

Meadowland Farm

30.60 Acres | Genesee County, MI | \$3,900,000



HAYDEN  OUTDOORS

Meadowland Farm

TOTAL ACRES:

30.60

PRICE:

\$3,900,000

COUNTY:

Genesee County

CLOSEST TOWN:

Davison, MI

Presented by

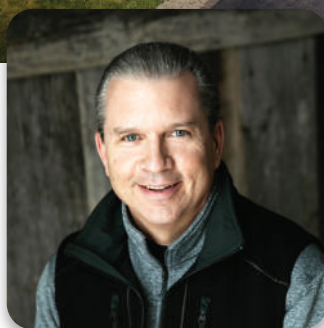


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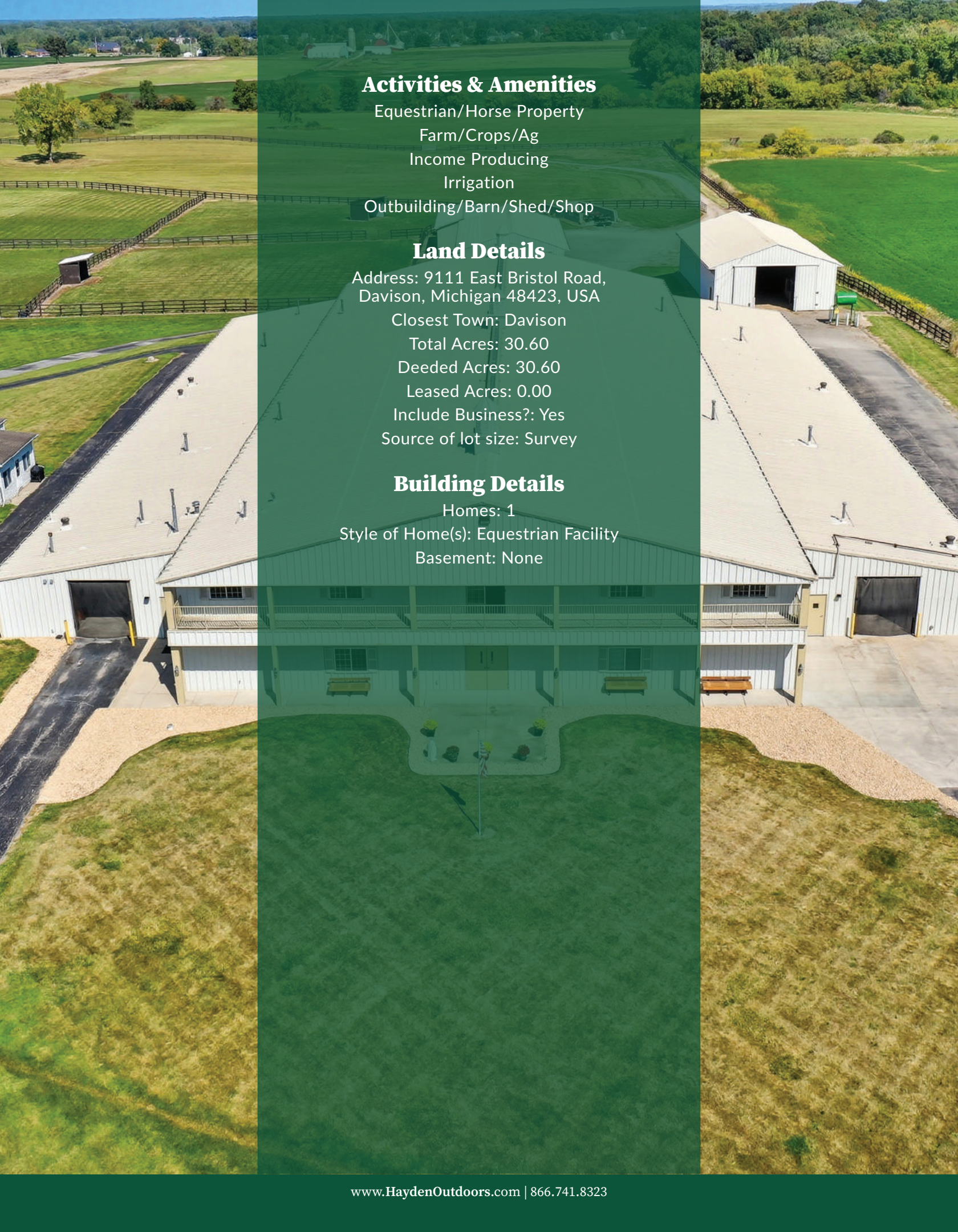




Property Summary

Welcome to Meadowland Farm, established in 1998 by the Sheroski Family as a state-of-the-art equestrian facility. The family's passion for horse racing, riding, competitive showing, training and boarding is legendary. The family business retired in December of 2024 and now after a renovation and significant upgrades, it is a turnkey opportunity for new owners.





