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Okome Backagård in Vessigebro – A Property of Endless Opportunities

In scenic Vessigebro, with the Ätran river as its closest neighbor, lies this unique and multifaceted facility spanning over 100 hectares. Here, work, leisure, and quality of life merge into a perfect whole – a home and a business in absolute world-class standard.

The property features a private main residence, a guest house, and six modern twin-bed apartments. It also includes four agricultural and commercial buildings totaling 4,235 m², fully adapted for professional equestrian operations. The facility offers stables, an indoor riding arena, offices, educational facilities, 13 run-in sheds, pastures, arable land, and woodlands. Furthermore, it boasts extensive training and recreational amenities, such as an outdoor paddock, a pace track, oval and straight tracks, scenic nature trails, padel courts, a paintball arena, a wood-fired sauna, and a hot tub.

Okome-Backagård 228

Price on request

Listing agent

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Scan the QR code to view the property on our website.

Description

Okome Backagård in Vessigebro – An Equestrian Property of Endless Opportunities. Sovereignly secluded, with the Ätran river, vast pastures, meadows, and vibrant woodlands as its backdrop, stands this truly magnificent facility, awaiting its next owner. Reverently and thoroughly restored to pristine condition just six years ago, the appeal of this property paves the way for virtually limitless future visions. It offers the perfect opportunity for anyone seeking an all-in-one solution where work, leisure, and living seamlessly intertwine.

The Stable and Indoor Riding Arena Complex
The main stable and the indoor riding arena are interconnected via a passageway that houses an entrance, shop/reception, and a café/lunchroom – serving as a natural gathering point for both staff and guests. The stable features 13 spacious steel stalls, a tack room, blanket room, laundry and drying room, laboratory, examination/breeding station, and a fully equipped equine rehabilitation center with a water treadmill, saltwater spa, regular treadmill, and vibration floor, alongside dedicated spaces for veterinary care and other treatments.

The feed room and the manure ramp with a recessed container are designed with ergonomics in focus. This section also includes a handful of office units, educational facilities, and a well-equipped gym. Continuous roof lanterns in the ceilings of both the stable and the indoor arena allow for an abundance of natural daylight, and the riding arena (20 x 60 m) features its own judge's box/reception booth. The upper level of the indoor riding arena accommodates additional offices and educational spaces.

Stable number two comprises 6 stalls, a tack room, feed room, as well as a classroom and a staff room with a break area. This building also features a canine rehabilitation center equipped with a dog pool, water treadmill, vibration plate, and regular treadmill. For seamless daily operations, the stable is interconnected with a machine hall.

The fourth agricultural building, constructed with sheet metal (2020), functions as a machine hall and additionally offers six outdoor stalls, providing excellent flexibility for various types of animal keeping or business operations.

Outdoor riding arenas
- The property offers a complete range of outdoor facilities for training, exercise, and competition. These include:
- Paddock with rubber granules (28 x 58 m) – a safe and durable surface for daily training and warm-up.
- Pace track – ideal for precision training and pace exercises.
- Oval track – perfect for fitness and endurance.
- Straight track for trotting (800 m) – provides the opportunity for speed training and running under safe conditions.
- Nature trails – varied terrain and beautiful surroundings that offer both exercise and an experience in nature.

The facility is designed for both professional training and recreation, with spaces that can be tailored to various operational needs.

Paddocks and pastures
The property offers well-planned gravel paddocks and summer pastures with lush grass, perfect for horses year-round. It features 13 run-in sheds on well-maintained pastures equipped with winterized water systems and natural windbreaks made of larch.

In connection to the stable buildings, there are well-drained, year-round paddocks with a sand footing, providing optimal conditions regardless of the weather. Additionally, there are several large summer pastures and run-in sheds equipped with bedding areas and feeding stations, creating safe and functional environments for the horses.

Today, approximately 50 horses are kept on the property, but there is capacity for more – an opportunity for anyone wishing to expand the business or develop the facility further.

The Villa
The residential area maintains the same high standard as the rest of the facility. Here awaits a spacious villa of 282 m² that elegantly combines modern architecture with thoughtful functionality and generous living spaces – perfect for both family life and social gatherings.

The villa spans two levels and is U-shaped around a sunny south-facing terrace, where light and space permeate every corner. The welcoming entrance hall opens up to a cloakroom and guest toilet, and leads further into an inviting TV room that seamlessly connects to the large living room – a place where family and friends can gather.

