



Riding arena



Entry in main home of Auction Property #147

Auction Property #146

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

Reserve Price: \$3,995,000

Auction Property #146 is the balance of Mountain Meadows Farm of 187± acres, 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 polo field. The building can accommodate up to sixteen stalls with tack room, 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 to accommodate indoor riding, or used for corporate events or other purposes.

The former dairy barn is 3,600± square feet and is located near the duplex/caretaker residence. It is currently used for boarding horses and has potential for up to ten stalls. There are tack rooms, two restrooms and office. The loft has been converted to an event space but will require a secondary exit if used in the future.

The 187± acre property is fenced, plus there is a second polo field and an estimated 1,700 square feet of South Fork Snoqualmie River frontage, providing good access for fly fishing for rainbow trout and cutthroat trout. There is also a pond on the property with an excellent location for a Mt. Si view estate home site with access drive to be built around the polo field that would serve as a second estate home site west of the arena.

There is an on-site well that is located in the meadow that was used previously for corporate events.

A resident elk herd frequents the property from the nearby Mt. Si Natural Resources Conservation Area, owned by the Washington Department of Natural Resources, which is located to the east of Mountain Meadows Farm.

The soils on the property are suitable for growing blueberries, as at the nearby Bybee Farms, providing a new owner with opportunity for development of a commercial organic farm and food stand along SE 420th Street.