

10.5 Acre Horse Farm PUBLIC AUCTION

9 Stall Horse Barn w/2nd Flr Living Qtrs | Equipment
Tools | Personal Property

Cecil Co., MD

M'n Dromen Farm



290 Stevens Road | Rising Sun, MD 21911

Directions: Rt 1 South into Maryland, to left onto Stevens Road, to auction on left.

PROPERTY FEATURES

- 10.5 +/- Acre Income Producing Horse Farm
- (6) Paddocks w/ Automatic Waterers
- (3) Run In Sheds
- 9 Stall Drive Through Horse Barn
- Main Barn 40' x 76'
- 12' Wide Lean to Each Side
- 12' x 12' Box Stalls w/ Automatic Waterers
- 200' x 90' Sand Ring
- Wash Bay
- 2nd Floor Living Space
- Beautiful 2 BR & 2 Full bath
- 12' x 20' Storage Shed
- Approved Perc Test
- Adjoining 3 Acres Available
- Tack Room & Center Aisle w/Radiant Heat

OPEN HOUSE

Thur(s) Oct. 2nd &
9th, 5-7 PM &
Sat(s) Oct. 4th &
11th, 1-3 PM

TERMS

\$50,000 down payment on the day of the auction. Settlement on or before December 19, 2025. Transfer tax to be paid by the buyer. Real estate taxes to be prorated from settlement day.

Annual Taxes \$906.00.

Bridge loans available please call auctioneer for details

All information is deemed accurate but not guaranteed

AUCTION DATE

Friday,

**OCTOBER 31,
2025**

Personal Property

@ 3:00 pm

Real Estate

@ 5:00 pm

AUCTIONEER REMARKS Offering a super nice income producing Cecil Co. horse farm on the MD/PA state line. Only 10 minutes to the 5-star eventing location of Fair Hill Md., which boasts 98 miles of horse trails on over 5400 acres. Farm is also centrally located to major racetracks in the tri-state area! This secluded property features (9) stall horse barn, round pen, (6) paddocks with board & high tensile fences, automatic waterers, run in sheds & a 200' x 90' sand ring. Great potential for continuing as a horse farm, crop/produce farmette, or gentleman's estate. Currently income producing as horse layover & short-term rental and events location. Ideal Airbnb opportunity, as location is close to waterways & area fishing tournaments, lots of wedding venues and wineries! Income potential unlimited! Adjoining 3-acre parcel available for rent or purchase. Call auctioneers for details. The barn's 2nd floor, 3 bedroom, 2 bath living space with modern kitchen/great room is finished w/ pine wood walls & vaulted ceilings. Living space & current septic in need of county approval. Additional information included with Sellers Disclosure.



BEILER-CAMPBELL
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

AUCTIONEER

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SELLER

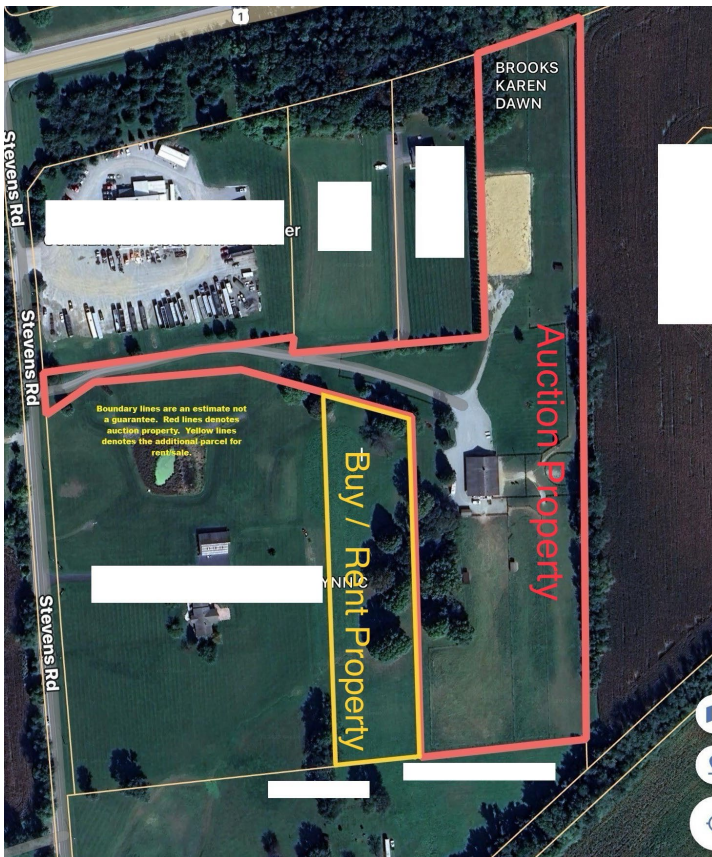
Karen Brooks

ATTORNEY

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For additional photos go to beiler-campbellauctions.com or GoToAuction.com or auctionzip.com ID# 23383