The heart of the house is the rustic country kitchen, featuring a brick wall and a crackling wood-burning stove, surrounded by a generous dining area with direct access to the terrace. Here, you can enjoy breakfasts in the morning sun or long dinners with friends. The master bedroom offers a walk-in closet and an en-suite bathroom, and adjacent is a practical laundry room with an exit to the garden. Next to the kitchen, there is also a mudroom with a dog shower and a charming kitchen garden with a seating area, perfect for your morning coffee.

The large terrace naturally becomes the home's gathering point, easily accessible from multiple exits, featuring a pool (4 x 8 m) and a jacuzzi – an oasis for both relaxation and play.

The upper floor offers a bright family room with glass panels leading out to a large balcony, as well as two generous bedrooms with en-suite bathrooms – ideal for the family's private spaces.

Exteriorly, the stylish black-and-white color palette returns, and openings between the floor levels create a beautiful play of light that enhances the feeling of space and elegance.

Guest House
A modern, stylish guest house of 96 m² in a single-story design, built in wood with a concrete slab foundation and covered with a Rheinzink roof. The house is heated via geothermal energy – a sustainable and energy-efficient solution combining comfort and modern technology.

Right upon entering the hallway, you are met by the airy feel of the open-plan layout between the kitchen and living room. Large floor-to-ceiling windows let in an abundance of light, elegantly blurring the line between indoors and outdoors, creating a natural connection with the surrounding nature.

Description

The guest house accommodates a spacious master bedroom with a full wall of wardrobes, a smaller bedroom, and a fully tiled bathroom with a vanity, toilet, and shower. Additionally, there is a generous laundry room with plenty of storage options. From the outside of the house, you can access two additional toilets and a shower room, making the guest house perfect for visitors, staff, or larger groups.

Mobile homes and farm facilities
The property offers six bright and well-planned overnight apartments, each with two beds. Each unit is equipped with a kitchenette, shower, and toilet, and features comfortable heating via an air-to-air heat pump perfect for guests, staff, or temporary accommodation. Year of construction 2019.

Other amenities
The facility offers several leisure and recreational amenities that complement the equestrian operations and the residential living:
- Two padel courts with a lounge house, directly connected to MATCHi for easy booking and social gatherings.
- Indoor/low-light paintball arena – perfect for play, training, or teambuilding.
- Wood-fired sauna and hot tub – a place for relaxation and well-being after a day of activities.

These facilities provide opportunities for training, recreation, and socializing alike, making the complex a complete destination for both work and leisure. The facility also includes a farm utility building for waste management, as well as practical installations for sustainable operations, including solar panels and a pond that secures the water supply.

The Area
Okome Backagård is situated in a scenic and peaceful area just outside Vessigebro, close to both Falkenberg and Halland's beautiful coast. Here, rural charm meets modern conveniences, and the surroundings are characterized by open fields, lush woodlands, and inviting riding and walking paths. For families with children, schools and childcare are close by—Vessigebro offers preschools and primary/elementary school, and Falkenberg is only a short drive away with additional school options, leisure activities, and youth operations. The area also offers excellent opportunities for recreational activities such as golf, fishing, hiking, and horse riding. At the same time, there is good access to local services in both Vessigebro and Falkenberg. Here, you get a safe and close-to-nature lifestyle with plenty of space for work, family, and leisure. This is more than just a farm—it is a living environment. A place where you can realize your visions, develop a high-level business, and simultaneously create a home in close harmony with nature, the horses, and the future.





Facts

The Residence
Address: Okome-Backagård 228,311 65 VESSIGEBRO
Area: Falkenberg
Municipality: Falkenberg
Type of ownership: Freehold
Property designation: Okome-Backagård 2:2
Inspected: No
Operating costs (estimated annual totals)
According to the seller's information.
Electricity (including residences, wash stations, and classrooms): SEK 300,000

