



**255 Etter Road, Mount Uniacke, NS**  
**PID#s 45339355 & 45142700**

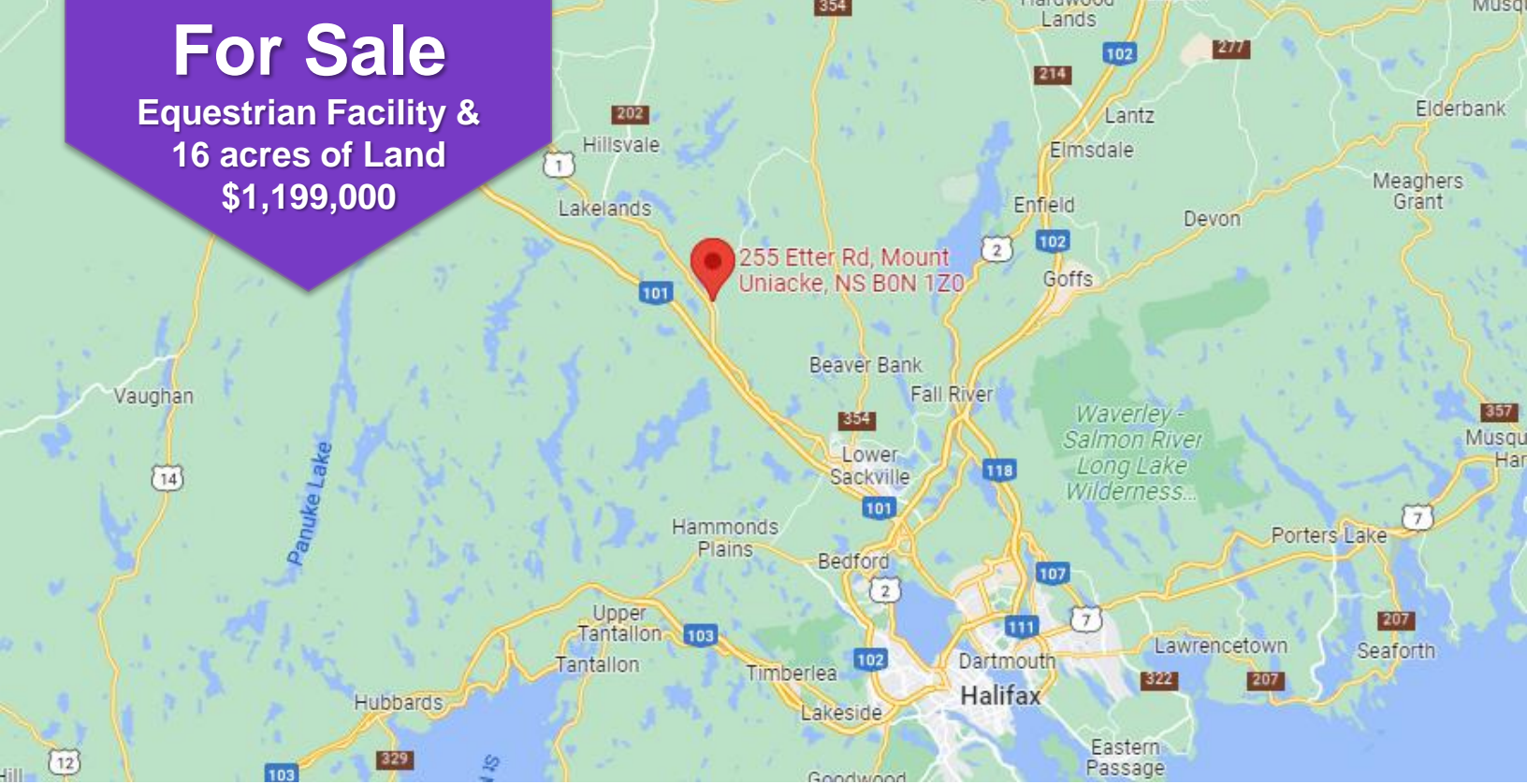
### Property Features:

- Equestrian facility (riding school) comprising of 30 stalls (approx. sizes are 10' x 10'; 10' x 14'; and 12' x 12'), 3 standing stalls, 120' x 60' sand based riding ring, tack rooms, storage with large overhead door and several outdoor turnouts which can be easily moved.
- Well maintained stable with metal siding, newer vinyl windows and heat pump for heating and cooling viewing room (one other viewing room not heated).
- Roof system constructed to commercial grade using pre-engineered trusses at 2' intervals.
- PID# 45339355 comprises ~5 acres of cleared land, the facility, a drilled well and several turnouts/paddocks. PID# 45142700 comprises ~11 acres of woodland. Lands gently slope to rear property boundary with good drainage.
- Zoned Rural Use (RU Zone) Hants East.



# For Sale

Equestrian Facility &  
16 acres of Land  
\$1,199,000



**Front Land PID# 45339355**  
**5 acres**



**Rear Lands PID# 45142700**  
**11 acres**

**For more information:**



**Ashley Urquhart**  
+1 902 429 1811 ext. 340  
ashley@turnerdrake.com



**Emily McClelland**  
+1 902 429 1811 ext. 345  
emcclelland@turnerdrake.com



**James Dunnett**  
+1 902 429 1811 ext. 338  
jdunnett@turnerdrake.com