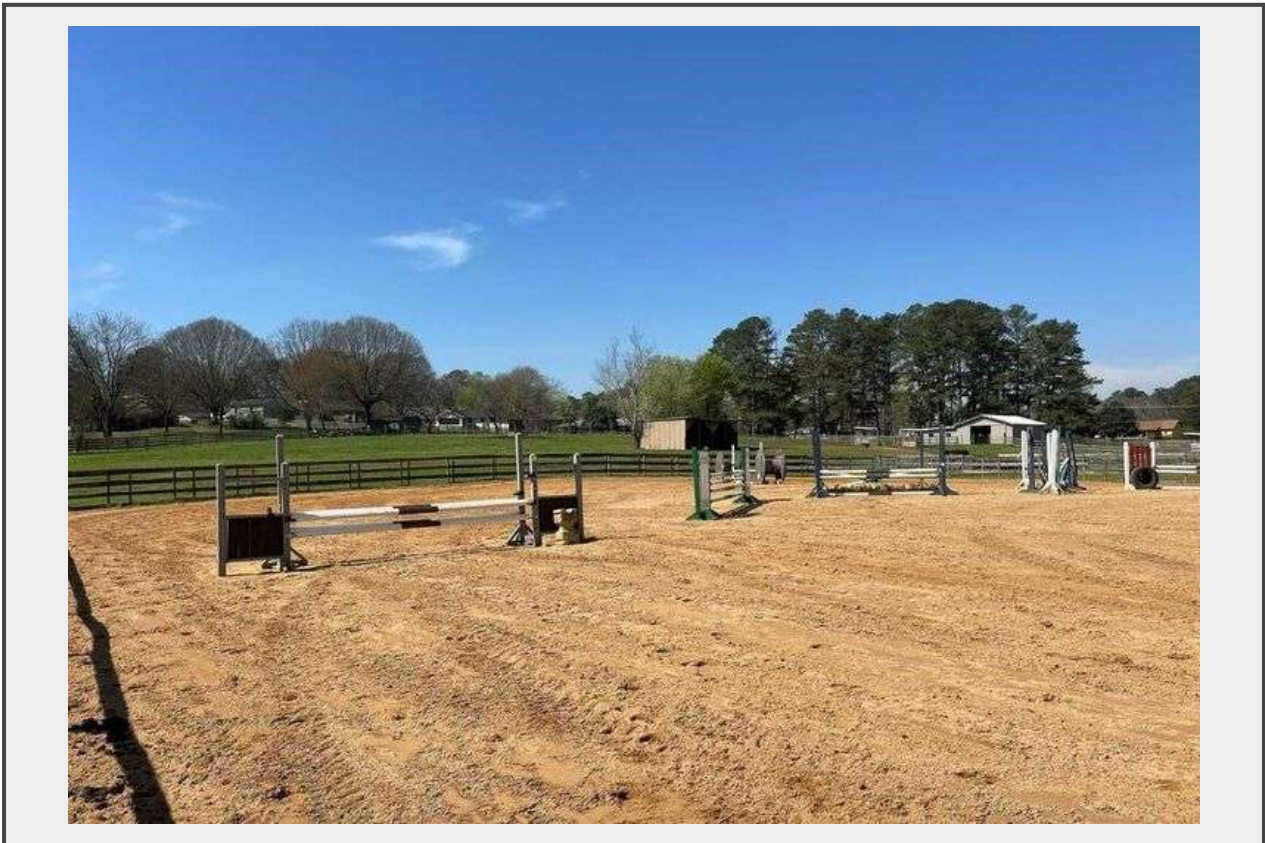


**Sale Name:** 34± acre Premier Equestrian Facility Austell, Cobb County, GA Auction

**LOT 1 - 34± acre Premier Equestrian Facility Austell, Cobb County, GA**



### Description

**Wednesday, June 25, 2025 at 3:00 pm — SELLING ON-SITE: 2431 Perkerson Mill Road, Austell, GA**

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**West Creek Stables – Premier 34± Acre Equestrian Facility in Austell, Cobb County, GA**

**A One-of-a-Kind Opportunity Just Minutes from Atlanta**

Welcome to **West Creek Stables**, a turnkey equestrian property nestled on 34± acres in the heart of Cobb County. Located at **2431 Perkerson Mill Road, Austell, GA**, this premier facility offers unmatched access to **Atlanta, Buckhead, Vinings**, and the **Atlanta airport**—making it the **only major equestrian boarding facility of its kind this close to the city**.

### Property Highlights:

- **Acreage:** 34± lush, flat acres of fully cross-fenced pastureland
- **Zoning:** Ideal for equestrian operations, family compounds, or agri-business
- **Utilities:** Water and power available; septic tank in use
- **Conservation Use (CUVA):** Low property taxes due to conservation designation

## Equestrian Facilities:

- **30+ Stalls:** Well-ventilated and thoughtfully designed for comfort and functionality
- **2 Large Riding Arenas:** Allows for simultaneous lesson programs or event hosting
- **Round Pen:** Ideal for training, lunging, or beginner instruction
- **Perimeter Riding Trails:** Beautiful trails for exercise and leisure rides
- **6 Foaling Stalls:** Set up for breeding operations or specialty care
- **Ample Turnout:** Expansive, well-established pastures reduce hay needs and keep horses happy and healthy

## Additional Features:

- **Barn Apartment:** Perfect for staff, a trainer, or on-site management
- **Flexible Commercial Space:** A large room within the barn can serve as office space or be converted into a second residence
- **Outbuildings:** Multiple structures for hay, feed, equipment, and shavings storage
- **Trailer & Clinic Parking:** Plenty of space for haulers and guest vehicles for events or clinics

## Location Advantages:

- **8 miles to I-285 (the Perimeter)**
- **Close to Buckhead, Vinings, and downtown Atlanta**
- **20 miles north of Chattahoochee Hills show grounds**
- Surrounded by a robust equestrian community with easy access to horse shows, trainers, and clientele

## Endless Possibilities:

Whether you're a **hunter/jumper rider, western trainer, polo player, breeder**, or simply a horse lover seeking an exceptional property for your animals, **West Creek Stables** offers the infrastructure, location, and flexibility to support your vision. The flat topography, accessibility, and thoughtful layout make this property equally well-suited for **a family estate, an investment holding, or a thriving equestrian business.**

This is a **rare opportunity** to own a **full-service equestrian facility within minutes of Atlanta**—an offering that truly checks every box for professionals and enthusiasts alike.

**Contact us today to schedule a private tour of West Creek Stables and explore all that this extraordinary property has to offer.**

[Surveys / Maps](#)

**Quantity: 1**



<https://bids.dempseyauction.com/>