

Property Overview

- Approx. 878' of frontage on Highway 281
- Approx. 2800' of frontage on County Road 144 (Gravel Road)
- Approx. 42 acres of Tifton Coastal Bermuda
- Approx. 250-300 round bales a year off 2-3 cuttings
- Approx. 120 of pasture (including where hay is cut, treed areas and creek)
- Seasonal Bee Dee Creek

Facilities Overview

Main Barn

- 18,000 sq ft
- 27 – 12x12 stalls
- 2 – Big Ass Fans
- Saddling Area
- Tack Room
- Wash Rack Area
- Shop Area
- Shaving bunker
- 9 Sliding Doors
- 2 Swinging doors
- 4 – 16' alleyways
- Feed Area

Covered Arena

- 80x108 Covered Arena with Lights
- Viewing Stand
- 16 – 12x12 portable stalls on outside of arena under same roof
- Breaking pen under same roof

Covered Exerciser

- 60x60 Covered Area
- 6-horse exerciser

Outdoor Arena

- 150 ft round working pen with creosote boards
- 1 large flood light for lighting

Cattle Pens

- 5 cattle pens
- 5 bunk feeders that are negotiable

Breeding Barn

- 7 – 12x24 stalls
- 10 – 12x12 stalls

- 2 – 12x14 stud stalls with concrete block walls
- Wash Rack and stocks
- Laboratory
- Office
- ½ Bath

7 – Turnout traps with sheds

4 – Pastures with sheds

2 – Cattle pens with loading chute and squeeze chute behind covered arena

Main House Overview

14” thick ICF Exterior walls

Double Pecan Doors on Main Entrance

Kitchen includes gas cooktop, double electric oven, prep sink, trash compactor, instant hot water, filtered water, and walk-in pantry with draw storage

Office with built-in shelving

10’ Ceilings

Huge laundry room with built-in cabinetry, another walk-in pantry, half bath, coat closet and floor drain.

Master Bedroom closet is also a safe room with 4” thick concrete wall reinforced with rebar, including the ceiling, and two steel doors

Master Bath includes a whirlpool tub, walk-through shower and separate vanities with sinks

Double garage large enough for two dually trucks

Living Room has wood-burning fireplace with gas starter

Heated In-ground fiberglass pool with hot tub and pergola cover

Second Home and Rental Cabins

Second House:

- 1840 sq ft per Erath County Appraisal District
- 2 bed – 2 bath
- 2 livings areas with dining, kitchen, laundry room and garage
- Small barn behind home for horses

Cabins and Laundry Building

All cabins are on their own electrical meters and are 1 bedroom and 1 bath.

Cabin sizes are:

- 2 – 450 sq ft
- 1 – 600 sq ft
- 1 – 800 sq ft – W/D
- Laundry Building – 6x8

*** Sizes are approximate and were provided by the Seller.

Property Description

Amazing opportunity to own a horse training facility in a great location just north of Stephenville, Texas in the Cowboy Capital of the World. The facility sits on approx.. 158 acres with frontage on Highway 281 and County Road 144. The acreage is already fenced and crossed fenced with 4 main pastures and 7 turn-out traps. 42 acres of the 158 acres is already in Tifton Coastal Bermuda. Owner currently averages 250-300 rounds bales a year out of 2-3 cuttings.

The main barn is set up well with 4 main alleyways that measure 16' wide and have 8 slings doors. There are 27 stalls in the main barn along with a tack area, wash rack area, hay storage, shaving storage, and workshop area. The 18,000 sq ft of this barn is kept cool by 2 Big Ass Fans.

Not far from the main barn is a breeding barn. This barn is set up for a total of 19 stalls including 2 stud stall are the front. There are 7 - 12x24 stalls and 10 - 12x12 stalls. These stall do need to be finished out but the majority of the work is already done. You will also find a laboratory and office for you to have a complete breeding set-up.

The covered arena area has a 80x108 arena with 16 more 12x12 stalls that are portable and can be moved to a different location. There is also a breaking pen under this same roof.

The covered 6-horse exerciser sits right next to the arena to make it easy to brings horses over to be worked. Cattle pens sit right behind the arena to make it easy to move cattle around. The cattle pens also set up for a squeeze chute and loading chute.

And if the training facilities aren't enough to make you fall in love with this property then the main home will do it! This home was built with 14" ICF walls to provide excellent insulation and energy efficiency. A large home with an open floor plan and beautiful finishes make this home a must-see.