Activities & Amenities

Equestrian/Horse Property
Farm/Crops/Ag
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop

Land Details

Address: 9111 East Bristol Road,
Davison, Michigan 48423, USA
Closest Town: Davison
Total Acres: 30.60
Deeded Acres: 30.60
Leased Acres: 0.00
Include Business?: Yes
Source of lot size: Survey

Building Details

Homes: 1
Style of Home(s): Equestrian Facility
Basement: None



Land

This legendary farm has been enjoyed, loved and passionately cared for by the Sheroski Family for over 27 years.

The impressive, gated entrance off of Bristol Road gives way to a commercial grade paved driveway that really enhances the beauty of Meadowland Farm.

The property consists of 30.6 acres that feature a riding arena and 5 paddocks with water tanks that are supplied by a separate well. The facility well has a new submersible pump and also supplies the caretaker's house.

The farms beautiful 20-acre hay pasture along with the rolling terrain make for a beautiful rural country setting.

The Meadowland Farm property produces over 4,000 bales of hay a year.





Improvements

The state-of-the-art Equestrian Facility is 200' x 170' featuring the 150 x 60 heated riding arena with a main level viewing area, an office, tack room and a restroom. This is a custom-built steel framed building. The upstairs living quarters offers First Class amenities including 2 bedrooms, 1 full bathroom, full kitchen with granite countertops and balconies that allow for spectacular viewing of this beautiful property and Equestrian facility.

The facility was custom built in 1998 featuring a steel frame construction that has been professionally maintained with several recent upgrades to make this a turnkey opportunity.

The entire facility is heated and cooled for year-round comfort. The indoor arena has a crushed rubber floor. Also, a spray system for flies is throughout the barn and screen curtains on the 4 big doors.

Featuring 42 stalls with 5 set up for birthing, 3 tack rooms, break room, farrier station, wash station, 2 restrooms, laundry room w/commercial grade appliances, tool room and workstation for equipment.

New electrical services and 2 Generac generators as backup to supply the entire building.

The two pole barns 80 x 45 have concrete floors and hay lofts.

The equipment barn is 50 x 26 with 3 doors. Carport storage is 30 x 30. All of the tractors and hay equipment are in great condition and stored inside. Also included is a storage container for fencing and misc.

The caretaker's house is a 1996 Schult modular home with 4 bedrooms, 2 bathrooms and a fenced yard for your pets.





Recreation

Endless Recreational Opportunities at Meadowland Farm and the Davison area!

- The Equestrian Lifestyle is a passion driven way of life centered around horses and horse riding, encompassing everything from physical demands of care and training to the associated culture of fashion, home decor, social activities, community events and equestrian sports.
- The Metamora Hunt Club, founded in 1928, is 20 miles away. This private club and community are centered around equestrian events, horse country, and farm tours.
- Hunters Creek Club, Michigan's Premier Sporting Club, is 17 miles away in the Horse Country area of Metamora. This private club was established in 1958 and known as Michigan's first Pheasant Hunting Game Preserve.
- The Huntsman Hunt Club, a private shooting preserve in Metamora is 21 miles away. Originally a working family farm, with rolling pastures and wooded ponds, the club has grown into Michigan's premier shooting preserve. The clubhouse is situated amongst lushly landscaped grounds and features a relaxing, yet refined environment with fieldstone fireplaces and an abundance of hand-hewn woodwork.
- The Award Winning Sugarbush Golf Club, a premier championship 18-hole golf course designed by renowned PGA Life Member Larry Mancour is 8 miles to the north of Meadowland Farm. Sugarbush is celebrated for its exceptional design and challenging play. It's voted in the Top 10 as one of the top public golf courses in the country by Golf Digest and Michigan Golf Magazine.
- The legendary Warwick Hills Golf and Country Club is a private country club and located just 9 miles away. Warwick Hills is best known for hosting the Buick Open which was a long time PGA Tour tournament and has been replaced with The Ally Challenge which is a PGA Tour Champions tournament.
- The nearby Davison Country Club and Athletic Club has a beautiful 18-hole golf course, as well as a range of updated amenities such as renovated banquet rooms, a new bridal suite, an upgraded pro shop, and a driving range. The private club and property include a 20,000-square-foot clubhouse and event center.





