Sheridan Equestrian Estate
8500 E 500 N
Sheridan, IN 46069

$2,850,000
29.41± Acres
Boone County







SUMMARY

Address
8500 E 500 N

City, State Zip
Sheridan, IN 46069

County
Boone County

Type
Residential Property, Horse Property, Business Opportunity, Undeveloped Land, Farms, Ranches

Latitude / Longitude
40.114182 / -86.306381

Taxes (Annually)
$8,266.18

Dwelling Square Feet
3,000

Bedrooms / Bathrooms
3 / 3

Acreage
29.41

Price
$2,850,000

Property Website
indianalandandlifestyle.com







PROPERTY DESCRIPTION

Sheridan Equestrian Estate | 29.41 Acres | Indoor Arena | Boone County

Built new from the ground up between 2022 and 2025, this 29-acre ag-zoned property was designed to work hard and look sharp doing it. It's anchored by a 72' x 180' barn that includes an indoor riding arena with a attached 20 12x12 matted stall area. It also includes an outdoor arena (160 x 200), with excellent footing and drainage, and a perimeter riding trail. The barndominium and two barns share matching metal siding and roofing for a clean, unified look. It's set up today as a fully functioning horse facility. Between the oversized barns, utilities run throughout and room to grow, it's just as ready for livestock, hay production or a home-based business. Sheridan Community Schools. Located 7 mins north of 32 off 421.

Main Barn & Indoor Arena (2022)

- 72' x 120' indoor arena for year-round riding and training
- Attached 72' x 60' stall section with 20 stalls, each 12' x 12'
- Fans and electric at every stall, on seperate circuits/GFI protected.
- Power, water and lighting throughout
- High-End LED Lighting throughout the entire structure designed for best coverage with no dark spots.

Second Barn (2025)

- Approx. 71' x 36', plus a 36' x 64' section with about 23' to the peak and 16.5' to the beams
- Room for up to 10 stalls plus plenty of hay storage
- Power, water and lighting
- Room for up to 30 stalls across both barns

The Home

- Approx. 3,000 sq ft single-story barndominium on a slab
- 3 bedrooms, 2 full baths and 2 half baths
- Bonus room with a floor drain, currently used as an aviary, and it's ready for a pet washing station, mudroom or hobby space
- Central air and heat pump, water softener, and range, refrigerator, microwave and washer/dryer included
- RV hookup is 50 amp

Land & Fencing

- Perimeter riding trail and 5 ft berm around the property
- $56,000 in horse-safe coated electric flex fencing (December 2024)
- 5 paddocks, 4 pastures and 3 run-in sheds
- 10-acre alfalfa/orchardgrass hay field, currently baled by a local farmer and has been approved in past for building
- Two access points: the main driveway by easement, plus a separate gated entry directly from the road

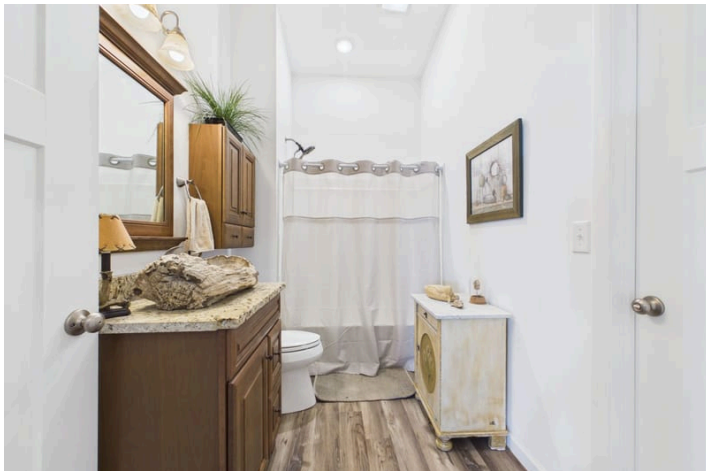
Utilities & Infrastructure

- New mound septic system (December 2022)
- Well (2022) High-pressure tank and adjustable PSI
- 6 no-freeze hydrants around the property,most with covered GFI outlets nearby
- Security cameras on the building stay with the property, and the buyer will need to supply their own base station to set up the system

Whether you're bringing horses, starting a farm or need room for your own venture, this one's ready to go. Ag zoning; buyer to verify intended use with Boone County.