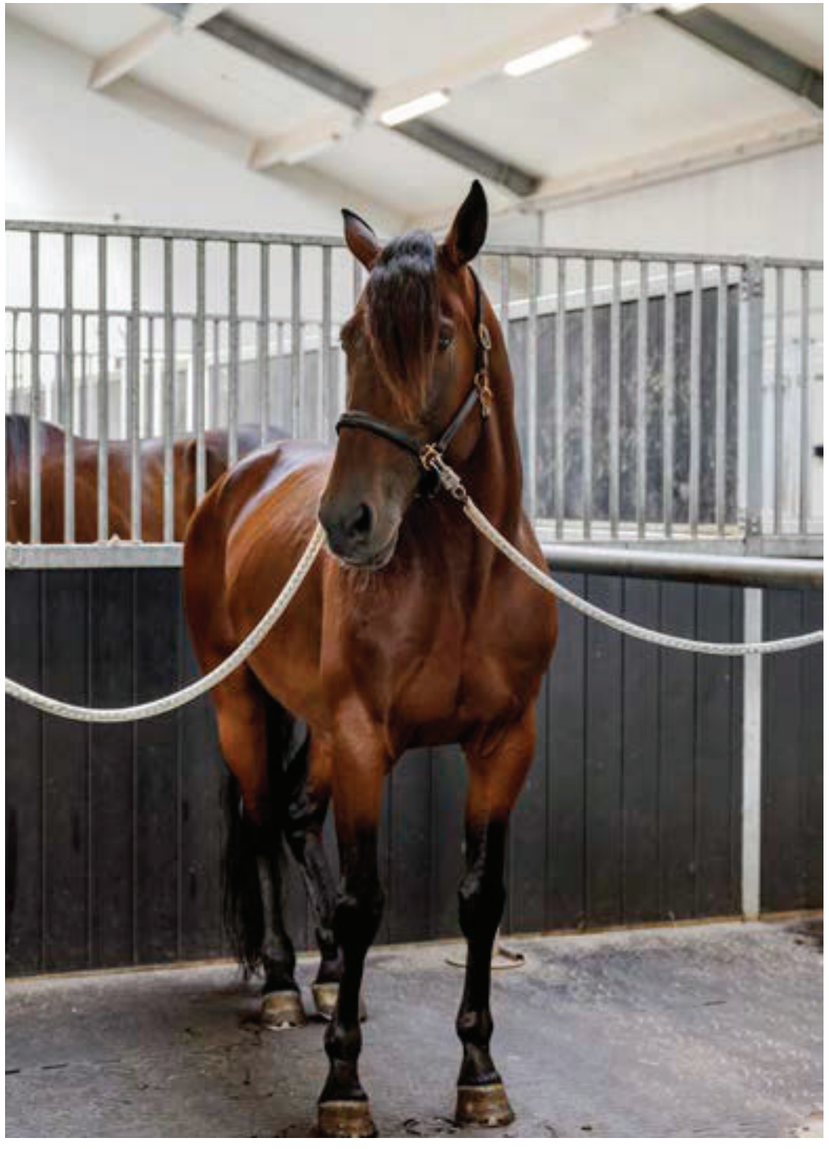
- Water and sewage: SEK 15,000
- Insurance: SEK 29,000
- EU agricultural subsidies: approx. SEK 30,000 annually
- The farm also produces its own hay, covering the annual feed requirements for approximately 30–40 horses. Electricity costs also include heating expenses. These costs apply to all parts of the farm, including the guest house, mobile homes, electric fencing, etc.Total operating costs: SEK 344,000 / year

Assessed value
Total: SEK 17,560,000
Building: SEK 17,205,000
Land: SEK 355,000
Year: 2023
Assessment code: 120, Agricultural unit, developed
Value year: 2011
Total property tax/fee: SEK 10,074
EasementsJoint facility: Falkenberg gällsås ga:1 purpose: Roads
Joint property: Falkenberg bäckagård s:1
Joint property: Falkenberg bäckagård s:2
Joint property: Falkenberg Okome-Backagård s:2
Joint property: Falkenberg Okome-Backagård s:4
Contractual easement D-2020-00276674:1
Contractual easement Pond
Contractual easement Infiltration facility
Contractual easement Power line
Contractual easement Power line etc. (5 items)
Contractual easement Damming
Encumbrance: Contractual easement Sewage pipe, infiltration facility, D201700667339:1.1
Encumbrance: Contractual easement Pond, 13-IM2-40/341.1
Encumbrance: Contractual easement Power line etc., 1382IM-02/23058.1 (2 items)
Encumbrance: Contractual easement Power line etc., 13-IM2-24/2.1
Encumbrance: Contractual easement Power line etc., 13-IM2-24/635.1
Encumbrance: Contractual easement Power line etc., 13-IM2-82/6432.1
Encumbrance: Contractual easement Power line etc., 13-IM2-86/5407.1
Encumbrance: Contractual easement Power line, 13-IM2-01/7572.1
Encumbrance: Contractual easement Power line, 13-IM2-2001/7572.1
Encumbrance: Contractual easement Power line, D202000276674:1.1
Encumbrance: Contractual easement Damming, 13-IM2-37/422.1
Encumbrance: Official easement Sewage, 13-OKO-362.1
Encumbrance: Official easement Road, 1382-89/133.2
Tax assessment unit: mantal 3/4
Forest biotope protection area (2007-09-10)
Ancient monuments (5 items)
MortgagesTotal: SEK 12,700,000
Mortgage deeds, quantity: 6

