# EQUINE WELLNESS & PERFORMANCE PROPERTY

*Former Steele Equine Veterinary Services & Performance Horse Center*



Laughlin Tanner GROUP | Premier Sotheby's INTERNATIONAL REALTY

# EQUINE WELLNESS & PERFORMANCE PROPERTY

*Former Steele Equine Veterinary Services & Performance Horse Center*

Formerly home to Steele Equine Veterinary Services and Performance Horse Center, this 20-acre property in Zolfo Springs, Florida, brings together purpose-built equine veterinary, wellness, rehabilitation and conditioning facilities; specialized equipment; stabling; and on-site residential accommodations. The equine center features a five-horse Kraft saltwater walker, high-speed equine treadmill, veterinary and surgical suites, dentistry and farrier facilities, and multiple barn aisles with standard and oversized stalls, including foaling and run-out accommodations. Outdoor amenities include a six-horse walker, fenced pastures and a dedicated stallion pasture. A bunk house provides accommodations for guests, students, apprentices or clients, while a separate three-bedroom, two-bath manufactured home serves as the owner's residence.

Developed to support a range of equine health and performance needs, the facility includes designated spaces for veterinary treatment, sports medicine, conditioning, rehabilitation, reproduction, dentistry, podiatry and surgery. Two padded anesthesia rooms with ceiling hoists, surgical preparation and operating rooms, an observation stall, grooming and wash stalls, and dedicated offices support the property's capabilities.

The stabling facilities feature multiple stall configurations, sealed mattress systems in most stalls, full-mesh stall fronts, individual water access and fans, and concrete aisles. Additional improvements include covered storage, a shavings pit, an equipment pole barn and designated equine handling areas.

The owner's residence is a double-wide manufactured home with three bedrooms, two bathrooms, a study and a wood-decked porch. A separate bunk house includes a great room, full kitchen, two bunk rooms with built-in sleeping accommodations, shared bathrooms, a private ensuite bedroom and a covered front porch. The building also has an internal fire sprinkler system installed for its former use as a veterinary camp facility.

The property was developed to accommodate veterinary services, equine wellness, conditioning and rehabilitation activities. Specialized installed equipment and designated fixtures are included in the sale, subject to the purchase agreement. Buyers should independently verify equipment condition, operational status and permitted uses.

**Explore the Property with Interactive 3D Tours**

The property's interactive 3D tours provide detailed, room-by-room views of the equine wellness and veterinary facilities, bunkhouse and owner's residence. Explore individual spaces, examine the equipment and facilities, and gain a better understanding of each building's layout and features.

**3D tours, photos & video available at:**
**LTG.Homes/7713SR64**

## PROPERTY OVERVIEW



**PROPERTY OVERVIEW**

- 20 acres in Zolfo Springs, Florida
- Former location of Steele Equine Veterinary Services and Performance Horse Center
- Purpose-built equine veterinary, wellness, conditioning and rehabilitation facilities
- Extensive stabling with specialized stall configurations
- Dedicated veterinary, surgical and rehabilitation areas
- Specialized installed equipment included in the sale
- On-site office and administrative spaces
- Separate bunk house for guests, students, apprentices and clients
- Manufactured owner's residence
- Equipment pole barn and additional covered storage



## PROPERTY OVERVIEW

| | |
|---|---|
| **Acreage** | • 20 acres |
| **Zoning** | • A-1 |
| **Equine Wellness Barn & Stables** | • 3,532 sq. ft. A/C | 20,242 sq. ft. total<br>• Year built: 2020<br>• Steel frame<br>• Metal roof |
| **Bunk House** | • 1,763 sq. ft. A/C | 1,971 sq. ft. total<br>• Year built: 2020<br>• Concrete block<br>• Composite shingle roof |
| **Owner's Residence** | • 1,742 sq. ft. A/C<br>• Year built: 2013<br>• Manufactured home with vinyl siding<br>• Metal roof (2018) |

