



Black Ice Retrievers

667 County Road 4935, Trenton, TX 75490



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Black Ice Retrievers

\$1,365,000

AMAZING OPPORTUNITY! An outstanding opportunity to acquire Black Ice Retrievers, a respected and established retriever program offering both a proven business model and exceptional canine bloodlines. This is a rare chance to step into a turn-key operation with immediate income potential and long-term growth. Black Ice Retrievers is known for producing high-quality retrievers with strong pedigrees, excellent temperament, and proven performance in both hunting and family environments.

EXCLUSIVE OPPORTUNITY INCLUDES: Select High Caliber trained Retrievers and Breeding Stock. Established, Award-winning training program. Recognized brand with Nation Reach. Loyal Client base and referral network. Elite Frozen Semen Portfolio. Proven breeding program with in-demand lineage. Marketing assets, systems, and operational infrastructure.



Price:	\$1,365,000
Property Type:	Industrial
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.51 AC
Gross Building Area:	3,607 SF
Rentable Building Area:	3,607 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	1
Year Built:	2019
Zoning Description:	County
APN / Parcel ID:	123599

HRCH GMPR Black Ice's Super Sonic MH QAZ "Scooter"

RAN IN 8 SERIES AT THE 2014 CANADIAN NATIONALS
Scooter is one of the rare Fox Reds who qualified for 4 National Field Trial events!

SIRE: GMPR Calumet's Wild Card MH, QAA "Deuce"
DAM: HRCH 3xGMPR 2xNC Reno's Black Ice MH

- SHR Title at 5 months, 2 Passes at 4 months
- 9 Hunt Test Passes, 3 Hunt Test Titles at 6 months of age
- First Advanced Title at 10 months
- AKC MH Title at 21 months & 5 days
- Youngest dog in every Hunt Test & Field Trial to earn his CPR, SHR, JH, SH, MH, QAA & QAZ Titles
- Scooter finished 5 ALL AGE Stakes in 6 consecutive weekends at age 4
- Multiple offspring with MH titles at 16 months
- Perfect health, excellent hips, normal eyes/elbows
- 100% clear for EIC, CNM, PRA, RDOSD, DM, SD2 & HNPk
- 6866s, great on/off switch, proven stud

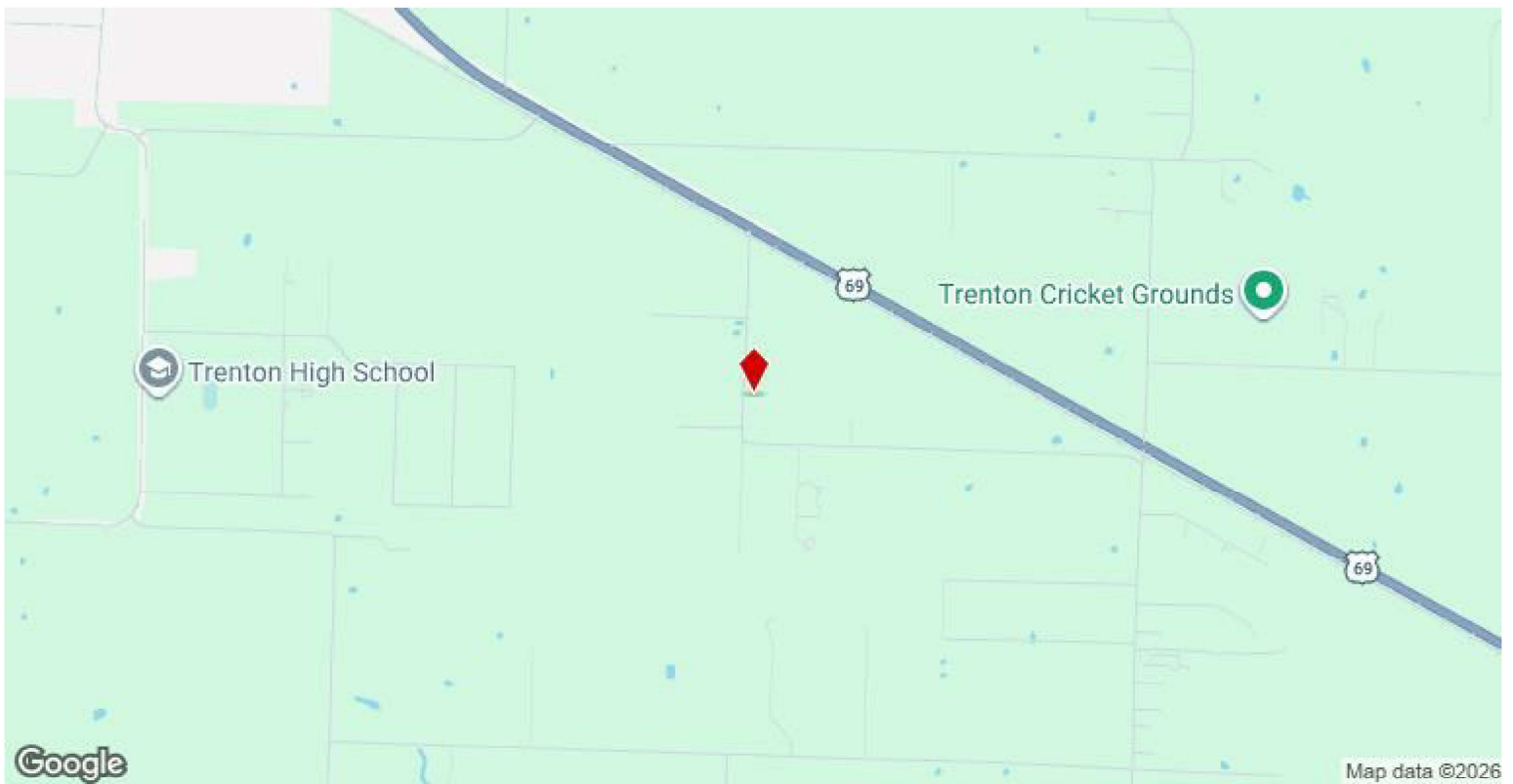
HRCH "FC" Black Ices Carbon Copy Of Ammo MH QAZ "Buddy"