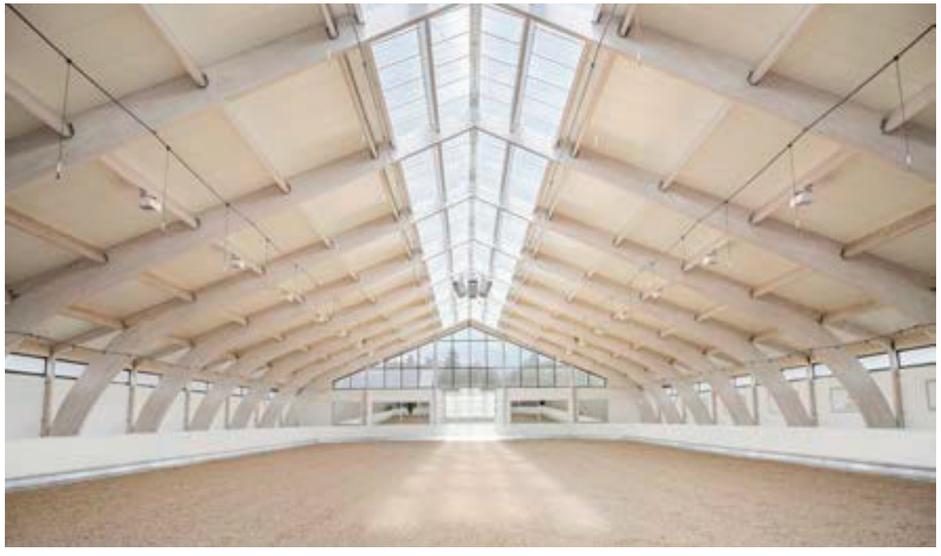


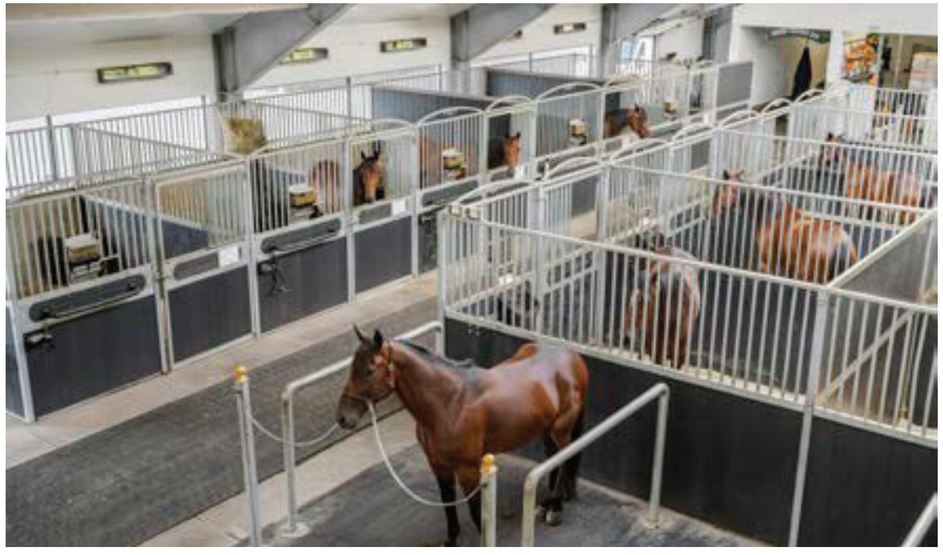








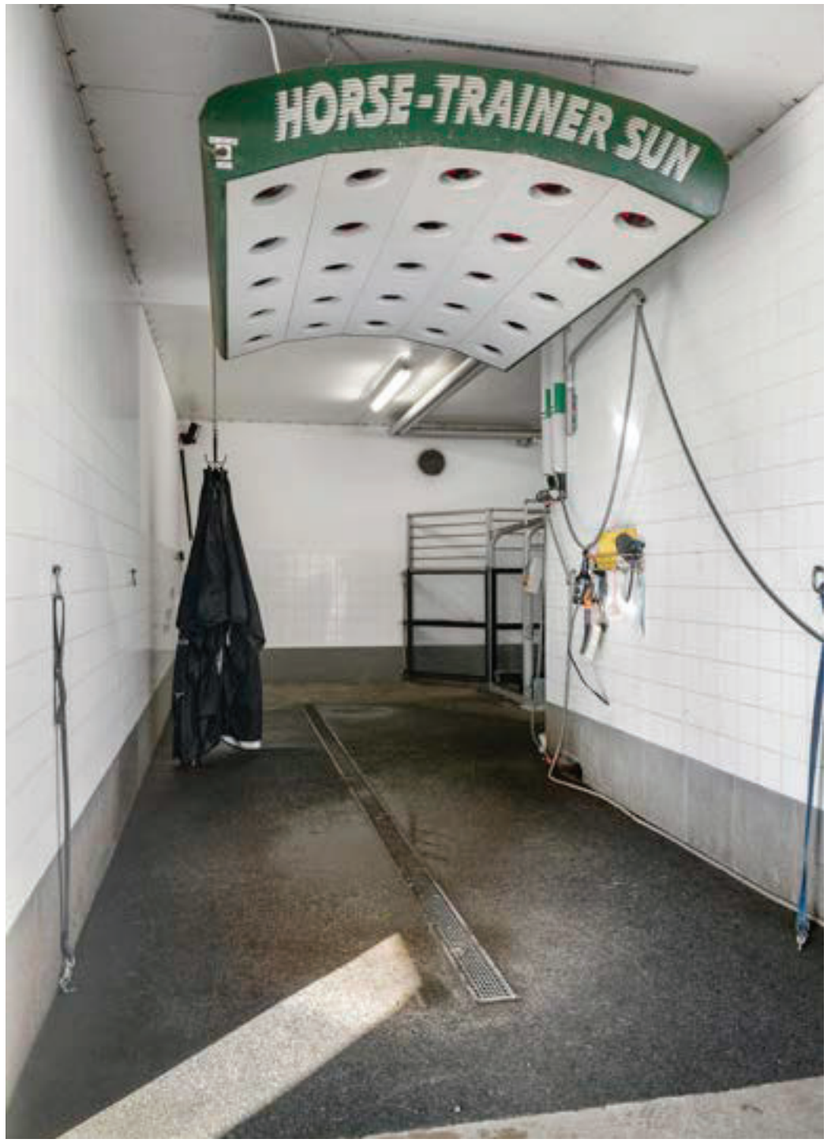










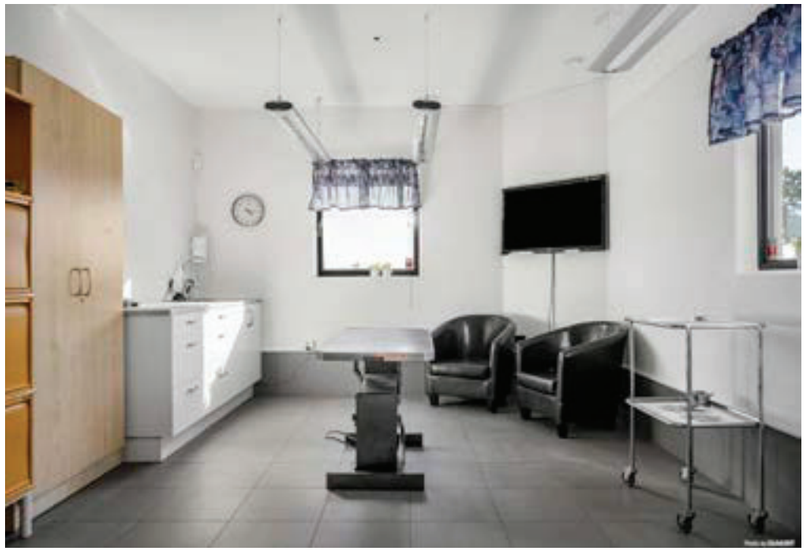

HORSE-TRAINER SUN



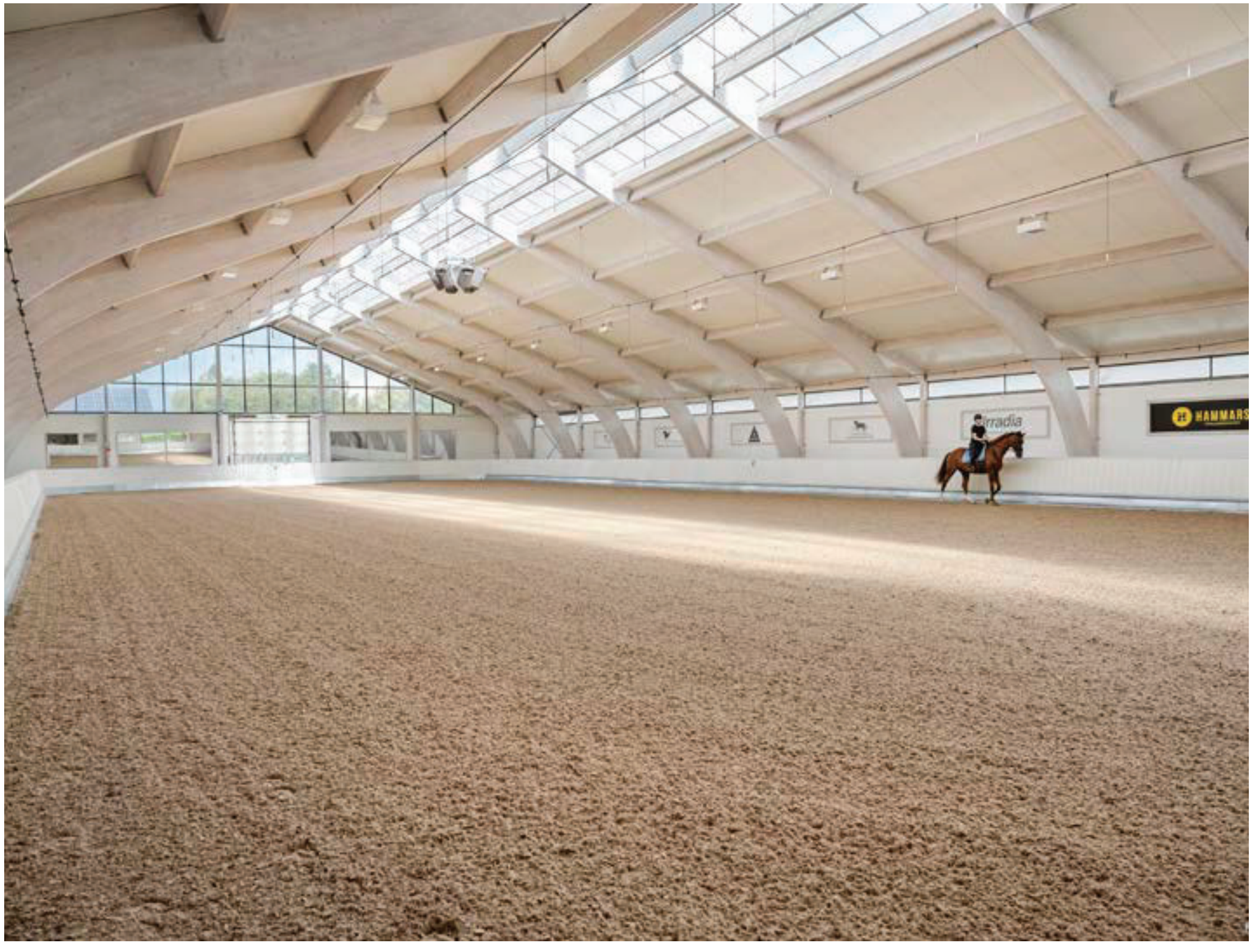











HANMARS























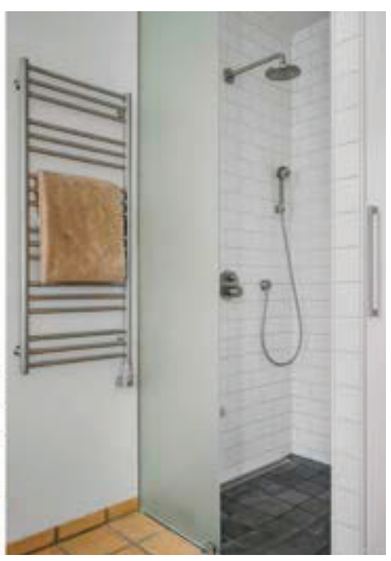






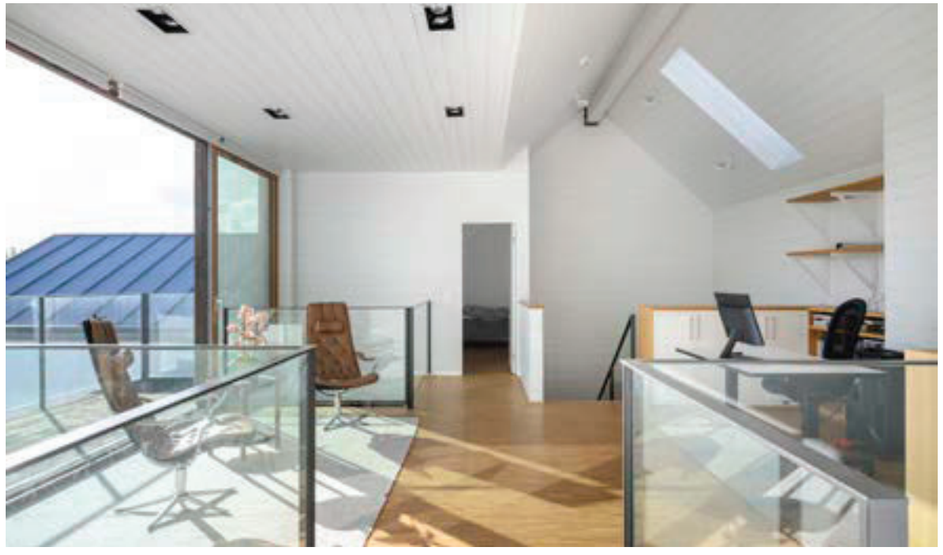


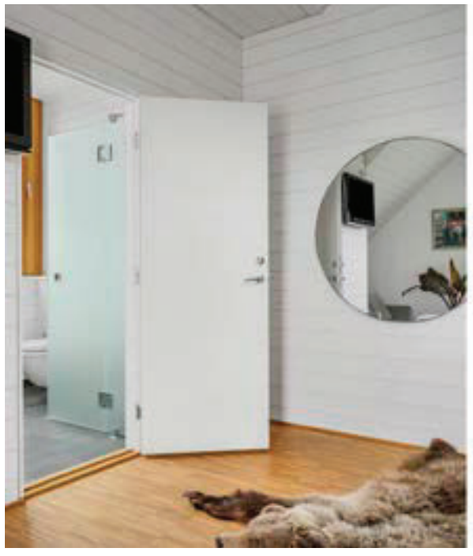
























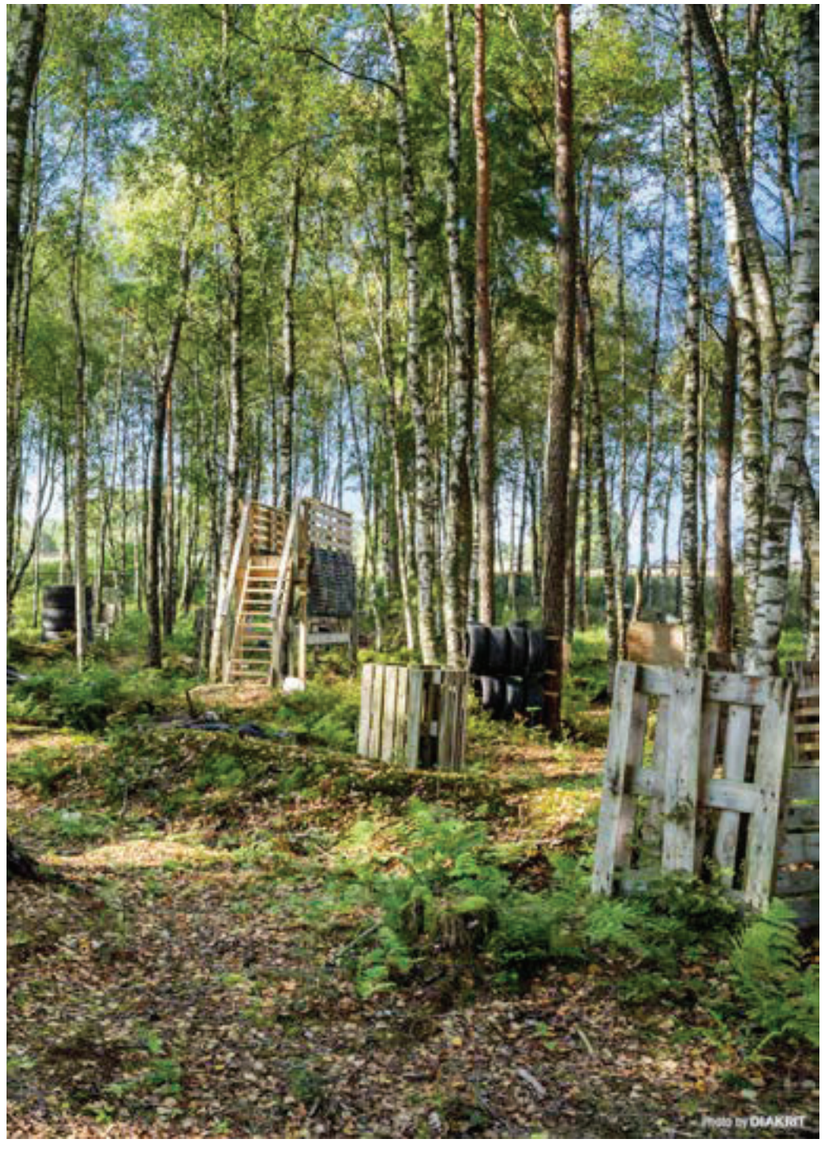











Photo by DIAKRIT



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I combine work with what I love most – helping people with one of the biggest decisions of their lives. Something you will always get when hiring me is a positive broker with drive and personal commitment. I am driven by creating satisfied clients and supporting my sellers, and enthusiasm is the foundation of my dedication. Every sale is unique and requires its own strategy. It is all about what is best for each individual client. In my background, I carry a previous career in marketing as a product and category manager within the beverage and restaurant industry. I have run businesses since my teenage years and worked with service my entire life.

