

Horse Farms and Equestrian Properties



Illustrative image; not an actual listing or client photograph.

A horse property should support your riding goals and daily care routine. Evaluate usable land, facilities, permitted use and the complete operating budget - not just acreage or an attractive barn.

Start with your horses and usable land

Share horse count, riding goals, turnout routine and equipment needs. Distinguish personal horse keeping from boarding, lessons or other business plans. Identify usable pasture, woods, wet ground, building footprints, shade, drainage and water. Ask an equine or pasture specialist about suitability; acreage alone does not establish carrying capacity.

Inspect facilities and the daily route

Check stalls, ventilation, footing, gates and fencing with qualified help. Review secure feed, hay and tack storage; emergency access; trailer turning and delivery space. Walk feeding, watering and turnout routes. Obtain written repair estimates and check manure removal and hay-delivery arrangements so the layout works in daily use.

Verify use, access and services

Ask planning staff about your intended use and any boarding or lesson activity. Review restrictions, easements, survey and legal access. Obtain well, septic, building and permit records, then arrange qualified inspections. Include future improvement needs in the review; existing facilities do not automatically authorize a proposed business or expansion.

Your next-step action plan

Budget ownership and plan the horse move

Include fencing, pasture care, barns, utilities, insurance, equipment, riding improvements, hay delivery and manure handling. Ask your insurer about the exact use, including business activity. Coordinate possession with horse transport, secure fencing and available water. Confirm temporary boarding, feed storage and trailer access; keep veterinary and farrier contacts ready.

Prepare a horse farm for sale

Create a property folder with facility dimensions, pasture layout, maintenance and permits. Identify equipment and fixtures included in the sale. Present tidy barns, organized tack areas and maintained fences. Plan showings that protect horses, visitors and everyday care; arrange horse relocation if needed. Diana can explain features relevant to equestrian buyers.

Your planning checklist

- ☐ Define horse keeping, riding and facility priorities.
- ☐ Map usable land, drainage, water and daily routes.
- ☐ Evaluate barns, fencing, footing and trailer access.
- ☐ Confirm uses, permits, well and septic records.
- ☐ Price repairs, upkeep, hay and manure arrangements.
- ☐ Coordinate safe showings, possession and horse transport.

DIANA'S TIP

Walk the property as though you were doing morning chores. Water access, gates, hay storage, drainage, and trailer turning space can matter as much as the barn's appearance.

Helpful source links

[Virginia horse fencing guidance](#)

[Buying with a septic system](#)

[Virginia private wells](#)

Call Diana: 757-985-2959

Plan your horse-property purchase or sale with Diana. Share horse needs, the property and timing; ask about a lender familiar with your financing needs. [Open this guide online](#) to use the contact form.

Diana Hansford, Real Estate Agent | Keffer Realty. Confirm property facts, agreements and financing with the appropriate professionals.