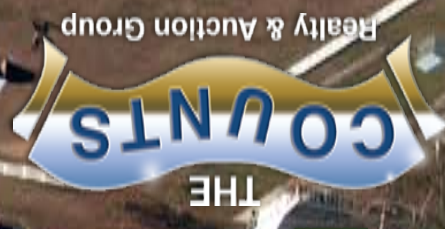


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# Premier Auction

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Virginia Beach, VA  
23457

Wed, February 17<sup>th</sup> at 12pm



## Cypress Creek Stables

1628 Mill Landing Road  
Virginia Beach, VA

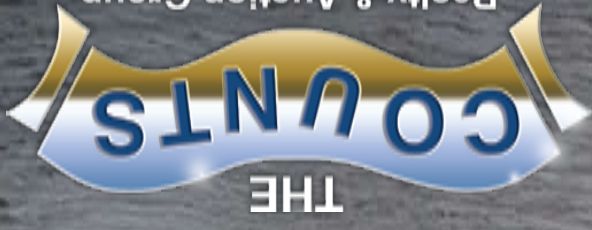
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Wed, February 17<sup>th</sup> at 12pm



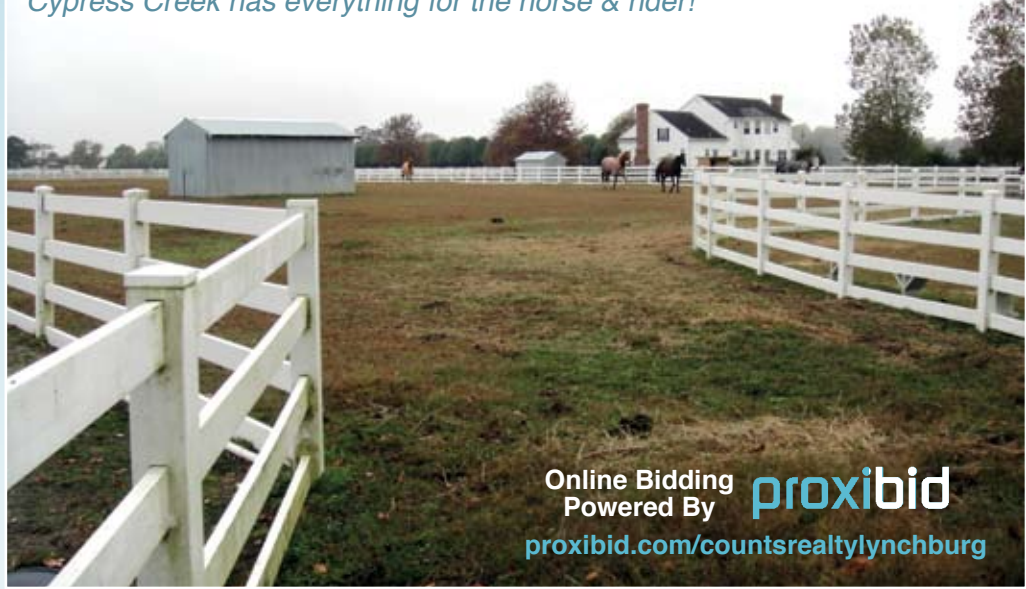
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## Turn-key Waterfront Stable Complex

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### 38± Acre Equestrian Facility in Pungo section of Virginia Beach

- Fully equipped, large 13-horse barn with roomy stalls
- Large, comfortable tack room with lockers
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- 150' x 200' indoor arena
- 280' x 300' outdoor arena
- 300' x 400' outdoor arena with a full jump set and barrels
- 29± acres in fenced paddocks for riding, jumping & training
- 2-stall wash rack
- A private dock for fishing from the adjacent creek
- Beautiful green pastures that stay fertilized all year long.
- Permit for 6 horse shows/year
- Farm has its own deep water well
- Beautiful paved tree lined entrance