Are you thinking of selling?

An brokerage of your home through us allows you to sit back and relax. We handle every detail. Everything is included. We always maintain a high level of personal service toward your prospective buyers. We manage all negotiations with potential buyers. We draft all contracts and take care of all other documents essential for closing your deal. Your home is marketed through advertising in the major daily newspapers and in lifestyle magazines that reach the right audience. Naturally, your residence is also featured in our digital channels, on our website, and across our social media. Internationally, we showcase your home on our international site, SIR.com, and through the Sotheby's International Realty network and media channels, such as the NY Times and The Wall Street Journal. However, we also know that every home has its own unique characteristics. A warm welcome to us.

Information

Bidding
The seller determines, in consultation with the broker, the starting price for the residence as well as how the bidding process will be conducted. By law, the seller has the right of free evaluation, which means that the seller has the right to choose when the property is to be sold, to whom, and at what price. If there are multiple bids, bidding may occur, and the price may exceed the starting price. The seller chooses whether open or closed bidding will be applied. The most common method is open bidding, which means that all participants receive information about the bids that have been submitted. In closed bidding, participants are given a certain amount of time to submit their bids, usually in writing. The broker then presents the bids to the seller, but those who have submitted a bid receive no information about the other bids. The broker is always obligated to convey all bids to the seller, and it is always the seller who decides whether a bid is accepted or rejected. This means the seller does not have to sell to the person who submitted the highest bid. Until a purchase contract is signed by both the seller and the buyer, no binding agreement has been reached, and both parties can change their minds.

Buyer's Duty of Inspection
The starting point is that the residence must conform to what has been agreed upon between the parties and not deviate from what the buyer could reasonably have expected at the time of purchase. Additionally, the property is purchased in the condition it actually is in on the date of the