



Blue Horizon

4178 Headens Bridge Rd
Bedford, VA 24523



Blue Horizon: An Equestrian, Cattle & Hay Farm

Nestled within a picturesque landscape of farms and rolling countryside, life at Blue Horizon harmonizes with the gentle rhythms of horses and cows. This farm presents an unparalleled opportunity to combine an equestrian training center alongside agricultural pursuits.

The Equestrian Amenities: Where Equestrian Excellence Meets Natural Beauty

The intricately designed IMTCA mountain course features a series of interconnected circles, facilitating fluid movement for horses as they navigate from one obstacle to the next. The course serves as a practical training ground, integrating time-tested horsemanship techniques and blending seamlessly with the surroundings. While offering a challenge to advanced riders, it remains approachable and welcoming to beginners and novices alike. The flow pattern instructs and inspires riders, creating an immersive experience that fosters growth and appreciation for the equestrian art. 9.79 acres are devoted exclusively to the equestrian center, which embodies a commitment to equine excellence and fosters a harmonious environment for horse and rider.

The facility boasts features tailored to diverse equestrian disciplines. The small ring offers deeper sand footing providing an optimal environment for reining, cutting and working with cattle. Additionally, the spaciousness and firmer footing of the larger ring make it ideal for setting up expansive jump courses, catering perfectly to the needs of hunter-jumpers. No matter your preferred equestrian discipline, this farm ensures you'll have what you need to pursue your passion.

The Farm: Embracing Agricultural Excellence on a 114-Acre Cattle Ranch

The 114 acres dedicated to cattle and hay production exemplify agricultural excellence on the farm. The farm radiates aesthetic charm and is well-maintained, ensuring both visual delight and operational efficiency. Enclosed by fencing and cross-fenced, the farm boasts equipment buildings, automatic waterers and 43 acres for hay production. A tranquil, well-stocked pond is the perfect place to unwind and enjoy the peaceful countryside.

AT A GLANCE

THE HOUSE

- **FIRST FLOOR:** LIVING Room with Gas Fireplace, Dining room, Kitchen, 3 Bedrms, 2 Bathrooms, Laundry Room
- **SECOND FLOOR:** Full Bath, Office, Den. and Great Room/ Recreation Room
- **BASEMENT:** Large Workshop, Full Bath, Storage, Hobby Room
- **BEDROOMS:** 3
- **BATHROOMS:** 4
- **House:** Modular
- **INTERNET:** Starlink
- **PROPANE:** Watts Petroleum: Tanks are owned, tank for fire-place is 100 gallons and tank for generator is 325 gallons.
- **ELECTRIC:** Southside Electric
- **ROOF:** Composition Shingles
- **SIDING:** Vinyl
- **HEAT & HVAC:** Two Heat Pumps
- **GENERATOR:** 22KW runs most of the house (no heat) plus water and electric in barns
- **Property Tax:** \$2360.37 - Property in land use

THE FARM

Equestrian Amenities

- 30 Obstacles for International Mountain Trail Challenge
- 100 X 100 Deep Sand Arena
- 180 x 240 Firmer Sand Arena
- 2 Horse Barns: 5 Stall Barn and 4 Stall Barn
- 6-Stall Barn with Hayloft
- Office and Concession Stand
- Gazebo and View Deck
- 6 30-AMP RV Hookups

The Cattle Farm

- Under CREP Program
- Cement workshop
- Equipment Shed/Hay Storage
- Stocked Pond and Picnic Shelter
- 4 Auto Waterers
- Gravel Parking Area
- 43 Acres in Crops
- 42.24 Acres in Pasture
- 29.11 Acres in Woods
- 9.97 Acres in Equestrian

THE RESIDENCE











THE CATTLE FARM





6-STALL BARN









THE MOUNTAIN TRAIL COURSE

In July 2018, Mark Bolender, the visionary behind Extreme Mountain Trail and the IMTCA, journeyed to Virginia to construct a premier training course capable of hosting events on the challenging mountain trail course.

This training course has been a respected destination for clinics, competitions, camps, fundraisers & private workouts, attracting equine enthusiasts nationwide. With its amenities and picturesque surroundings, the facility is also an ideal venue for horse shows.

The center boasts a comprehensive array of facilities, including a 100x100 deep sand arena, a spacious 180x240 firmer sand arena, the prestigious Bolender Certified Mountain Trail Course, two barns for equine accommodations, and six 30-AMP RV hookups catering to overnight guests. There is a charming picnic area for relaxation and enjoyment.

There is an additional six-stall barn boasting a spacious hayloft and adjoining turnout area for horses.

