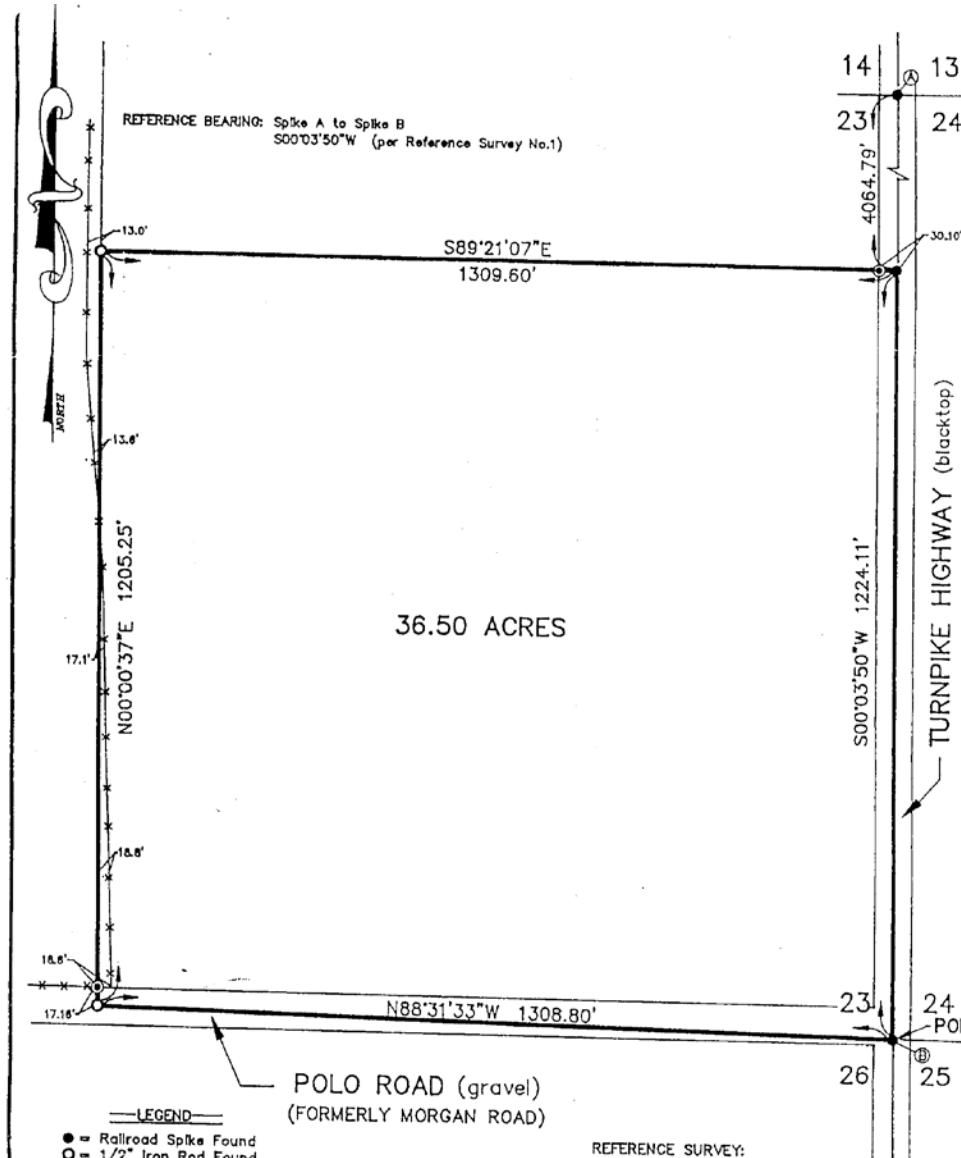
Show Office



Horseshoe Pond

Visit www.amencornerfarm.com for additional Pictures and Information

SURVEY



REFERENCE BEARING: Spike A to Spike B
S00°03'50"W (per Reference Survey No.1)

- LEGEND**
- = Railroad Spike Found
 - = 1/2" Iron Rod Found
 - ⊙ = 1/2" Iron Rod Set

- REFERENCE SURVEY:**
1. Survey for G. W. Jones by Robert G. Barrilleaux, Surveyor, dated August 10, 1864.
 2. Survey for G. W. Jones by Fred L. Tilley, Surveyor, dated November 4, 1993.
 3. Survey for Gwyle Jones Boyd by John G. Cummings, Surveyor dated February 6, 1996.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON, ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

John G. Cummings and Associates (504) 692-1649
 503 N. JEFFERSON AVE. Professional Land Surveyors COVINGTON, LA. 70433

PLAT PREPARED FOR: *Mr. & Mrs Lawrence E. Kurzius, Hibernia National Bank, and First American Title Insurance Co.*
 SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 9 EAST, TANGIPAHOA PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200' JOB NO. 0213 DATE: OCTOBER 9, 2000 REVISED:

27519 Polo Road, Folsom LA 70437