contract, so-called "as-is" condition. The duty of inspection means that the buyer cannot hold the seller liable for faults or defects that the buyer is aware of or should have been aware of if they had conducted a thorough inspection of the residence. Therefore, it is important that you, as a buyer, inspect the property thoroughly, preferably with the help of an expert, and familiarize yourself with the housing association's finances and bylaws. Information from the seller and the association is verified by the broker only if circumstances give reason to do so. The seller is not responsible for defects and deviations that the buyer should have anticipated or expected, considering the age, price, condition, and usage of the residence. For co-op apartments (bostadsrätt), the rules of the Swedish Sale of Goods Act regarding the buyer's duty of inspection apply.

Signing of the Contract
The real estate broker drafts the purchase documents and reviews them with the parties. This usually takes place as soon as possible after the bidding process is concluded. Only when both the seller and the buyer have signed a purchase contract for the residence, and any conditions are met, does the purchase become binding. Until then, both parties can change their minds without the counterparty being able to make counterclaims.

The Broker's Role
The broker's task is to act as an impartial link between the seller and the buyer. The broker may therefore not act as an agent for either of them, but must assist both parties. The broker must provide all prospective buyers with clear information on how a potential bidding process will be conducted and how they should submit their bids. The broker is obligated to maintain a list of the bidding process containing the participants' names and contact details. This list is handed over to the seller and the buyer once the assignment is completed. The broker must provide advice and information to the parties and work to ensure that the seller provides the buyer with the information they may need. The broker must inform the buyer of their duty of inspection and encourage them to inspect the residence. The broker bears no responsibility for the condition of the property.

More information regarding bidding, real and personal property, as well as the duty of inspection can be found on our website www.skeppsholmen.se. There you will also find information on how we process your personal data.



Okome-Backagård 228 | Falkenberg