*Source: Hardee County Property Appraiser and IMAPP*

| | |
|---|---|
| **Water** | • Well<br>  ◦ Water filtration system |
| **Waste Water** | • 2 septic tanks<br>  ◦ 1 large septic located just south of the bunkhouse with holding tanks that are pumped over to the drain field mound that you see on the west side of the driveway<br>  ◦ The mobile home has its own septic drain field just in front (east) of it |
| **Propane** | • 1 above ground propane tank (NE of the bunk house)<br>  ◦ Supplies the Farrier room and the Generac generator<br>  ◦ No appliances are propane |

*Source: Seller*

## PROPERTY OVERVIEW

| | |
|---|---|
| **Stables** | • 12 standard stalls<br>• 2 oversized foaling stalls<br>• 3 additional oversized stalls<br>• 2 oversized stalls with run-out options<br>• 1 double stall |
| **Pastures** | • 9 total pastures (including the two smaller paddocks connected to stalls at the end of the barn) |
| **Specialized Equine Facilities & Equipment** | • Kraft five-horse, in-ground, free-flow 10,000-gallon saltwater walker<br>• Equi-Gym high-speed equine treadmill<br>• Outdoor covered and irrigated circular six-horse walker<br>• 2 padded anesthesia rooms equipped with ceiling hoists<br>• Farrier and podiatry workshop with specialized exhaust ventilation<br>• Dedicated equine dentistry room<br>• Stallion pasture with tall fencing |

## INCLUSIONS AND EXCLUSIONS

Specialized installed equine equipment and designated built-in fixtures are included in the sale, subject to the final purchase agreement and seller-approved inventory. The sale includes the large wooden conference table in the bunkhouse, custom-built desks in the front office and practice manager's office, and wall-mounted cabinetry in the surgical preparation room.

Freestanding furniture and personal property are excluded unless specifically identified as included. Washers, dryers, ice machine and EquiVibe vibration plate are expressly excluded.

Not all items depicted in photographs convey with the property.

## IMAPP - StellarMLS

Hardee County Tax Report - 7713 ST RD 64, WAUCHULA, FL 33873

### PROPERTY INFORMATION

**PID #** 33 33 27 0000 00600 0000

**Property Type:** Agricultural

**Property Address:**

7713 ST RD 64
WAUCHULA, FL 33873

**Current Owner:**

STEELE EQUINE VETERINARY SERVICES & PERFORMANCE HORSE CENTER INC

**Tax Mailing Address:**

7713 STATE ROAD 64 E
ZOLFO SPRINGS, FL 33890-7406

**Property Use:**

61 / GRAZING LAND SOIL CAPABILITY CLASS II

**Land Use:**

1. RESIDENTIAL (0100)
**Area:** 1 acres / 43,560 sf
**Zoning:** A-1/A-1
2. RESIDENTIAL (0100)
**Area:** 1 acres / 43,560 sf
3. IMP-TYP (6101)
**Area:** 8 acres / 348,480 sf
**Zoning:** A-1/A-1
4. NATIVE (6300)
**Area:** 9 acres / 392,040 sf
**Zoning:** A-1/A-1
5. AG UTIL IMP-TYP (6151)
**Area:** 1 acres / 43,560 sf
**Zoning:** A-1/A-1