Agriculture

The farm has approximately 20 acres of hay, replanted 2 years ago. There is the option to continue a lease agreement on the 20-acre hay field from the neighbor. The 4 tractors, hay equipment, implements and gator are included and very well maintained. and always stored inside.

General Operations

The detailed business information and revenue opportunities will be available for the serious buyer.

Region & Climate

Davison, Michigan is located in Southeast Michigan and has four distinct seasons. The average summertime temperature is a comfortable 79 degrees, and the annual snowfall is approximately 32 inches.







History

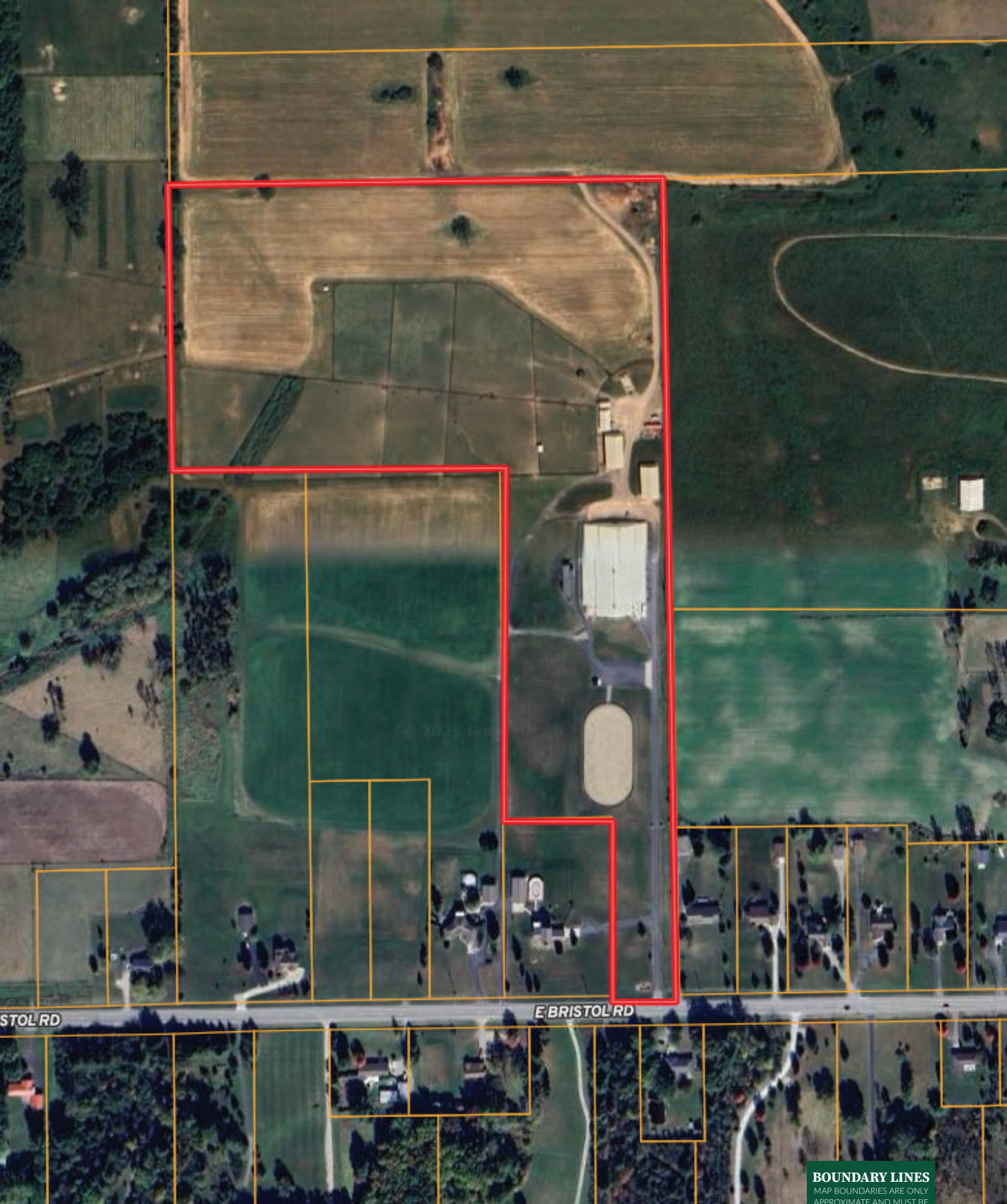
Tom and Teresa Sheroski built the Meadowland Farm in 1998 for their family's passion for horses and the desire to offer a First-Class facility to train and board equine year-round.