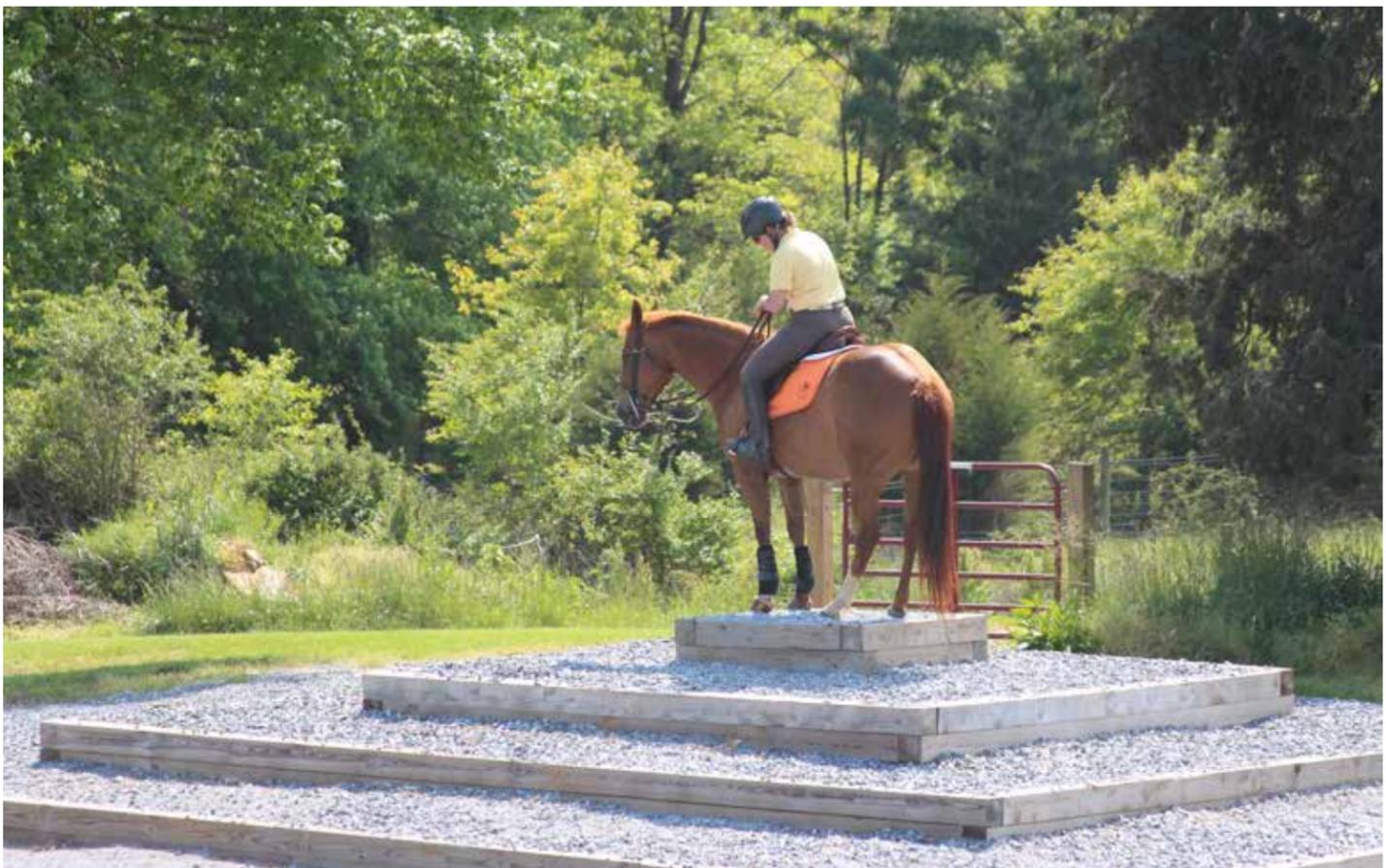














5-STALL BARN



4-STALL BARN



THE VIEWING DECK





CONCESSION STAND & OFFICE



EQUINETRAIL SPORTS

ETS membership fee waived for this

May 15th, 2021
Coyote Crossing Obstacle Trail
 3-mile trail ride through our rolling pastures and on our Mountain Trail Course! Lots of fun and unique obstacles to challenge you and your horse!

Coyote Crossing Equestrian Center
 4178 Headens Bridge Rd
 Bedford, VA 24523
 coyotecrossingequestrian.com

What Makes ETS Different?

- Choose Your Challenge Level that best suits you and your horse at each obstacle!
- Enjoy new trails and make new friends at our family friendly events!
- Event registration is half price for all students!
- Membership is free to all students (7-22 years old)
- No cost to register your equine!
- Obstacles are not timed!
- Events are open to all breeds of horses, donkeys and mules.
- Exciting tournaments for added fun!

