



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT

WELCH HORSE RANCH | CENTERVILLE, TEXAS | \$3,250,000



EXECUTIVE SUMMARY

The Welch Horse Ranch has been known for many years as one of Texas's top cutting-horse training centers and has been home to many top cutting-horse champions, including Woody Be Tuff. Under the previous ownership of Mr. Finis Welch, the training facility was thoughtfully constructed, commencing in 2002, with meticulous attention to every detail. Presently, the two horse barns are designed to accommodate over 90 horses, each housed in individual stalls alongside multiple fenced runs located outside the barns. Two covered arenas are utilized for all-weather training. Three houses are also located on the ranch, ranging from 1,000± to approximately 4,000 square feet.

Consisting of 58± acres, the ranch is complete with beautiful improvements and a lush coastal pasture in a pastoral setting. Huge trees are scattered across the property and around a small private fishing pond. Centrally located between Dallas/Fort Worth and Houston, Texas, just a short distance off Interstate 45, the ranch is move-in ready.

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A full disclosure of our agency relationships is included herein as well as in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.

HALLANDHALL.COM | INFO@HALLANDHALL.COM



JUST THE FACTS

- 58± acres
- The training barn and arena are 41,500± square feet (pipe-and-steel with metal roof) and 54 stalls with fans and water. Saddle and tack room with prep area and office
- Covered walkers
- Shavings barn, 22'x24'
- Horse barn 15,000± square feet with 40 stalls, pipe-and-steel with metal roof
- Second covered arena, steel with metal roof, 150'x156'
- Main home with three bedrooms, four baths, gourmet kitchen, porch, private yard and pond
- The second home contains three bedrooms, two baths, and outdoor porch space
- A third home has three bedrooms, two baths, porch space, and a small fenced backyard
- Three water wells, two at approximately 600 feet depth and one at a depth of 250± feet, and two public water meters
- Water and electricity for all improvements
- Vet clinic located across the highway, Farm to Market 811
- Two gated entrances to the ranch



LAYNE WALKER | lwalker@hallandhall.com
4516 LOVERS LANE, STE. 364 | DALLAS, TX 75225
(O) 817-840-7878 | (M) 214-244-6484

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A full disclosure of our agency relationships is included herein as well as in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

<u>Hall and Hall Partners, L.L.P</u>	<u>9001191</u>	<u>mlyons@hallandhall.com</u>	<u>806.438.0582</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Monte W. Lyons</u>	<u>588508</u>	<u>mlyons@hallandhall.com</u>	<u>806.438.0582</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Lawrence Tyler Jacobs</u>	<u>462082</u>	<u>tjacobs@hallandhall.com</u>	<u>979.690.9933</u>
Licensed Broker Associate	License No.	Email	Phone
<u>Brett Grier</u>	<u>633968</u>	<u>bgrier@hallandhall.com</u>	<u>817.357.7347</u>
Licensed Broker Associate	License No.	Email	Phone
<u>Jay H. Leyendecker</u>	<u>674401</u>	<u>jay@hallandhall.com</u>	<u>956.771.4255</u>
Sales Agent / Associate's Name	License No.	Email	Phone
<u>John T. Holt</u>	<u>712689</u>	<u>jtholt@hallandhall.com</u>	<u>580.744.0921</u>
Sales Agent / Associate's Name	License No.	Email	Phone

Welch Horse Ranch
CENTERVILLE, TEXAS

This map is for visual aid
only and the accuracy
is not guaranteed.



Welch Horse Ranch
CENTERVILLE, TEXAS

This map is for visual aid
only and the accuracy
is not guaranteed.



BM
14 X

406

400