For more information, contact Land Specialist Cade Rogers at 870.819.1041.





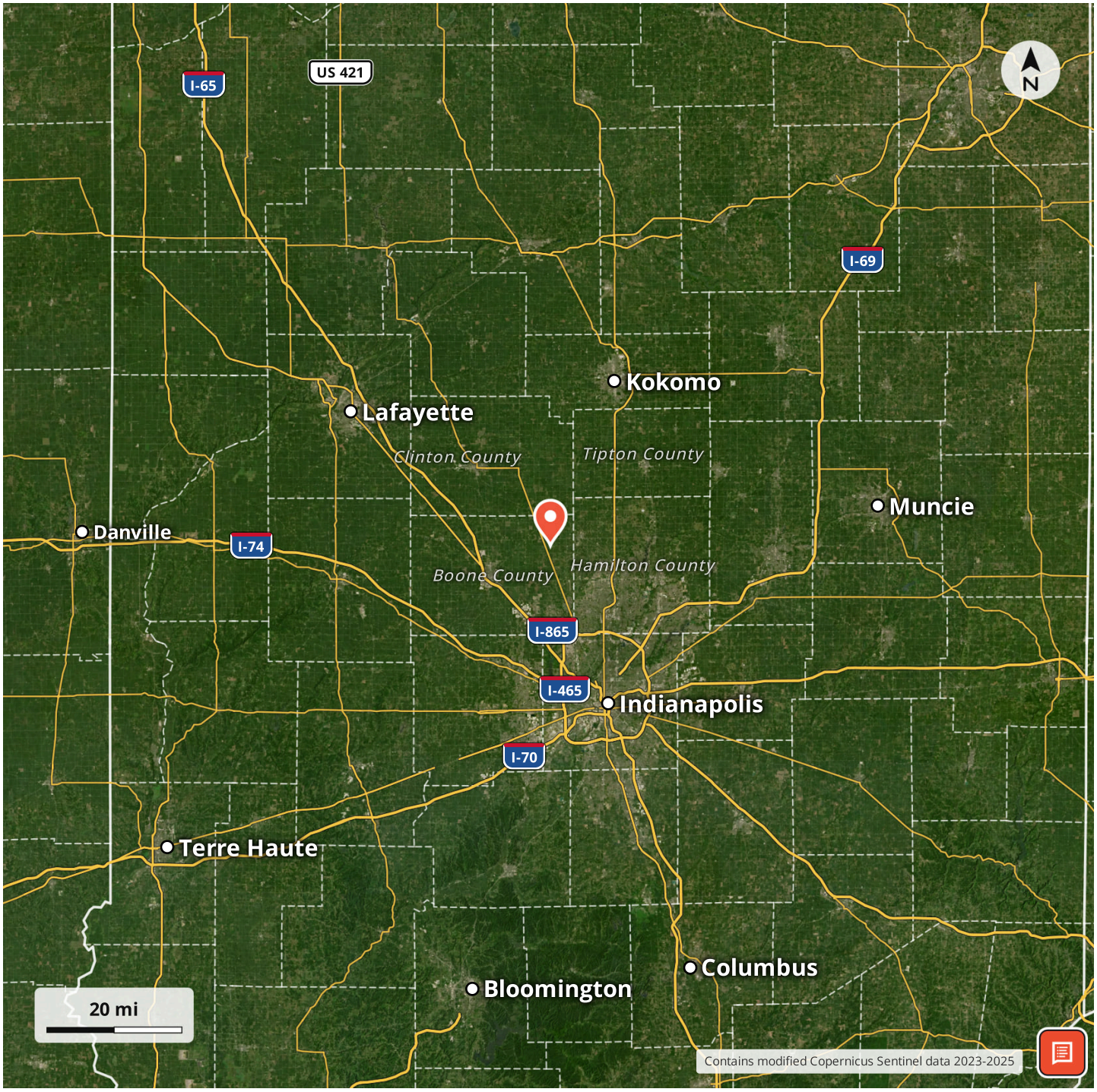




