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INTERNATIONAL REALTY



34680 NE Kramien Road

NEWBERG | OR

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NEWBERG

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Nestled in the Heart of Oregon Horse Country

Nestled in the heart of Oregon horse country between Wilsonville and Newberg, this exceptional 12.79-acre equestrian facility offers a rare opportunity to own a fully operational, income-producing turnkey property. Thoughtfully designed for professional training, boarding, or personal use, it combines efficiency, comfort, and top-tier functionality throughout. At the heart of the facility is a massive 27,000 sq ft barn and state of the art training complex, featuring 52 rubber-matted stalls with automatic waterers, a fly suppression system, and an ultra-efficient hay feeding loft that spans the full length of the barn. The 80x180 dual-entry indoor arena boasts excellent footing, a dedicated viewing room, and a 1-bedroom apartment above, perfect for staff or guests. Numerous amenities include two indoor hot water wash racks, a dedicated farrier room, laundry facilities, two bathrooms, multiple tack and feed rooms, and a professional office with a mini kitchen. A second 2,600sqft barn includes four additional stalls, shavings storage, and ample room for equipment or expansion. Outdoors, a large 180x225 arena complements 13 roomy paddocks, each with run-in shelters and integrated hay lofts, giving horses year-round comfort. Double-gated semi-truck access, oversized hay lofts, and drive-through convenience make operations after a long day in this gated, well-maintained, efficient one-level ranch home, privately situated to take full advantage of its peaceful setting and sweeping valley views. Featuring 3bed/2bath ranch home, the layout includes a versatile 4th room, perfect for a home office, gym, or guest space. The attached carport offers additional storage, while a private hot tub & covered porch provides the perfect place to relax year-round. Whether you're expanding an equine business or seeking a world-class training and boarding facility in a prime location, this rare offering combines rural tranquility with exceptional infrastructure and income potential.



Property Features

Bedrooms: 4 | Bathrooms: 4.5 | Sqft: 2,039 | Acres: 12.79

- 27,000 sq ft barn with a brand-new roof
 - 52 indoor rubber matted stalls with removable walls for foaling
 - Efficient stall-feeding hay lofts and hay storage
 - Each stall equipped with an auto waterer
 - 80x180 dual entry indoor arena
 - Heated viewing room
 - 2nd floor apartment
 - Large office with kitchenette
 - Multiple tack rooms
 - 2 wash stalls with hot water
 - Laundry room
 - 2 bathrooms
 - 180x225 outdoor arena
 - Additional 2,600 sq ft, barn includes:
 - 4 stalls
 - Shavings storage
 - Additional storage
 - 13 total paddocks and 4 covered stalls with haylofts
 - Two seperate wells
 - Hook-ups for a camper
 - Ample trailer parking
 - Easy semi truck access
- Lovely remodeled one-level home with:
 - 3 bedrooms
 - 2 bathrooms
 - Large office
 - Full kitchen
 - Private hot tub
 - Covered patio
 - Covered parking area with storage
 - Gorgeous alley views
 - Two gated entrances
 - Semi-truck access























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