The only Chocolate bloodline ever with 4 consecutive FC AFC's in a row (Barracuda Blue, Blue Ryder, Louisiana Roux & Ammo, who also won the 2014 Canadian National Amateur Championship)

SIRE: HR FC AFC Wing Magic's Louisiana Roux
DAM: GMPR Santa Fe's Contender's Type MH

#1 High Point Chocolate & #1 Open Chocolate in 2019

- QAA with first place win at age 2
- Earned his QAZ with a second place win in an Open
- Three Open top finishes in 7 weeks
- 6 Titles, 27 Hunt Test Passes including a MH Title by 24 months
- One of the first 10 Chocolates in history to earn his FC
- Perfect health, excellent hips, normal eyes/elbows
- 100% clear for EIC, CNM, PRA, RDOSD, DM, SD2 & HNPk
- Incredible Pectorals
- Proven Stud with several pro's owning his offspring
- 6866s of pure muscle & unparalleled focus/desire



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Welcome to this charming single-family home located on County Road 4935 in the peaceful town of Trenton, Texas. Offering 2,106 sq ft of living space, this residence features 3 spacious bedrooms and 2.5 bathrooms, perfect for families or those seeking extra room for guests.

As you enter, you'll be greeted by a warm and inviting atmosphere, highlighted by an open-concept living area that seamlessly connects to the dining space and kitchen, ideal for entertaining. The kitchen boasts modern appliances, ample cabinetry, and a functional layout for your culinary adventures.

The generously sized bedrooms provide comfort and privacy, while the master suite includes an en-suite bathroom for added convenience. Enjoy the serene outdoor space, perfect for relaxation or hosting gatherings. Also, a 1600 sq ft metal building is included with the property. Currently this building is the home of Black Ice Retrievers. This Facility has been custom built for the Labrador breeding business. Inside, there is Kitchen/Utility room area, 3-offices, restroom, and large storage area upstairs. The building is fully insulated and climate controlled, along with a large fan in the main workshop/kennel area.

Separate Fenced play areas for the dogs, gives ample room for the breeding business. Located in a tranquil setting this home and work shop offers the perfect blend of rural charm and modern living.