**Total Lot Size:** 20 acres / 871,200 sf

**Waterfront:** Yes - LAKE/POND

**Subdivision:** n/a

**Census Tract/Block:** /

**Twn:** 33 **Rng:** 27 **Sec:** 33

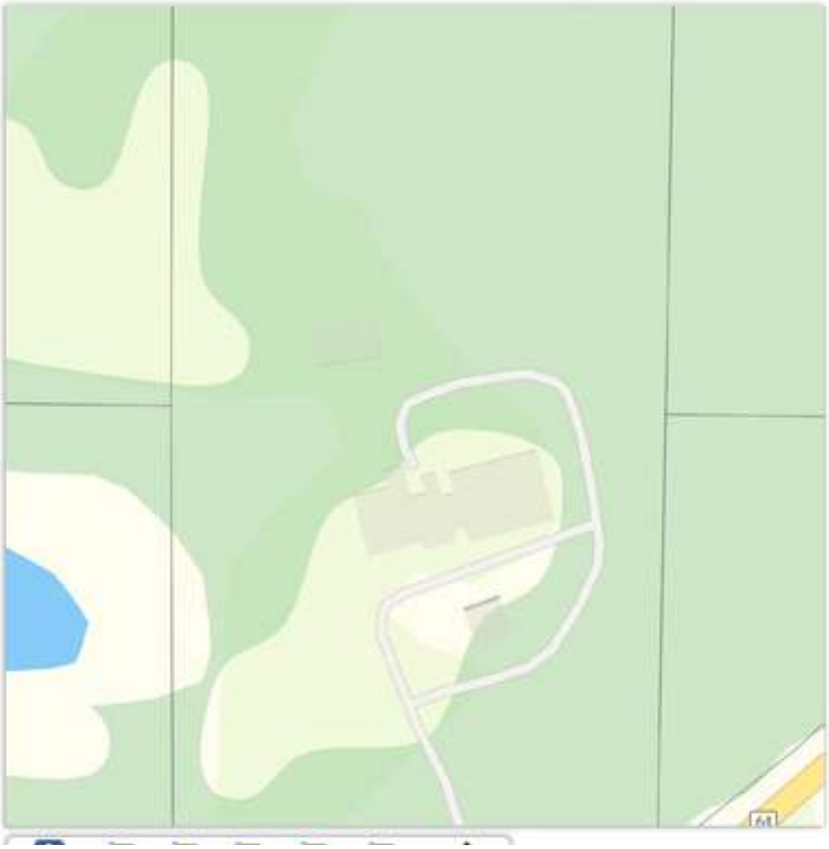
**Block:** 00600 **Lot:** 0000

**Neighborhood:** TWN 33 27 (17.00)

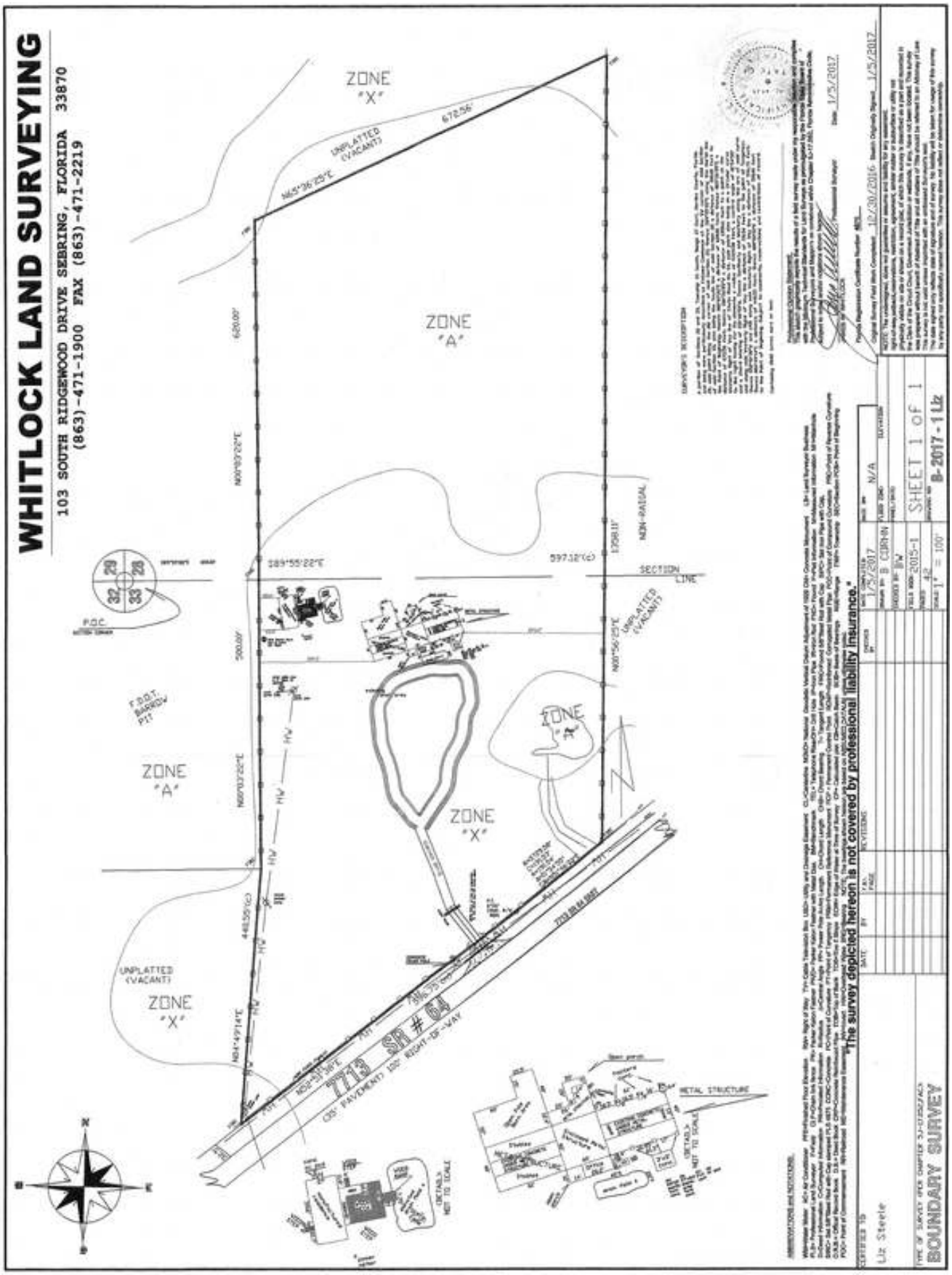
**Coordinates:** 27.5738(lat) -81.6262(lon)

