

Smoke Tree Ranch Pricing Information

9723 E. Larkspur Dr.
Scottsdale, AZ 85260
12/1/25

Smoke Tree Ranch is a traditional training facility for Hunters, Jumpers and Equitation from beginner to the Grand Prix level. Horses will be placed in either 'Training', 'Conditioning', or 'Care' packages as we do not offer a board only option. We do offer a lesson program for those that do not own or lease their own horse.

Invoices: Will come in email form and payment is due on the **1st of every month**. Credit card payments are accepted with a service fee of 3.5%, or a check can be dropped in the gray box in the barn office. If a bill is not paid by the 10th of the month a **\$100 late fee will be charged**. If payment is not received by then, training services will be discontinued until the bill is paid and interest will be charged on your account balance. No exceptions.

MONTHLY BOARD: (mandatory)

Box stall with paddock: **\$1,400** (by order of availability on a waiting list)

Box Stall: **\$1,100**

Pony Pen Stall: **\$1,025**

Includes: Stall cleaning twice a day, daily shavings as needed, water, fed three times a day, and turn out. Feed options: Timothy/ Brome Grass Mix, Alfalfa, and Lakin pellets. All clients/ owners are required to sign the board and training contract as well as liability forms. No board credit for horses leaving after the 15th of the month.

Option 1:

MONTHLY TRAINING PACKAGE: \$900

Includes: One flat/gymnastic group lesson (Tuesday), and two jumping lessons per week. As well as training rides/ STR staff schooling on the days you are not able to ride your horse. No refunds or credits for lessons not taken and they do not roll over to the next week. Owners can come hack their horses on the days they do not have a lesson, but are required to let staff know if they will not be there so their horses can get worked accordingly.

Additional lessons will be billed at \$50.00 each. Each instructor has a white board that you can schedule lessons on. All riders are strongly encouraged to care for their own horses. It is important to learn the proper horsemanship, care, and responsibility for your horses.

Full Grooming Service: (available, but not mandatory) **\$200/ month**

Available four days per week, if you need to have your horse ready for you, call ahead or put your ride time on the board the day before. You are also asked to 'tip' your groom.

Option 2:

MONTHLY CONDITIONING: \$500

Typically for horses that are coming out of a layup situation that require light flatwork under-saddle. Charges switch from conditioning to training when the horse is able to be schooled and have jumping lessons. **Includes:** Four training rides under-saddle per week when the owner is not able to do it themselves and shall be determined by veterinary recommendations.

Option 3:

MONTHLY CARE: \$250

For horses not in full training or horses on rehabilitation. Includes: hand- walking if needed, use of Euro-walker, with minimal grooming and turn-out care. Charges switch from care to conditioning when the horse is able to be ridden lightly under-saddle.

Option 4:

LESSON PROGRAM

We have a diverse group of lesson horses and ponies that are all excellent teachers!

All lessons are priced at \$100 (Private, semi-private, and group)

Twenty four hour notice is required to cancel a lesson.

All riders are required to sign liability waivers that stay on file in the office.

ADDITIONAL HOME CHARGES

Utility Assessment: **\$160/** month for the use of Fans, Misters and Fly Spray systems. We love having these amenities in the summer months!

Blanketing: \$30/ month when blankets and sheets are being put on (for horses in care and conditioning, horses in training are exempt). Blankets go out for cleaning after the winter months and clients will be billed individually by Estrella Blankets.

Special Grain and Supplements: **\$100/** month. Includes bran and grain only. Extra supplements are to be provided by the owner. Dana will feed your horse Tuesday-Saturday. If you feed your own horse your own grain, bran and supplements this fee does not apply to you. SmartPaks or Horse Logic Pro supplements are encouraged and can be directly shipped to Smoke Tree.

Body Clipping: Usually done the week before a show or as requested. Price: **\$175.**

Shoing Services: Farrier services will be billed directly to you by the farrier or by Betty. Horses shod every 6 weeks. We are fortunate to have Fernando Villalba, Alan Viers, Al Curry, and Logan Salcito doing our farrier work.

Veterinary Services: STR has been using Chaparral Veterinary Medical Center and Dr. Martin Crabo for over 15 years. He comes out weekly for different services. He is our primary vet, however you can use your own if you prefer. In case of emergency the veterinarian will be called FIRST for your horse. You will then be immediately notified. Please be sure STR has current work, home and cell numbers. If contact cannot be made with the owner, vet work will be done at the owner's expense. STR will make choices in vet services in the best interest of maintaining the health, comfort, and safety of your horse. It is helpful if we have a copy of your horse's insurance policy on file in our office.

