

Montgomery Farms

AN EQUESTRIAN
COUNTRY ESTATE



Montgomery
Ave Davis, California
43457-43463



Welcome to Montgomery Farms

An Exquisite Equestrian Country Estate designed and created from the inspiration of a young girl's love for horses and her dream to compete!

Located in Davis, the heart of Yolo County, and minutes from the world-renowned UCDAVIS Equine Veterinary Hospital, this offering provides the perfect level of luxury living amongst a backdrop of horses, fertile farmland, and breathtaking sunsets. Right away you will notice the first of two homes as the stately Modern Farmhouse sits in the Winner's Circle with 4,450sf of thoughtfully planned living space, perfected for grand-scale entertaining! The resort-style backyard boasts multiple dining areas, lush lawns, a pristine pool, and a LUX 432sf cabana with a full bath. Upon entry to the gated farm, the stylish guest house will immediately draw your eye with its stunning floor-to-ceiling windows and natural appeal – comfortable in size at 1,564sf with 2 bedrooms and 1 bath. The facilities and grounds will command the attention of even the most discerning of equestrian buyers. Offering a 6-stall Horse Barn; 120'x250' Covered Arena w/GGT Footing, 150'x100' Horse Barn w/private wash racks; Open-Front Hay Barn; Round Pen, Irrigated Pasture, and 13acres of Class I farmland.

THIS CERTIFICATE IS AWARDED TO



KAREN STONE

CAL-AG PROPERTIES, INC

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TERESA FLYNN

COLDWELL BANKER SELECT

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The Estate

APN: 069-010-055

SIZE: 20 +/- acres*

Land Purchased: 2014

Flood Zone: X

ZONING: A-N

COUNTY: Yolo

Build Out: 2016

[click here for zoning regulations](#)

Soil: Front of the parcel is Yolo silt loam, 0 to 2 percent slopes, MLRA 17, Class I, Storie Index of 85; Rear of the parcel is Reiff very fine sandy loam, Class I, Story Index of 85

*Main Home, Guest Home, and Farm share 8 acres with 12 acres of bare Class I Soil to the south

MAIN HOME

- 43463 Montgomery Avenue
- 4,450 sf of living space
- 4 Bedrooms, 3 Full Bathrooms
- 2019 Built

GUEST HOME

- 43457 Montgomery Avenue
- 1,324 sf of living space
- 2 Bedrooms, 1 Full Bathroom
- 2016 Built

Outdoor Entertainment Area

- Covered Porch – oversized with ceiling fans and farmhouse lighting
- Pristine Heated Pool with Waterfalls
- 432sf Luxury Cabana with full bath, heating & air
- Covered trellis with barbeque area and multiple seating options
- Lush lawns and captivating landscapes

The Grounds

Commanding the attention of even the most discerning of equestrian buyers are the facilities and grounds

- Utilities
 - PG&E – 3 meters – 2 bills
 - Natural gas
 - Generac generator installed to power both homes and well in the event of an outage
- Water
 - Domestic Well
 - 7.5hp, 8" casing
 - 119-gallon bladder tank
- 6-Stall Horse Barn
 - 2,700sf; 29'+ in height; 14' barn doors
 - 14'x14' pillow mat stalls with paddocks with Nelson waterers
 - Classic Equine powder-coated and wood stall fronts with yoke openings
 - Tack-up/Wash area – inside and out, with hot water and vinyl covered walls for easy cleanup
 - 14.5' center aisle with rubber paver tiles
 - Tack Room
- 120'x250' Covered/Lighted Arena
 - GGT Footing which consists of a textile blend, silica sand with a subbase pad, class 2 base rock, and silica blend – installed by Tony Judge of Olympia Footing
 - Footing is watered automatically with a pull-behind water wheel
 - The heavy-duty metal roof hosts skylights and was designed for the option of solar panels
- Open-Front Hay Barn
 - 795sf; 17' at the highest
- Equipment Barn with 4 drive-through access doors
 - 1,750sf; 35'x50'
 - 539sf Covered Porch
- Round Pen
 - 60' Powder-Coated Pipe Fencing
 - Sand Footing
- Irrigated Pasture
 - Powder-Coated Pipe Fencing
 - Pistol-jet irrigation sprinklers



**COLDWELL
BANKER**

SELECT REAL ESTATE

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Listing agent comments

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