

FOR SALE



CHACONAS GROUP
ANN ARBOR AREA



Equestrian Facility

Glenn Road • Grass Lake, Michigan



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PROPERTY DESCRIPTION

Equestrian Facility, Grass Lake

Don't miss this rare opportunity to acquire a 30-acre horse show facility, a portion of the historic Waterloo Hunt Club (WHC)—a legacy equestrian property with deep community roots, a respected reputation, and the infrastructure to support premier riding, training, and competition in one of Michigan's most scenic natural settings.

Founded in 1941, the Waterloo Hunt Club is a family-oriented equestrian property located in the heart of Michigan's beautiful Waterloo Recreation Area. For more than 80 years, the Club has been a cornerstone of traditional foxhunting in the Midwest, offering generations of riders the opportunity to experience "riding to the hounds" in a welcoming, community-focused atmosphere.

This offering includes only the horse show portion of the property, which serves as a premier venue for equestrian events. Ideally located in Grass Lake, near the Waterloo Recreation Area, Portage Lake, and Calderone Golf Club, the property is perfectly situated between Ann Arbor and Jackson with convenient access to I-94.



2-story office building and announcing/judging area.



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PROPERTY HIGHLIGHTS

- ±30 Acres, Comprised of Four Separate Parcels. Exact Acreage and Boundaries to be Confirmed by Survey (in process)
- Features Include: Show Grounds, Stabling for up to 182 Horses (Expandable to over 450 Stalls with Temporary Stabling), Four Pavilions, Flexible Arenas, and an Office Facility
- Sale Includes: All Horse Show-Related Equipment and Supplies, Including Three Tractors, Generators, and Stall Materials. Personal Property to be Itemized by WHC
- Sale Excludes: the WHC Clubhouse and Turn-Out/Lunging Ring and Stable/Kennel Area on Katz Road. These Exclusions are not Within the 30-Acre Horse Show Facility
- Sale is Subject to Purchaser's Understanding and Agreement to Additional Sale Conditions Included Herein
- Offered at \$1,200,000



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PHOTOS

Equestrian Facility, Grass Lake

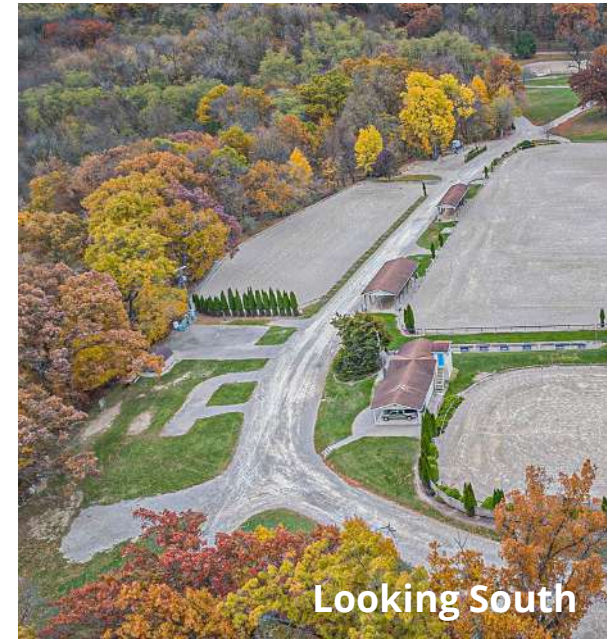


PHOTOS

Equestrian Facility, Grass Lake



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SALE CONDITIONS

Equestrian Facility, Grass Lake

Summary of Use Agreements & Property Terms

Waterloo Hunt Club (WHC) will continue to maintain a limited presence and use of the property consistent with its long-standing traditions. The following terms outline a cooperative and practical relationship between WHC and the future owner, designed to ensure seamless operations for both parties:

Hunt Access Easement: WHC retains a seasonal easement to cross the property during organized hunts held between September 1 and April 15 each year.

Hunter Trials Course Use & Lower Show Grounds: WHC will continue to use the hunter trials course, lower show ground and associated trailer parking on non-show days, preserving its historic field activities without interference with scheduled events.

Show & Event Privileges: The Buyer may utilize the pasture parking area for shows for up to 35 days per year, with no restriction on the total number of shows or competitions hosted on the property.

Horse Bedding Management Transition: The Buyer may continue to use the existing horse bedding disposal system for up to six months after closing to allow for a smooth operational transition.

Equipment & Storage: Within six months of closing, the Buyer will establish dedicated storage facilities on-site and relocate all equipment, supplies, and fuel tanks included in the sale from the surrounding property owned by WHC.

Aggregate Removal: The Buyer will remove aggregate materials currently stored east of Katz Road (on property retained by WHC) within one year of closing.