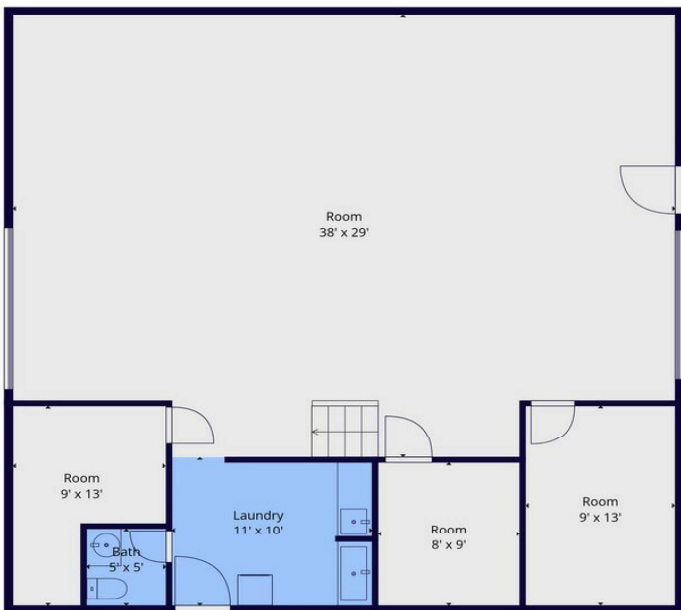
Property Photos



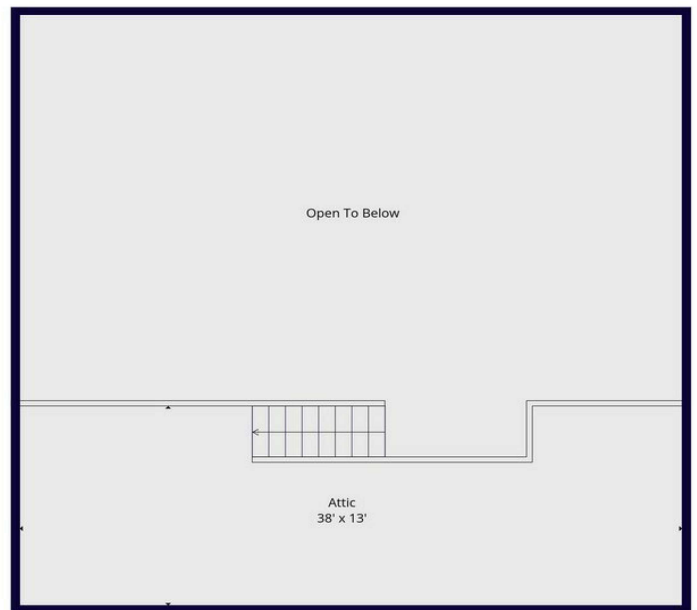
Property Photos



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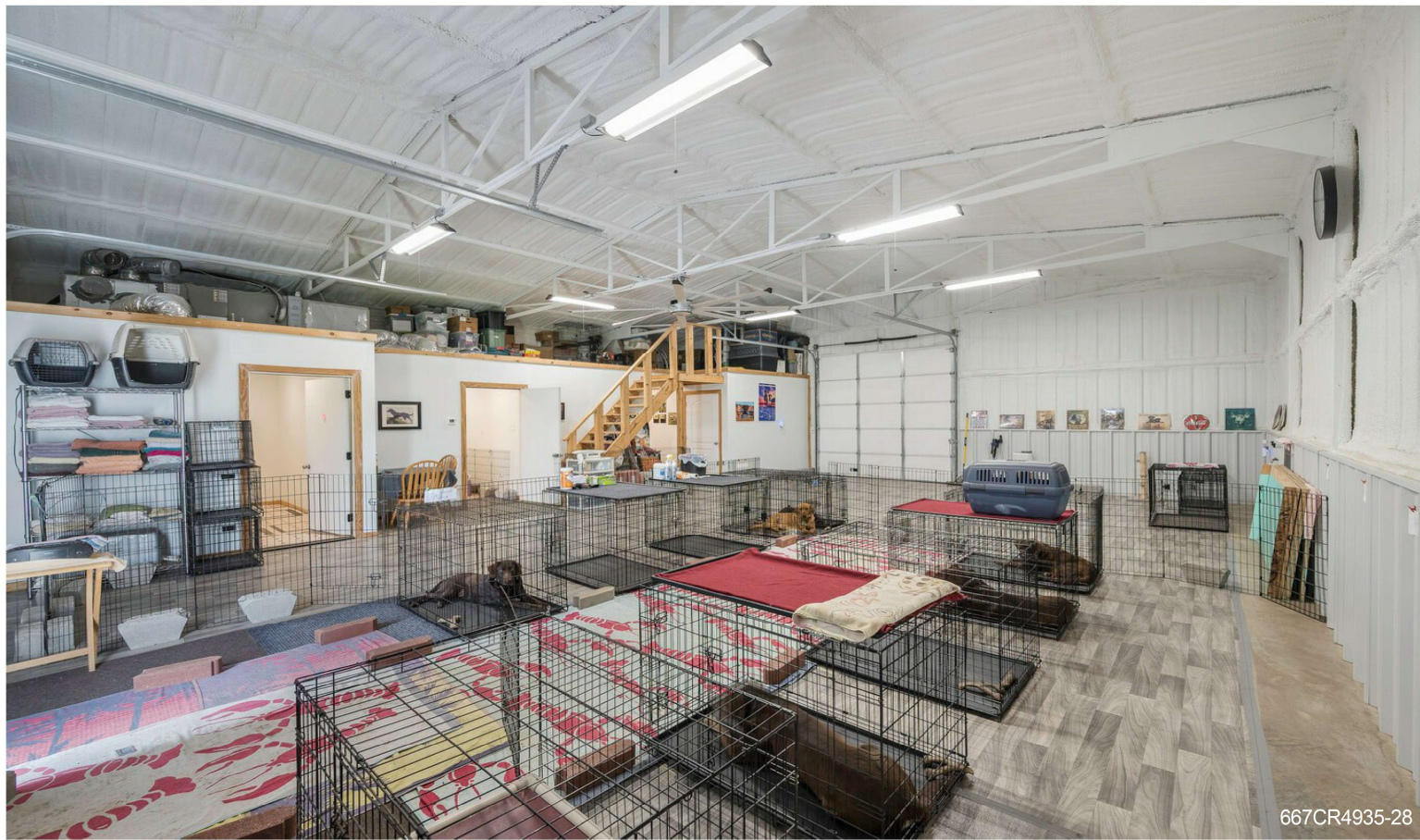
1st Floor