**Legal Description:**

20 AC BEING A PTN OF SEC'S 28 & 33 TWN 33S RNG 27E DESC'D AS; COM SW COR OF SAID SEC 28 SAID PT BEING NW COR OF SAID SEC 33 THENCE S 89D 55M 22S E ALONG N LINE OF SAID[full...]



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WHITLOCK LAND SURVEYING
103 SOUTH RIDGEWOOD DRIVE SEBRING, FLORIDA 33870
(863)-471-1900 FAX (863)-471-2219
ZONE "X"
ZONE "A"
UNPLATTED (VACANT)
672.56'
N65°36'25"E
620.00'
N00°03'22"E
S89°55'22"E
597.32'(C)
1298.11'
NON-RADIAL
SECTION LINE
N89°56'25"E
500.00'
448.55'(C)
N84°49'14"E
F.D.O.T. BORROW PIT
ZONE "X"
ZONE "A"
UNPLATTED (VACANT)
ZONE "X"
7713 SR #64
80' PAVEMENT (100' RIGHT-OF-WAY)
N89°37'38"E
786.73'
METAL STRUCTURE
DETAILS NOT TO SCALE
"The survey depicted hereon is not covered by professional liability insurance."
CERTIFIED TO
Liz Steele
TYPE OF SURVEY AND CHAPTER 53-17(5)(7)(A)(3)
BOUNDARY SURVEY
SHEET 1 OF 1
B-2017-1Liz
1/25/2017
N/A
1" = 100'
1/5/2017
10/30/2016



**Front gate and driveway**



**Driveway and pastures**

## MAIN EQUINE FACILITY: BARN

### Barn Aisle One

- 10 standard stalls: 11'10" × 13'10"
- 2 oversized foaling stalls: 13'8" × 16'10"
- 2 oversized stalls with run-out options: 12'8" × 19'5"
- Sealed stall mattress systems in all stalls except the two run-out stalls
- Full-mesh stall fronts allowing visibility of the entire horse
- Individual water access and fans at each stall
- Concrete center aisle: 11'10" × 78'0"

### Barn Aisle Two

- 1 double stall: 11'8" × 23'9"
- 2 standard stalls: 11'10" × 13'10"
- 2 oversized stalls: 11'8" × 16'10"
- 1 additional oversized stall: 19'5" × 11'10"

