



UTAH LUXURY

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**EQUESTRIAN HEAVEN – JAW-DROPPING CUSTOM BARN
WITH PRIVATE PONDS AND RIVERFRONT HOMESITE**

6950 N River Valley Drive | Peoa



21.24 acres | 6950RiverValley.com

With 460+ ft. of private shoreline on the Weber River and eight ponds (designed by an Emmy-winning entertainment/fishing expert), this spectacular property features over 17 acres fenced for immediate equestrian use and 5 acres for construction of a stunning residence and guest house. Nestled between four large pastures and four paddocks, the property's crown jewel is a well-appointed and architect-designed horse barn. The barn is heated and fully insulated. The barn construction incorporates insulated concrete forms, Wolf Creek moss rock masonry, Corten® steel roof, and Euclid Timber Frame construction. Inside, a gorgeous warming room with flat screen TV and gas fireplace, bathroom, and a separately keyed tack and feed room provide comfort and convenience for the most discerning equestrian. The barn is appointed with interlocking rubber pavers made of recycled material in the 14'-wide main aisle for safety while the horses are cross-tied or entering or exiting their stalls. It has six 14' x 14' stalls, which include Premier Equestrian®, black, powder-coated, steel stall fronts with French door centers, Dutch doors on the exterior stall walls for air flow and separate egress, rotating feeders, and Soft Stall® spray-sealed high-density foam floors for equine comfort and hygiene. The barn operates off-grid via an Outback® inverter system with south-facing photovoltaic solar panels. A new-in-the-package, indoor, automatic fly spray system is also included for future installation. Behind the barn, the ~60' x 120' sand arena includes moisture-retention additives for riding quality and dust minimization. Bold railroad ties and Centaur HTP fencing enclose the pastures and paddocks. Two large run-ins, with matching Corten® steel roofs are situated in the front pastures to provide shelter for horses. The hay storage barn is wrapped in rips from the Great Salt Lake Train Trestle. The rear paddocks and the large run-in are prepared for shed roof additions to provide cover for horses and farm equipment. Only 20 minutes to the heart of Park City and 35 minutes to Salt Lake City.





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GREG MINER, J.D. | 435.668.7771 | Greg@UtahLuxuryGroup.com

MAVERICK BOLGER, J.D. | 303.588.0568 | Maverick@UtahLuxuryGroup.com

UtahLuxuryGroup.com

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Buyer to verify all information to Buyer's satisfaction. All information subject to change.