



Falmouth Farm & Stables

The Midwest's Premier Equestrian Community

Falmouth Farm & Stables is a planned equestrian community situated on 706 prime acres in the heart of rural Wisconsin, yet only 25 miles from the state capitol, Madison. As a Homeowner's Association member, you will design, build and enjoy your own home on two scenic acres and share ownership of the 659 acres of common property (87% greenspace) and facilities with the other Falmouth residents. Current zoning restricts ownership to 22 homesites.

Membership in Falmouth Stables Club, LLC comes with your ownership interest which opens the gate to numerous equestrian, social, and community activities and events. Lessons, trail rides, horse training and shows are just some of the equestrian activities managed through the Club.

Falmouth Farm is named in honor of some of the earliest, non-native residents of the Lower Wisconsin River Valley. In the early 1800's, tin miners and merchant seamen from Cornwall, England and its major seaport, Falmouth, moved here to begin a new life of land stewardship through farming around Arena and tin mining in nearby Mineral Point.

Ownership Features

- 659 acres of common property
 - 310 acres in deed restricted nature conservancy
 - 220 acres in income crops
 - extensive woodlots
 - Farmhouse income rental property
- Miles of groomed, marked trails
- Renovated horse barn (1917) with 15 stalls, wash rack, tack room, lunchroom
- New indoor arena (100x225), stalls for 30 horses, wash rack, tack room, indoor round pen training area
- New clubhouse and office building including lounge, locker rooms, exercise room (weight & cardio machines), massage room, hot tub and outside decks, WiFi high speed internet connection, theater TV, fireplace, kitchenette)
 - Security cameras for security and activity monitoring
 - Canoes and kayaks for member use

Right outside the barn door are over 700 acres of land with miles of groomed trails that are marked for every level of rider. Guided trail rides are available, or you may spend an afternoon of solitude and soak up the natural beauty of the land. The wildlife is abundant including deer, turkey, hawks, grouse and even an occasional bald eagle and flock of sand hill cranes. You can even pick a rustic campsite for an afternoon or weekend to fully experience the beauty of this incredible place.

Activities

- Trail riding, jumping, training
- Horse shows & special events
- Carriage drives
- Equestrian lessons
- Special children's rides
- Camp fire rides, hay rides, sleigh rides, breakfast rides
- Cross country skiing, hiking, mountain biking
- Mushroom picking (morels)
- Bird watching
- Managed hunting (deer, turkey, pheasant, grouse, etc)
- Toboggan & sledding runs
- Camp outs, pig roasts
- Private parties (weddings, birthdays, reunions, etc)
- Weekly movie nights (theater sound, high definition TV)
- Weekly poker, bridge
- Socializing with fellow club members
- Other social events (cocktail & appetizer hours, guest speakers, etc)



Come, join the community!

608-753-2063

toll free: 877-753-2063

www.falmouthfarm.com