2nd Floor



Property Photos



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Property Photos



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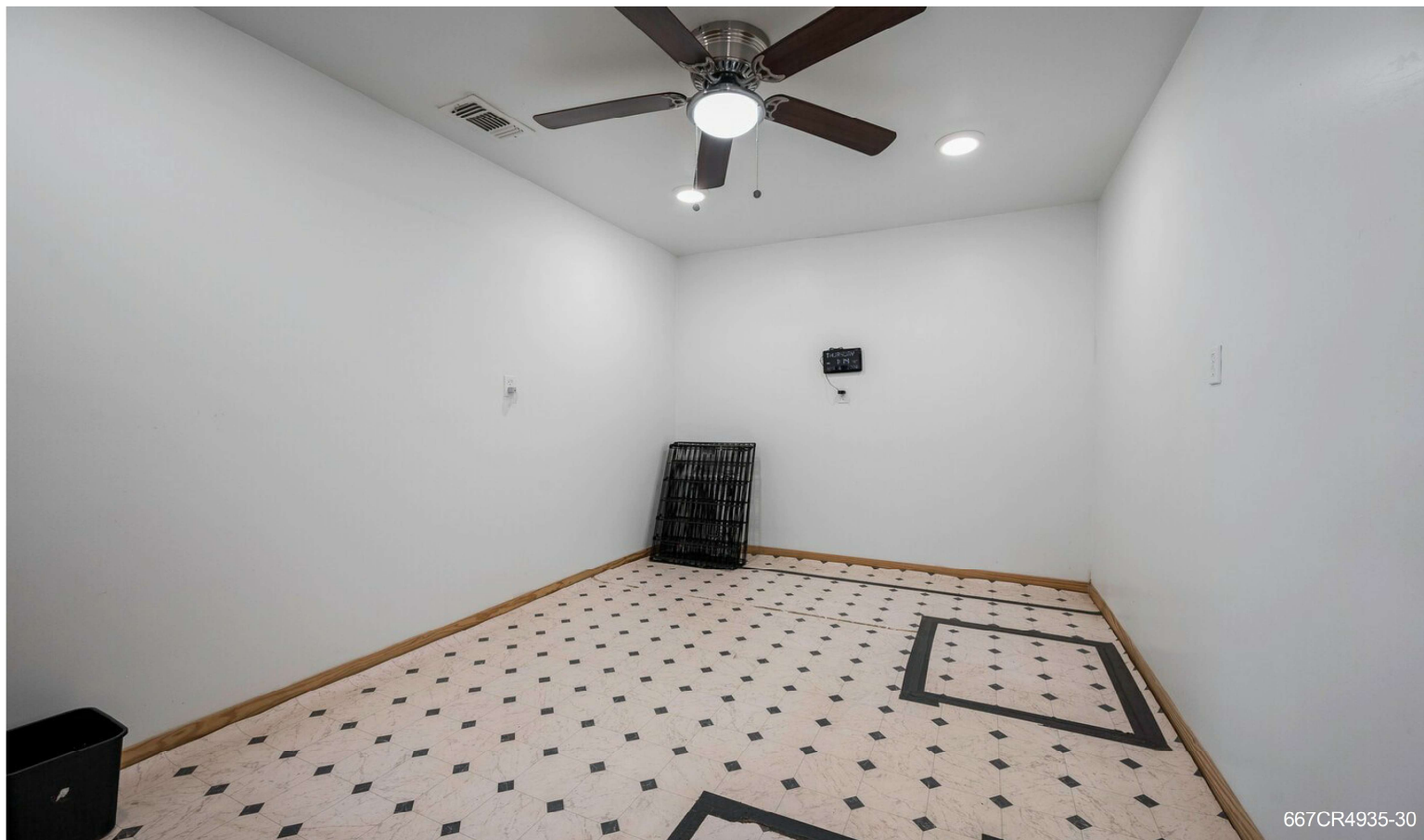