Location

Davison is home to over 11,000 acres of woods, water and trails in Michigan's largest county park system. Richfield County Park has year-round activities for the outdoor enthusiast. Downtown Davison offers a mix of suburban and rural charm with a lively Main Street, green parks, and a strong sense of community, symbolized by the "City of Flags" tradition. The city of Davison provides convenient access with its location on M-15 and near I-69, making it an attractive area to live or visit.

- The city of Davison is located 5 miles to the north from Meadowland Farm.
- The Metro Detroit area (Auburn Hills) is located 30 miles to the south.
- Bishop International Airport in Flint is 11 miles away.
- DTW – Detroit Metropolitan Airport is 69 miles away.
- The Davison Country Club and Athletic Club are 3 miles away.



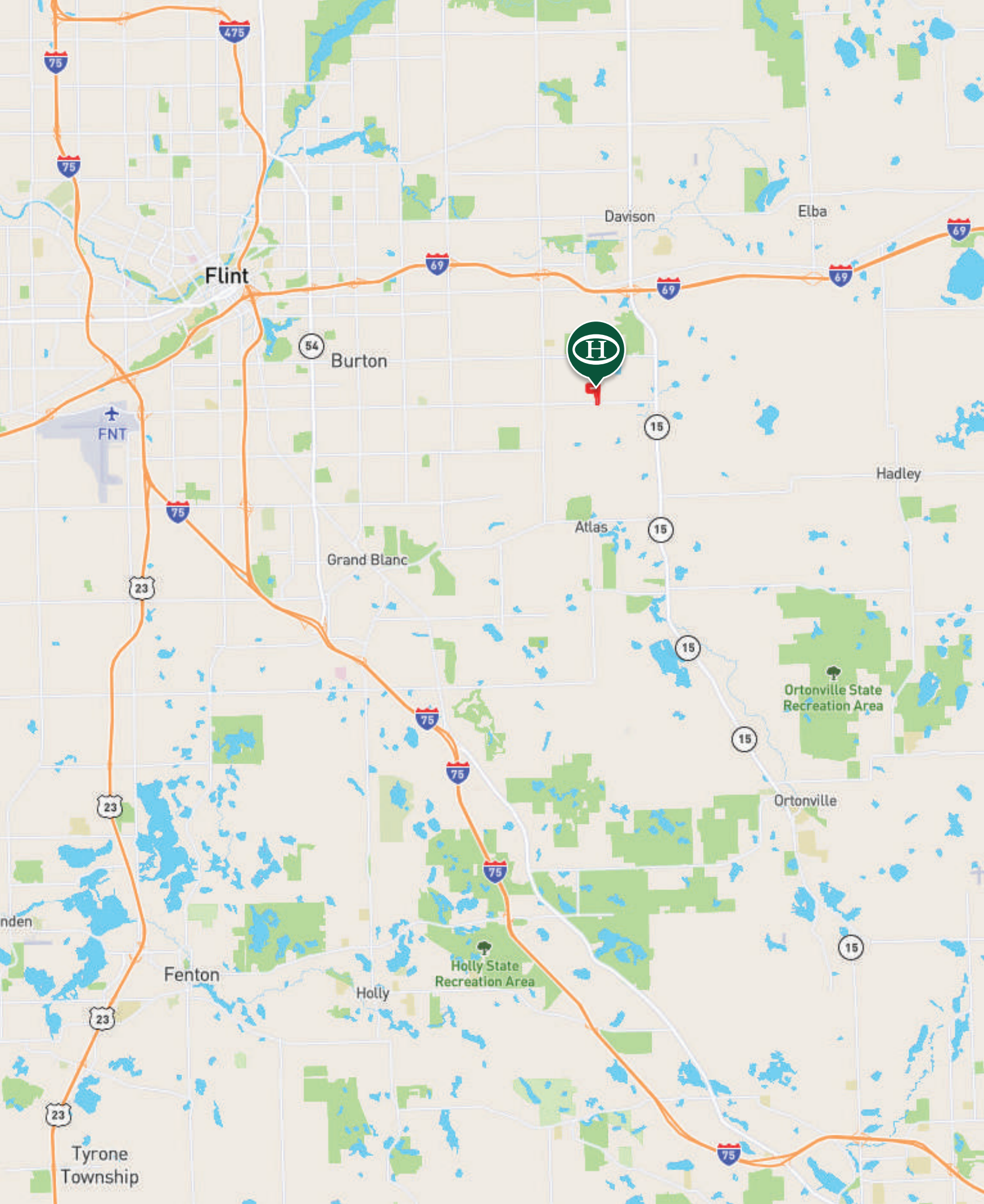


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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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