Access & Easements: WHC will provide the Buyer with driveway easements for ingress and egress to the showgrounds via the routes west and north of the clubhouse, as well as granted use of the lunging ring during warm-up and show days.

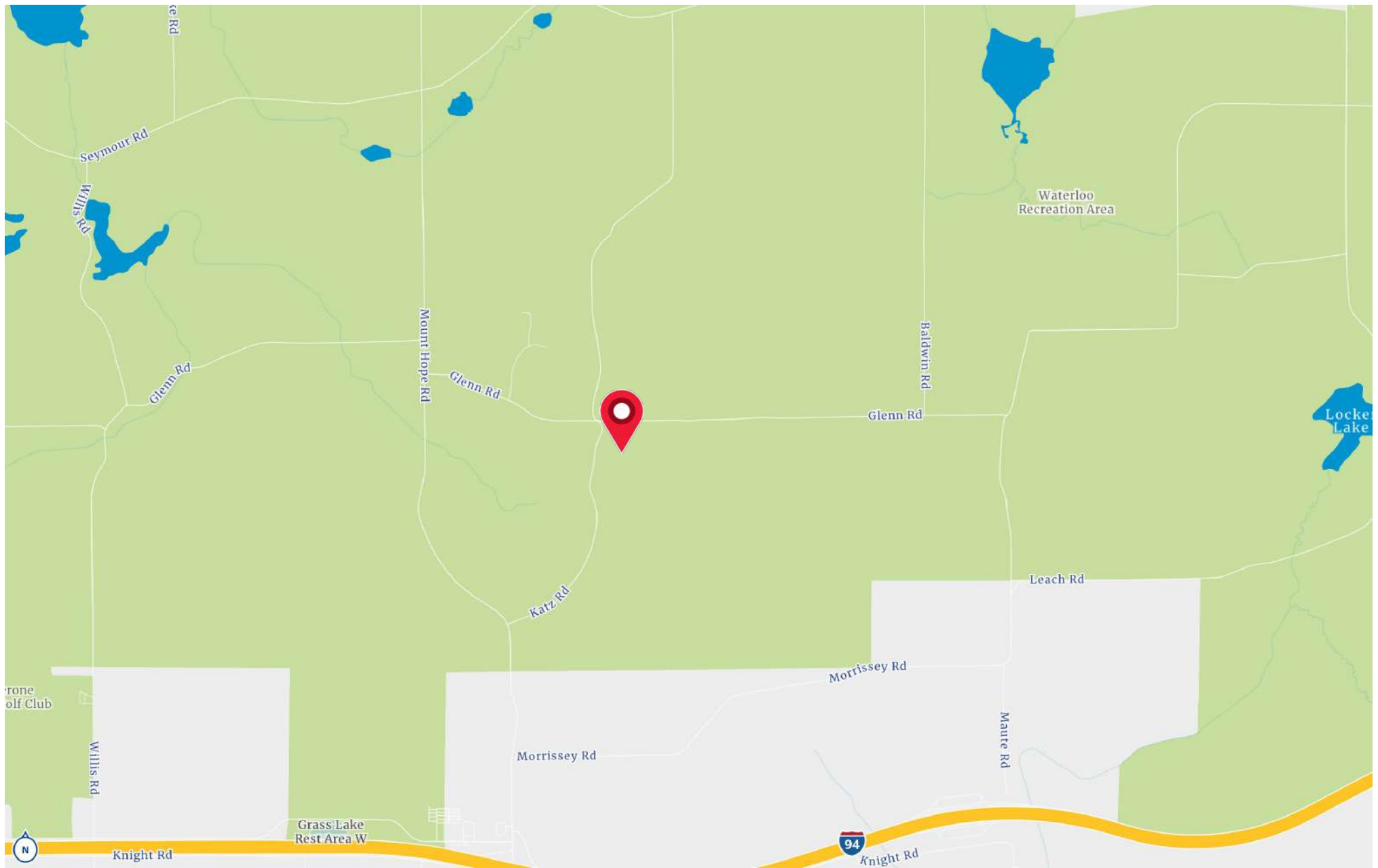
Insurance Requirement: The Buyer will furnish WHC with an annual Certificate of Insurance, naming WHC as an additional insured party for activities involving shared or adjacent areas.

Hay Sales Option: WHC may continue to acquire, store, and sell hay to show exhibitors if desired, supporting on-site event operations.

Membership & Sale Provisions: The transaction is subject to approval by WHC membership. WHC retains a first right of refusal should the Buyer elect to sell the property in the future.



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LOCATION MAP

Equestrian Facility, Grass Lake



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PROPERTY AERIAL

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