



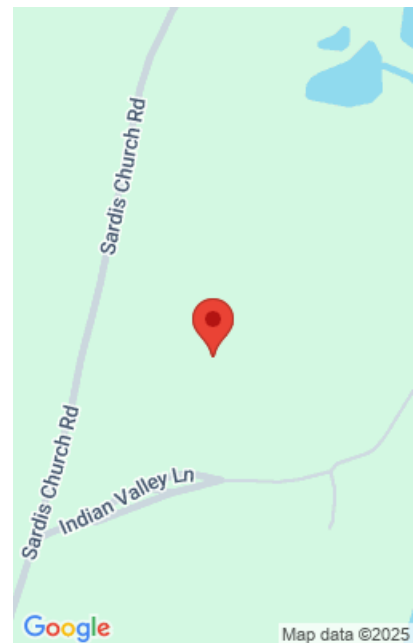
## 165 INDIAN VALLEY LANE

<https://vizorealty.com>

Stunning 40.1-Acre Equestrian Estate – A Dream for those that want a quiet lifestyle! Welcome to your private equestrian paradise. The updated home offers comfort and traditional style, ideal for unwinding after a day on the land. Whether you're enjoying quiet mornings on the porch, hosting barn side gatherings, or riding under open skies, this property offers a lifestyle that few can match. Featuring 3 bedrooms and 2 baths, that has its blend of country living and practical amenities. This well-maintained home features a spacious layout and thoughtful touches throughout, with natural light, and a cozy atmosphere. The master suite includes a private office—ideal for remote work, creative pursuits, or simply relaxing in peace. Tucked away in nature's embrace, this remarkable property blends modern comforts with rustic charm, offering everything needed to raise, train, and care for animals, thoughtfully designed for the passionate horse lover. The heart of this estate is a fully functional horse facility, featuring a well-maintained barn with 4 spacious stalls, tack and feed areas, and ample room for grooming and care. There's 8 acres of securely fenced pasture that provide a safe and serene environment for grazing and daily exercise, while a network of scenic riding trails throughout the landscape, perfect for leisure rides and training. Adding to its charm, a gentle creek meanders through the land, enhancing the natural beauty and providing a tranquil backdrop. For the outdoor enthusiast, a private shooting range is nestled away from the home, creating a recreational space that's both exciting and convenient. Perfect for hobbyists, trainers, or anyone who dreams of an equestrian lifestyle—this property is more than a home; it's a legacy in the making.

Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Single Family
- RESIDENTIAL
- ACTIVE



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# Basics

**Date added:** Added 4 weeks ago  
**Price per sqft:** \$450.40  
**Type:** Single Family  
**Bedrooms:** 3 beds  
**Floors:** 1 floor  
**TMS:** 008-00-00-076  
**Full Baths:** 2

**Listing Date:** 2025-05-02  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Year built:** 1996  
**MLS ID:** 607745  
**Cooling:** Central

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# Building Details

**Heating features:** Heat Pump 1st Lvl,Propane  
**Garage spaces:** 2  
**Water Source:** Well  
**Style:** Traditional  
**Exterior material:** Brick-Partial-AbvFound, Stucco - Hard Coat

**Garage:** Garage Attached, side-entry  
**Foundation:** Crawl Space  
**Sewer:** Septic  
**Basement:** No Basement  
**New/Resale:** Resale

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# HOA Info

**HOA:** N

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# Nearby Schools

**School District:** Calhoun  
**Middle School:** Calhoun-Cnty

**Elementary School:** Calhoun-Cnty  
**High School:** Calhoun County

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# Listing Courtesy Of



**Listing Office:** Broadwater-Toole Realty LLC

**Listing Agent:** Catina, Broadwater

