



Indoor arena was used for events



Entry of main residence

The property has a circular drive with outdoor pool, sport court and small area planted with grapes. The three-story home was built in 1995 and has been well-maintained.

The ground floor has a grand entry, two-story living room with fireplace, outdoor patio and spectacular view of Mt. Si. There is a formal dining room, large kitchen, great room with fireplace, and outdoor porch. In addition, a study or library with fireplace is off the entry, with powder room and small office. The fourth fireplace in the home is in the morning room at the south end of the house, which has access to an outdoor porch. The five car garage has a covered walkway to a mud room and full bathroom by the kitchen.

The second floor features a spacious master suite with sauna and balcony. Five additional bedrooms and four full bathrooms are on the second level, as well as a large nanny apartment with kitchenette and full bathroom with its own entry. There is also a large room used as an office. Access to the second floor is available from spiral stairs in the pantry and also from rear stairs in the kitchen that also provide entry to the nanny apartment which is above the garage.

The third floor is a large room that could be used as a gym, writing or art studio, or game room.

The home is served by an on-site well and septic system. Propane is used for cooking, and the heat source is electric.

If the property is sold separate from Parcel B, it will use the existing entry drive from 422nd Lane SE. There is additional room on the 22.2± acres for a horse barn or other out-building.

PARCEL B

187± Acres with Caretaker Residence, Arena, Barn, Shop and Potential Estate View Home Site

Reserve Price: \$4,995,000

Parcel B is 187± acres, the balance of Mountain Meadows Farm, and includes six tax parcels with a separate gated entry just west of the main residence, at the end of 420th Street SE. This was the entry used for corporate events.

Improvements include a 2,600± square foot duplex. Each of the two units has three bedrooms and one bathroom, and is currently occupied by the on-site caretaker. The duplex was built in 1916 and was part of the original dairy farm.

Other improvements include a 17,000± square foot stable and indoor arena which is next to the large polo field. The building can accommodate up to 11 stalls with two tack rooms, restroom, office, storage and workshop. The arena is 68 feet in width and 160 feet in depth, and currently has a paved surface which could be filled with sand in order to accommodate indoor riding, corporate events, or other