Ride for Fun, Ride to Learn.

Trail Challenge. Obstacle Course. Recreation Ride.

WWW.EQUINETRAILSPORTS.COM

COYOTE CROSSING MAY CAMP

• Mountain Trail Course Exercises
 • Mounted Water Gun Shooting
 • Ranch Riding • Horse Soccer
 • Ring Jousting • Activities

MAY 26-29

IMTCA BUCKLE SERIES
 The day after the camp is our first IMTCA Buckle Series Show. Campers are welcome to stay an extra night and compete in the show for no extra fee. With the cost of the camp, campers are able to participate in 2 classes. Campers must bring their own horses, horses will not be provided.
 All participants must be at least 18 years old.

4178 Headens Bridge Road
 Bedford, Virginia
 (434) 509-2375
 coyotecrossingcattico@gmail.com

WWW.COYOTECROSSINGEQUESTRIAN.COM

Mark and Lee Bolender

Founders of IMTCA
 Hosting Clinics at Coyote Crossing Equestrian Center this October

OCTOBER 5, 6, 7 2019

To sign up for any of the clinics contact: Lee Bolender
 jleeowgirl@gmail.com or 360-269-6156

October 5 - Judging Clinic
 Open to all
 Certification cost: \$350
 \$200 for those just wanting to learn the rules
 • Classroom and on-the-course instruction
 • Study Materials
 • Certificate of Completion

October 6 - Beginner Trail Clinic
 Open to all, cost: \$350
 Limited to 14 riders
 Time: 8:00am - 4:00 pm
 1 1/2 hour lunch

October 7 - Advanced Trail Clinic
 Open to all, cost: \$350
 Limited to 14 riders
 Time: 8:00am - 4:00 pm
 1 1/2 hour lunch

Stalls and RV parking available. Contact: Angela Roman, coyotecrossingcattico@gmail.com

COYOTE CROSSING EQUESTRIAN CENTER

2021 EVENTS

Feb 20: Open House
 March 6: Discounted Play Day
 March 20: IMTCA Schooling Show
 April 10: Discounted Play Day
 April 17: IMTCA Buckle Series Show
 May 1: Discounted Play Day
 May 15: Equine Trail Sports Event
 May 26-29: Mountain Trail Adult Camp
 May 30: IMTCA Buckle Series Show

June 4: Open Barrel Practice
 June 5: Cow Play Day
 June 16-18: Mountain Trail Adult Camp
 June 19: IMTCA Buckle Series Show
 July 9: Evening Cow Play Day
 July 10: Open Barrel Practice
 September 25: Fun Show
 October 9: Sanctioned Barrel Race
 November 6: Scavenger Hunt

Coyote Crossing Equestrian Center | 4178 Headens Bridge Rd, Bedford VA 24523
www.coyotecrossingequestrian.com

MARCH 20
\$18 PER CLASS WITH PRE-REGISTRATION \$20 THE DAY OF

DISCOUNTED PRACTICE DAY & LESSONS ON THE COURSE THE DAY BEFORE THE SHOW

*must have had a lesson with us or Double C Farm to compete

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MOUNTAIN TRAIL Schooling Show

CONTACT
 coyotecrossingcattico@gmail.com
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CLASSES

Level 1 In-Hand	Level 2 Riding	Gambler's Choice
Level 1 Riding	Level 3 In-Hand	Timed and Judged Team Class
Level 2 In-Hand	Level 3 Riding	Rider with Dog
	Ride One Lead One	

WWW.COYOTECROSSINGEQUESTRIAN.COM

CAMP

JUNE 16-18 2021

Three Day Camp. Mountain Trail Course Exercises. Mounted Water Gun Shooting. Ranch Riding. Ring Jousting. Horse Soccer. Activities.

AFTER-CAMP IMTCA MOUNTAIN TRAIL SHOW

Stay an extra night and compete in the show for no extra fee. Campers may participate in 2 classes with paid camp fees. Campers must bring their own horses. Participants must be at least 18.

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COYOTE CROSSING RANGE SHOW

A FUN EXPERIENCE FOR ALL LEVELS OF RIDERS AND HORSES!
July 13, 2019

RANCH SHOW
 Register early to secure your spot!
 Want to practice with some cows before the show? Come to one of our Cow Play Days. To learn more and to sign up visit our website!

Four Class Divisions:
 Youth, Adult, Novice, and Open. Novice is for riders who are new to cows and cow events.