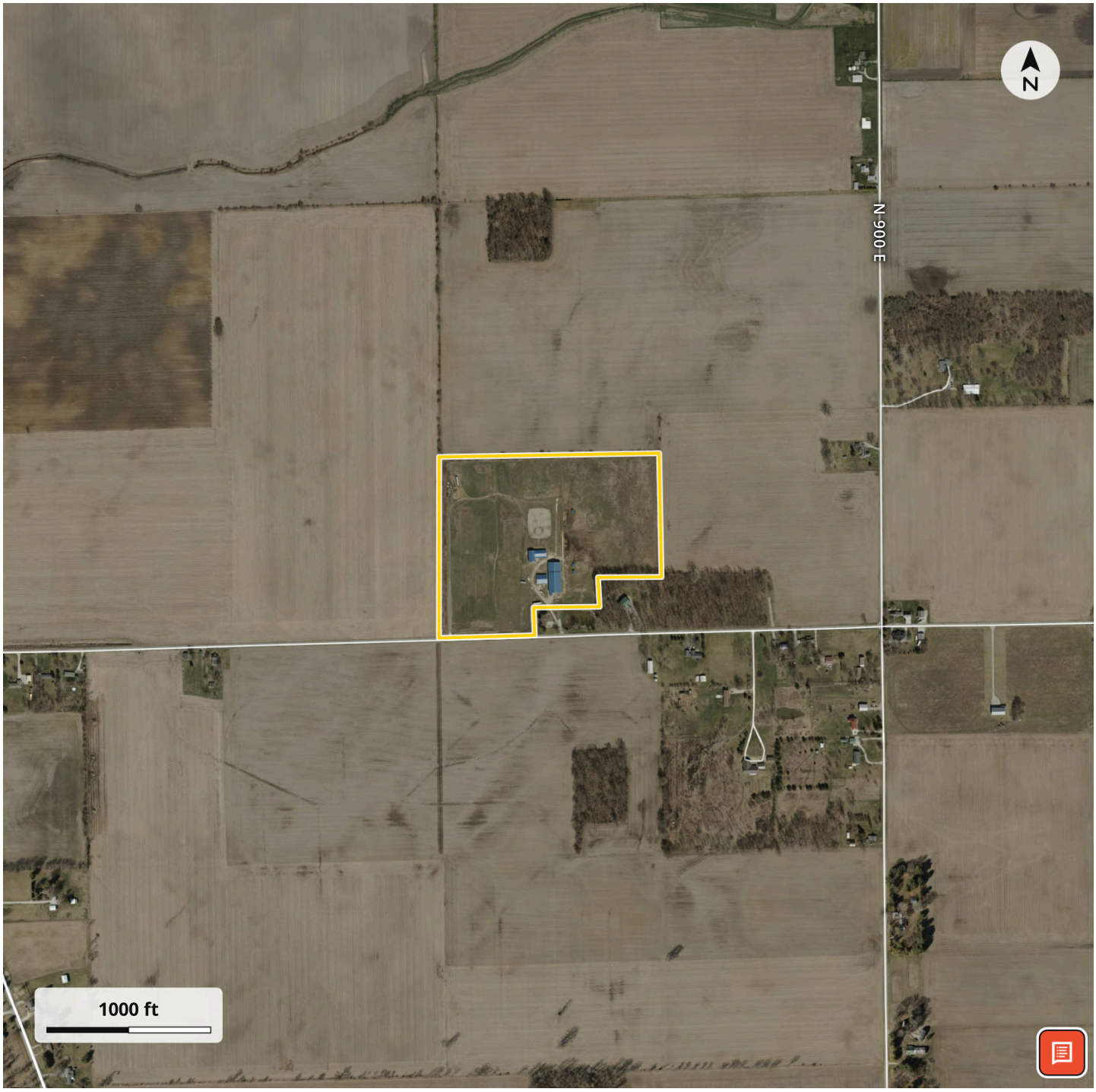




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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