### Storage & Support Areas

- Covered shavings pit: 19'2" × 19'9"
- Open storage under roof: 19'6" × 19'0"
- Dedicated holding area suitable for breeding and other equine handling needs



## Stables











## MAIN EQUINE FACILITY: VETERINARY & WELLNESS CENTER

### Conditioning & Rehabilitation

- Kraft five-horse, in-ground, free-flow 10,000-gallon saltwater walker
- Equi-Gym high-speed equine treadmill
- Observation stall: 19'3" × 13'7"
- 3 grooming stalls with adjoining rear storage room
- 2 wash stalls
- Dog-bone-pattern rubber paver flooring

### Surgical

- Dedicated surgical suite
- 2 padded anesthesia rooms equipped with ceiling hoists
- Operating room
- Surgical preparation room
- Separate personnel preparation room with supply storage
- Concrete flooring

### Dentistry

- Dedicated equine dentistry room
- Single treatment stall
- Concrete flooring
- Built-in storage cabinets and sink

### Podiatry & Farrier

- Farrier and podiatry workshop
- Specialized exhaust ventilation
- 1 Forgemaster heater
- Shoeing stations

### Reproduction & Breeding

- 2 oversized foaling stalls
- Dedicated equine holding/breeding area
- Stallion pasture with tall fencing
- Additional stall configurations suitable for equine breeding operations

### Main Office

- Size: 11'1" × 19'4"
- Tile flooring
- Split-system air conditioning
- Private half bathroom with vanity and toilet

### Back Office

- Size: 16'11" × 12'3"
- Split-system air conditioning
- Fixed observation window overlooking the veterinary treatment area

## OUTDOOR EQUINE FACILITIES

- Outdoor covered and irrigated circular six-horse walker
- Fenced pasture areas
- Tall-fenced stallion pasture
- Stall run-out areas
- Additional acreage

## EQUIPMENT POLE BARN

- 30-amp and 50-amp electrical hookups for RVs and trailers
- Workshop with 220-volt electrical outlet for welding equipment and other uses