# AUCTION: Wednesday, February 17<sup>th</sup> at 12pm

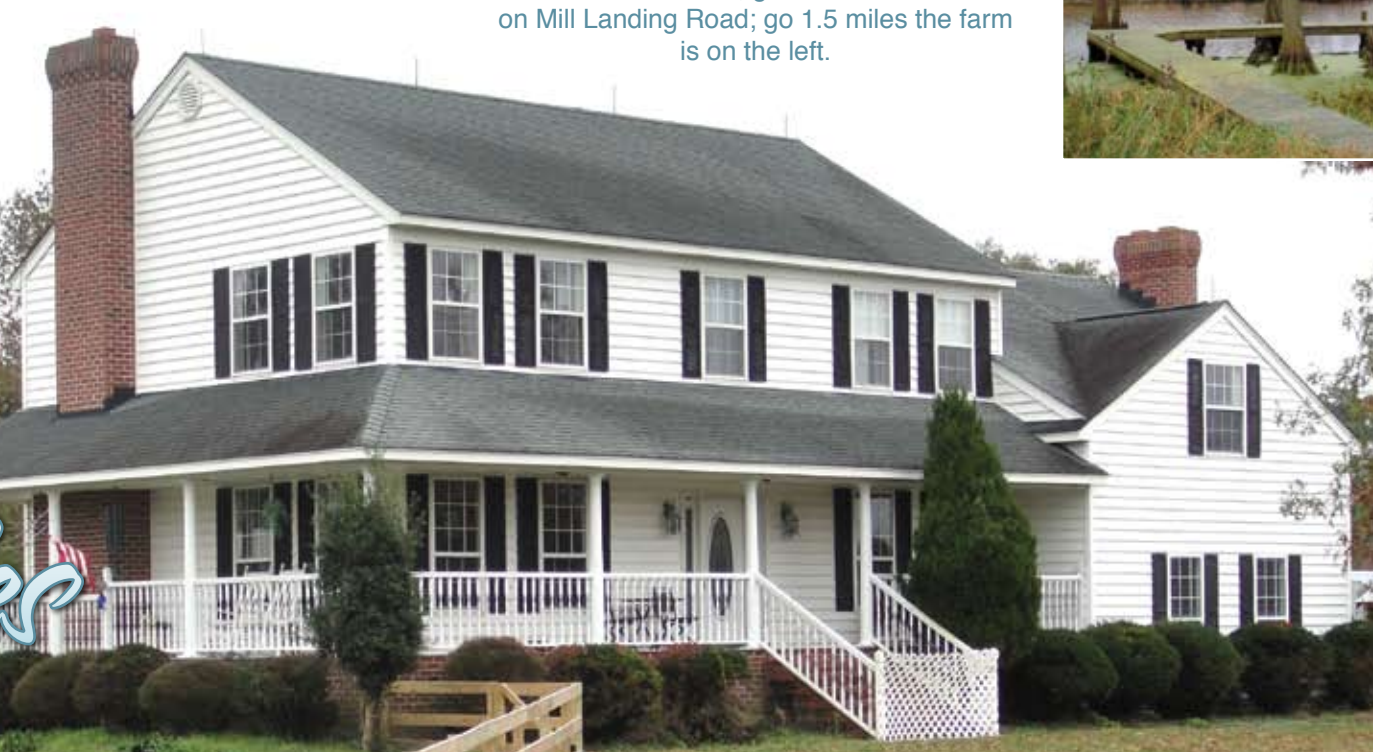


**Property Previews:**  
Sunday, January 31 (12-2pm)  
Sunday, February 7 (12-2pm)

**Directions to Property:**  
From Hampton: I-64E to Indian River Road East Exit 286B. Merge onto Indian River Road; go 4.8 miles, then turn right to stay on Indian River Road; go 7.7 miles. Turn right Princess Anne Road; go 5.1 miles. Turn left on Mill Landing Road; go 1.5 miles the farm is on the left.



# Cypress Creek Stables



**Terms:** 5% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by the auction company and/or seller. All information provided by the auction company and/or seller is deemed reliable but not warranted. All property is being sold "as is" without representations or warranties of any kind or nature. Please inspect the property before bidding. All sales are final. Announcements made the day of the auction take precedence over all prior releases, verbal and written, concerning this sale. The auction company and its representatives represent the seller.

**Sale Managers:** Greg Lester (434) 942-7000  
Bill Bryant, CAI, AARE

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