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Property Photos



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Property Photos

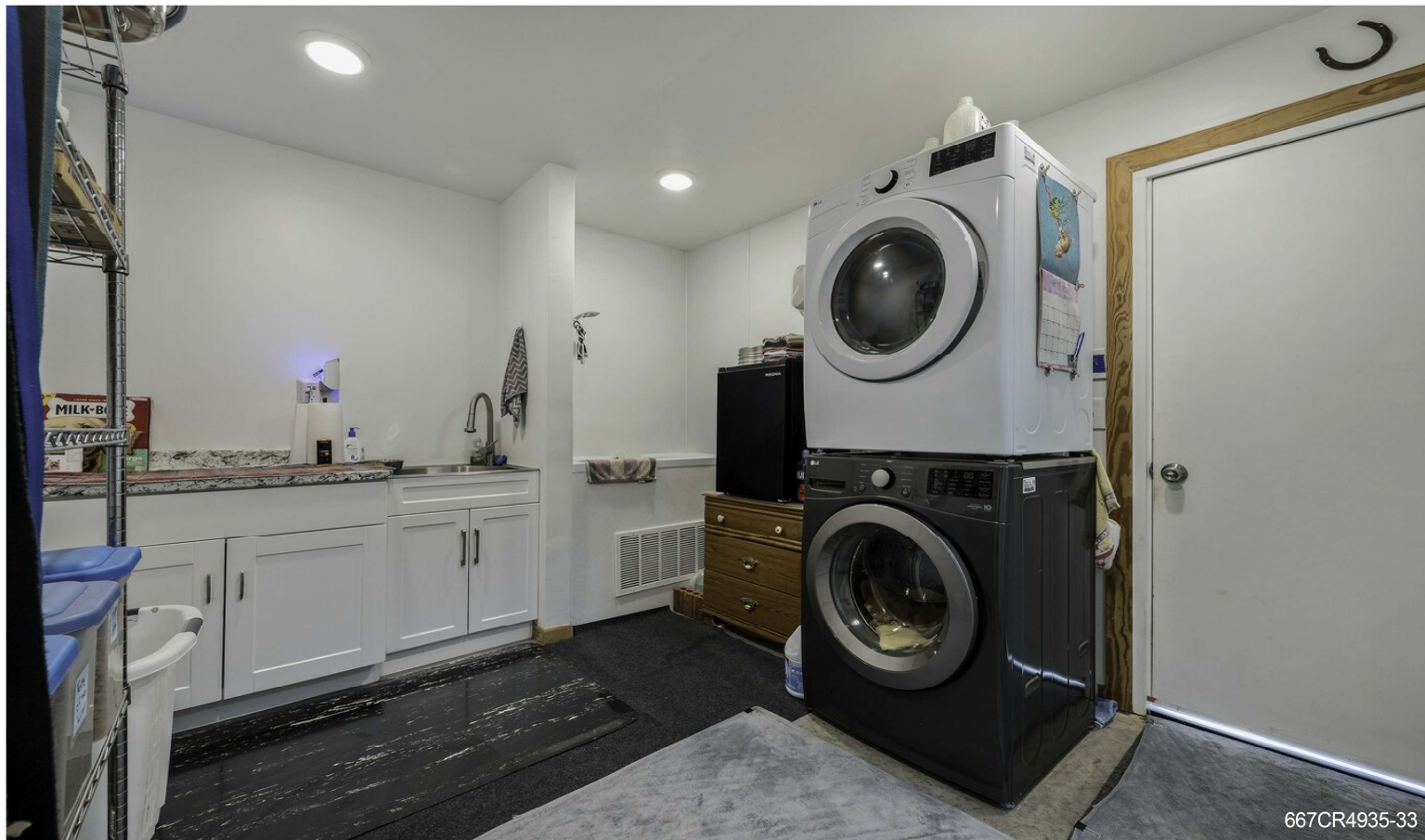


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Property Photos



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Property Photos



Property Photos



Property Photos



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