Commissions: A **10%** commission will be charged, and written into contracts, on ALL sales, leases, and purchases. If it is a split commission between two in barn clients **15%** will be charged and split. Commission must be paid within 30 days of purchase/lease/sale.

Day Trips/ Horse Trials: Client will pay all travel, hotel, meals, etc.. and bills related to the trip; and will also be

charged \$200 per day.

Barn Supplies: Owners must stock their own tack trunks with grooming supplies (i.e.: brushes, fly spray, showsheen, hoof oil). A recommended list can be found in the STR office. If you use STR supplies you will be charged \$60 a month for horses in conditioning, care, or training.

HORSE SHOW CHARGES/ POLICIES

Day Care:

Option 1: Full service: \$75/ day: effective the day the horses depart for the show to the day they return to STR. Includes equipment, buckets, feeding, cleaning, grooming, tacking up, tack cleaning, lunging, wrapping, and general care.

- **Please ‘TIP’ each groom at the end of every horse show week.**
- **Set up fee at the show: \$50/ horse**
- **Supply fee at the show: \$30/ horse**

Option 2: Self Care: Owner is responsible for bringing all their own equipment for stalls and will be stabled at the end of a row for their own personal accessibility. If STR grooms are used, clients will be charged accordingly (this includes but not limited to: early or late feeding, cleaning, lunging etc..)

Rides/ Ring Side Schooling: \$400/ Week Training horses or \$500/ for horses not in Training

Our professionals will typically prepare your horses in their respective divisions/ classes at the beginning of each show week. This fee includes those rides and coaching for all the classes you compete in for the week. This does not include lessons scheduled prior to or after the show ends each day as needed.

Braiding: (Hunters) Payable directly to braiders at horse shows on **Saturday**. Look for notices from the braiders Saturday morning. If STR must cover your unpaid bill you will be assessed a \$50 dollar late fee in addition to the late fee the braiders may charge you.

HORSE SHOW POLICIES AND EXPECTATIONS:

You must be current with all home expenses before going to a horse show. No exceptions.

Entries: An entry is to be sent in for each horse prior to the closing date of that horse show. By submitting entries early you secure a stall, and you do not get placed on a wait list by horse show management.

SUBMITTING ENTRIES IS THE RESPONSIBILITY OF THE OWNER! If STR must fill out an entry form when we get to the show, a \$50 dollar fee will be added to your horse show invoice.

Memberships: It is the client’s responsibility to join and keep current yearly memberships for themselves and their horses. These include but are not limited to: USEF, USHJA, AHJA, PCHA and other state and national organizations. Junior Hunters and Ponies will need to be measured.

CHECKS:

Trailing/ Hauling: This amount changes every horse show depending on where we go. A check for hauling needs to be given to STR **before** your horse leaves for the show.

Deposit: A \$500 deposit is required to STR **before** you go to the show. Any unused money will be applied as a credit to your horse show balance in the next billing cycle.

Horse Show Office: One check is required for closing out in the horse show office, unless you are using a credit card or the show's online system.

Braiding (hunters only): Look for a posted envelope on Saturday. **Checks are due Saturday of each week** as the braiders work all night and oftentimes leave Sunday morning when they are done. If STR must cover your bill you will be charged a \$50 service fee in addition to the late fee from the braider. Also check to make sure your horse is or is not being braided for Sunday before paying Saturday.

If you are sending your horse and not attending the show you will need to give these checks to Betty **before** you go to the show.

End of the Horse Show Week: Owners are required to pack all equipment, close out the horse show office, tip their grooms, and pay all remaining bills in a timely manner. **If STR needs to cover any bills at the horse show an interest fee of 10% of the bill will be added to your horse show invoice.**

Horse Show Splits: Clients will split the following at every show: Hotel/RV fees for trainers, assistants, and grooms, trainer travel expenses, food/ drinks for trainers and grooms as well as purchased for the tack room, gas to and from the show, shavings, feed, groom and tack stalls.

Thank you for choosing Smoke Tree Ranch! We pride ourselves on having a fun, family-like atmosphere where we can love and care for our horses. We believe that you will find the services provided and the quality of riding/ instruction to be excellent and educational. Please feel free to ask questions. STR welcomes riders of all skill levels and provides instruction and a training path for everyone.

Trainer/ Owner: Betty Beran: 602-524-7627

Assistant/Instructor: Maddie Tracy: 602-705-7494

Assistant/Instructor: Dana Rutherford: 602-799-2980

Assistant/Instructor: Jenny Rousey: 907-232-5728

Assistant/Instructor: Simi Gibson: 303-349-3729