\$12 a class with pre-registration
\$15 a class the day of

Coyote Crossing Equestrian Center
 4178 Headens Bridge Rd
 Bedford, Virginia
 (434) 509-2375

Visit coyotecrossingequestrian.com/shows to register

MOUNTAIN TRAIL CHALLENGE

Buckle Series

**MAY 26TH
 JUNE 29TH
 JULY 27TH**

3 Mountain Trail Shows
5 Division Levels
In-Hand and Riding Patterns in Each Division Level

At the end of the three shows the total rider/horse team points will be tallied to decide the High Point Champion and Reserve Champion. These winners will be awarded buckles.

IMTCA membership not required to compete but only IMTCA members are eligible for High Point Champion.

Competitors are welcome to arrive the day before the show to practice. Stalls available for overnight rest and dry camping is allowed.

\$25 per class (pre-register)
\$30 per class (day of)

To pre-register, complete form on our website & email to: coyotecrossingcattico@gmail.com

Division Levels
 Novice: New riders and horses
 Level 1: Walk only patterns
 Level 2: Walk/trot patterns
 Level 3: Walk/trot/canter patterns
 Open: Walk/trot pattern & possible cantering

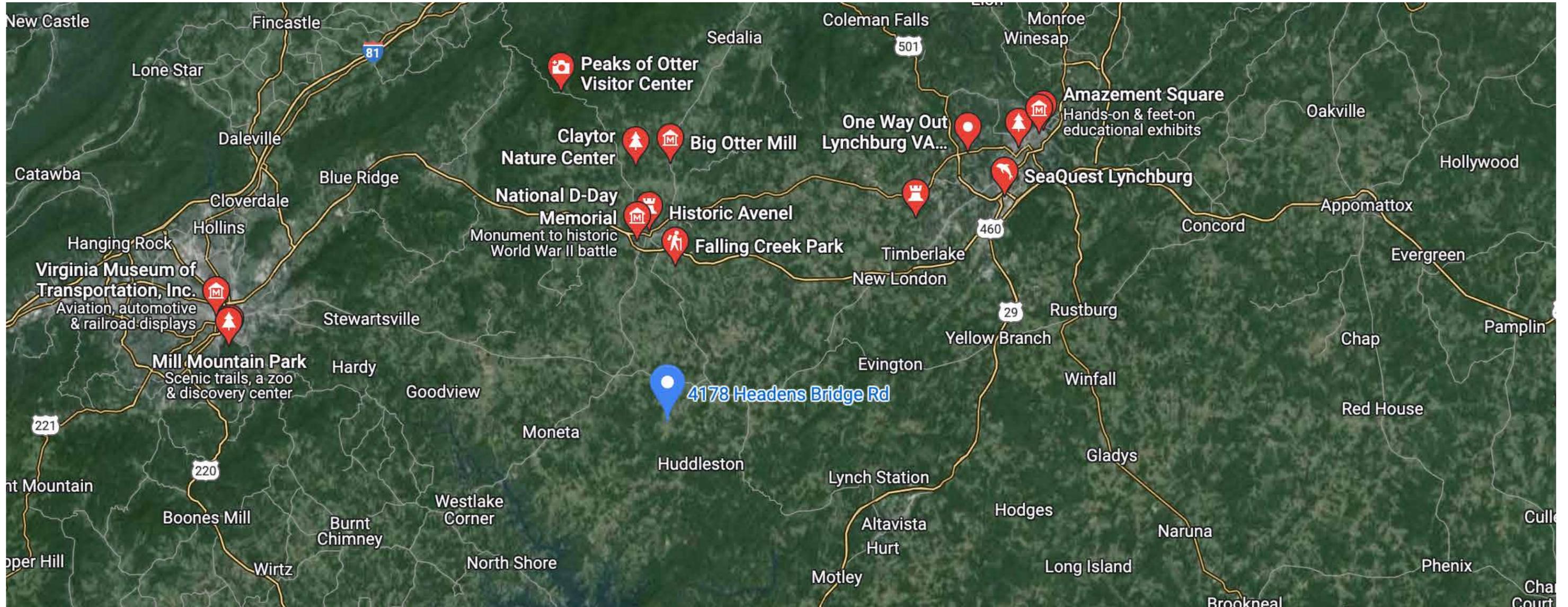
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Location

Nestled in the heart of Bedford County, Virginia, the farm enjoys a prime location just 9 miles from the shores of Smith Mountain Lake and State Park. Renowned for its 500 miles of pristine shoreline, Smith Mountain Lake is Virginia's second-largest reservoir, offering many recreational opportunities. Other attractions include the Peaks of Otter and Blue Ridge Pkwy. Roanoke is 29 miles, Lynchburg is 31 miles, Liberty University is 26 miles.

