

HorseSource.org Directory Listing

Hines Ranch- Horse Boarding Facility



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Location

[7229 65th Ave SE](#)

[Snohomish, Washington United States](#)

OVERVIEW

[ESTABLISHED 10- ACRE EQUESTRIAN BOARDING OPERATION] Turn-key, fully operable facility spanning two 5-acre parcels (10 acres total) and designed for efficient, revenue-producing horse boarding. Offering a 7.5% cap rate, this property supports immediate income with professional infrastructure built for daily operations and year-round use. Horse amenities include an INDOOR ARENA + ENGINEERED OUTDOOR ARENA, a 9-STALL BARN WITH HAY LOFT + WASH RACK, and extensive turnout with 17 shelters and fields on one 5-acre parcel + an additional 13 shelters and fields on the second (30 total), providing exceptional boarding capacity, flexible turnout options, and scalability. The property includes THREE LIVING QUARTERS—a main home, secondary residence, and studio apartment—ideal for owner-operators, trainers, on-site staff, or supplemental rental income. Thoughtfully laid out for smooth horse flow, client access, and manageable day-to-day operations, this income-producing boarding facility is ready to operate immediately with room to expand, optimize, or customize.