## Equine wellness reception, grooming and holding areas











## Equi-Gym high-speed equine treadmill





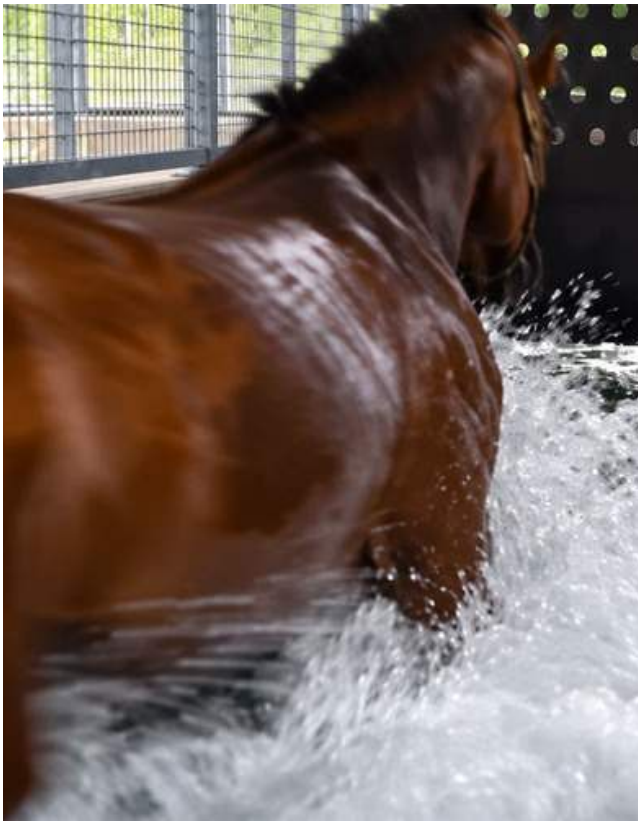


*(historical photo)*

## Kraft five-horse, in-ground, free-flow 10,000-gallon saltwater walker







*(historical photo)*

## Dental & farrier areas





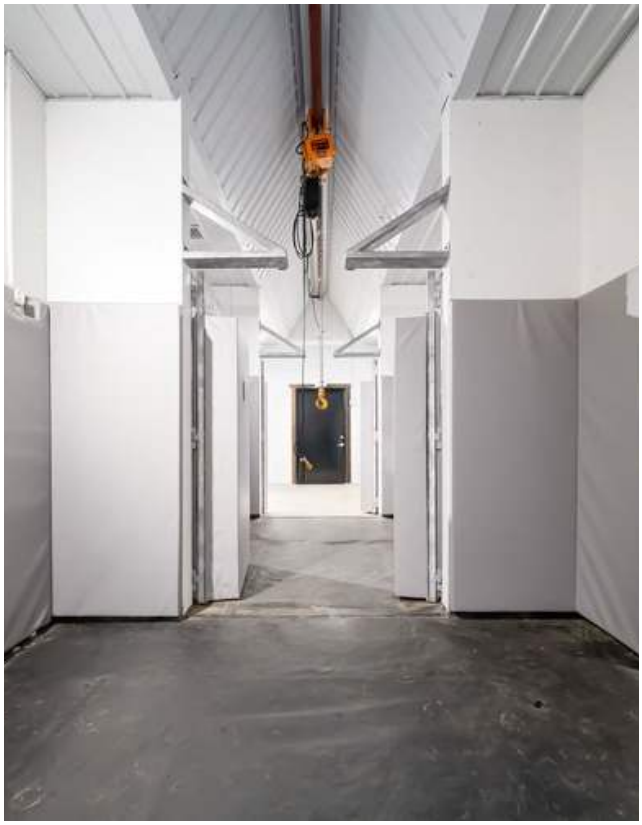
*(historical photo)*





*(historical photo)*

## Surgical areas





*(historical photo)*



## Office & administration areas











## Circular walker and paddocks





*(historical photo)*





## Pole barn











## BUNK HOUSE/GROUP ACCOMMODATIONS

Separate accommodations designed to support extended stays by guests, students, apprentices, clients or visiting personnel.

### Common Areas

- Spacious great room
- Full kitchen
- Laundry area (washer/dryer not included)
- Covered front porch
- Full-length hallway storage closet

### Sleeping Accommodations

- Bunkroom with 6 built-in bunks
- Second bunkroom with 2 built-in bunks
- Separate primary bedroom with walk-in closet and ensuite bathroom

### Shared Bathroom Facilities

- 3 private toilet stalls
- 3 shower stalls
- Dual-sink vanity

### Fire Sprinkler System

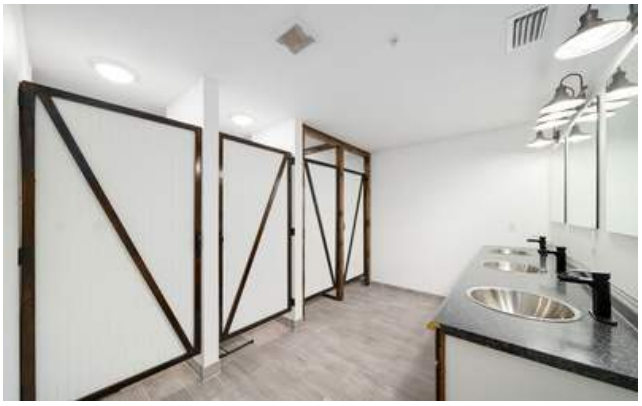
- Fire sprinkler system installed for its former use as a veterinary camp facility









**OWNER'S RESIDENCE**

- Separate manufactured home
- Double-wide configuration
- Front porch with wood decking
- 3 bedrooms, 2 baths, study








FAITH









DISCLAIMER: Select photographs depict the facility during its previous operation and are included to illustrate the historical use of its specialized equipment. Equipment condition, operational status, property improvements and permitted uses are subject to buyer verification. Veterinary and other regulated activities may require applicable licensing and approvals. Personal property does not convey. Not all items in photos convey. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to the Florida Realtors Contract for Sale and Purchase.