Airport

Conveniently situated, the Roanoke Airport is 35 miles away, providing seamless access for travelers near and far.

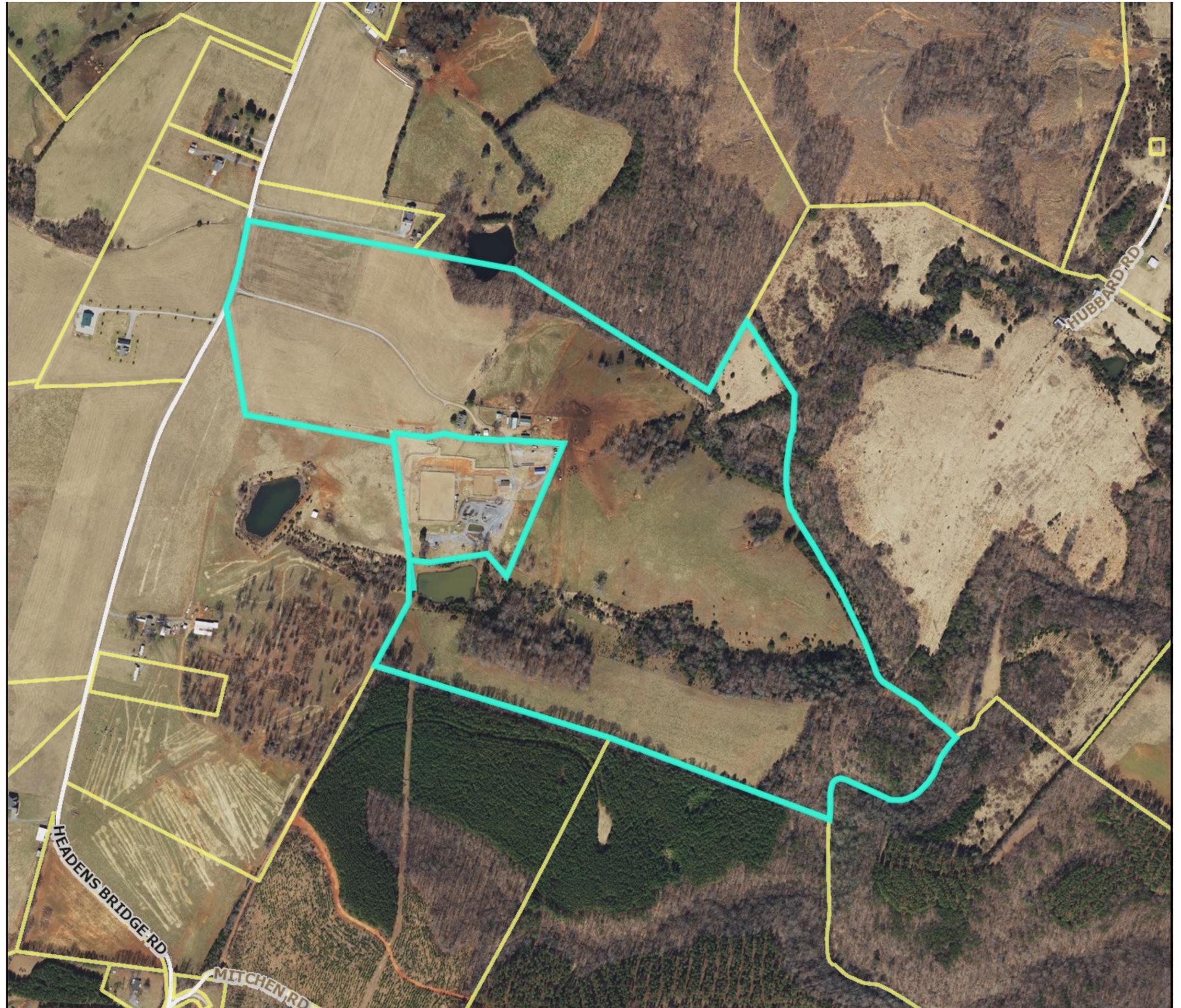


Bedford, VA

Legend

-  Administrative Boundary (2023 Update)
- Highway**
-  Blue Ridge Parkway
-  US Primary
-  Virginia Primary
- Roads**
-  Parcels - County
-  Parcels - Town
-  Base Flood Elevation
-  Public School Boundary

The property lines are approximate and based on the county tax map.





*Combined Equestrian &
Cattle Farm*

Exclusive Listing Agents

Bridget Archer 434-981-4149 & Pam Dent 434-960-0161

Gayle Harvey Real Estate