

EXQUISITE EQUESTRIAN EXPERIENCE



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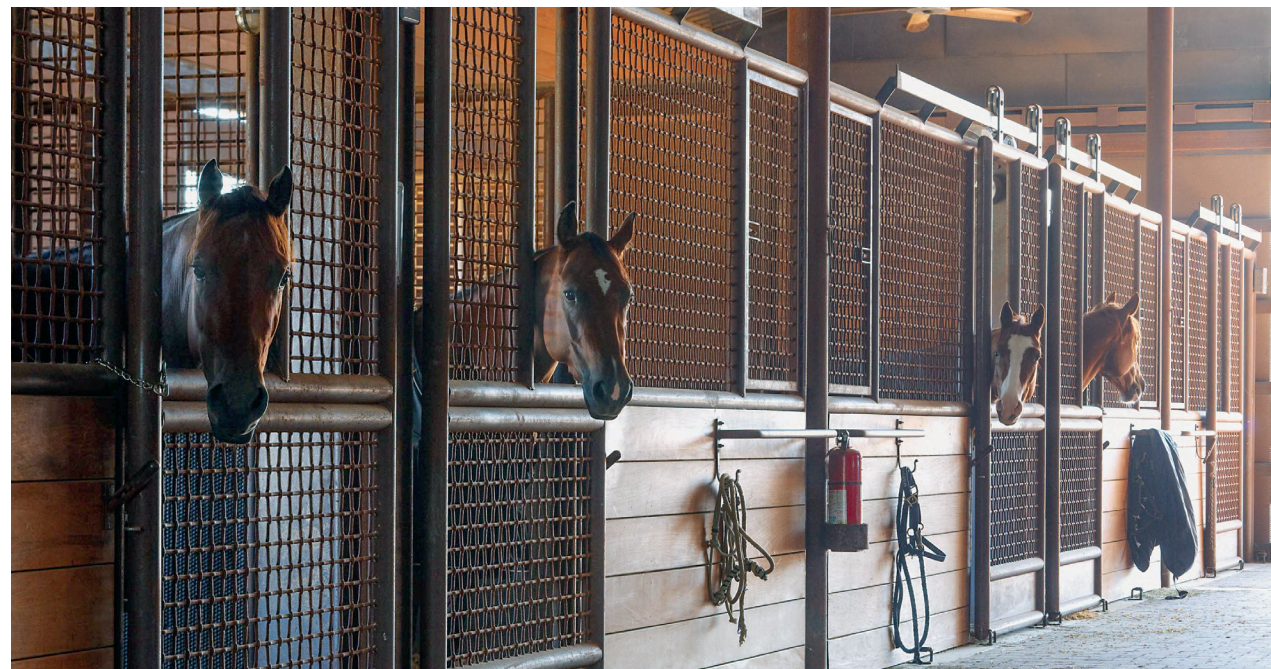
One of the finest cutting horse properties in the nation is only a short drive from the heart of Fort Worth and Will Rogers Coliseum. The property is truly unique yet cohesive in design and functionality. Resting on over 175 acres in eastern Parker County, this versatile facility currently operates as a cutting horse ranch, but could easily be adapted for any horse discipline.

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The world-class training facility is unmatched. The indoor riding arena is 300 feet by 140 feet in a building that includes a sound system, scoreboard, roping chutes, viewing areas, storage and bath. Just behind the indoor arena lies the fully lighted outdoor arena. The twenty-two stall main barn features amenities that make life a dream for humans and horses alike, boasting two wash stalls with in-floor and

overhead radiant heat, a commercial scale laundry room, two stall bedding storage rooms and two feed storage rooms. The barn also features a large tack-up area and spacious tack room with an adjacent lighted porte cochere that makes trailer loading a breeze. There is a fully equipped veterinarian exam area with stocks and ample medical supply storage. When the heat comes in the Texas summer, large

fans over the aisles and stalls, watering systems, and an automatic fly control systems keep the horses cool and comfortable. This barn also houses the complex's main office with adjoining conference room and efficiency kitchen. Rounding out this central barn area is a custom European-style equisizer with overhead lights and fans.



The ranch's twelve-stall mare barn could be adapted for a number of uses. Each stall has a 60 foot individual run, is equipped with automatic watering units inside and out, and can be converted to house up to 24 horses. The mare barn also features its own office and bathroom, indoor and outdoor wash stalls and grooming areas, a tack room, spacious veterinary lab, and a breeding room

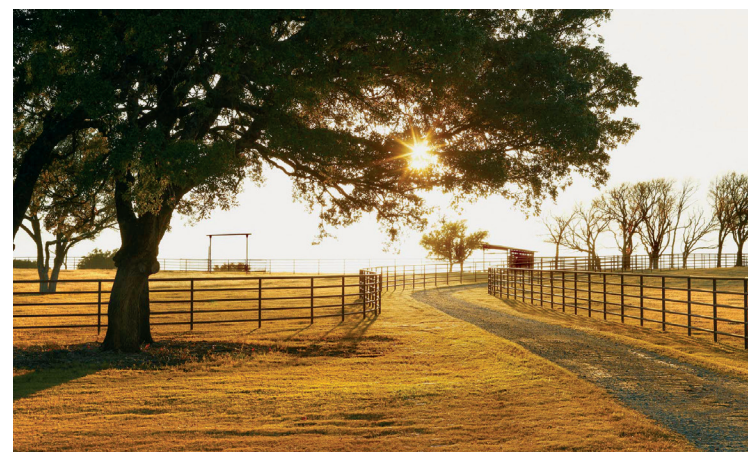
with stocks to safely treat mare and foal. A separate hydrotherapy barn houses an underwater treadmill providing state-of-the-art equine rehabilitation and conditioning. This barn is complete with two rubber-floored wash racks, an interior holding stall, ample tying stations, overhead radiant heat and overhead fans. Two separate isolation stalls in this barn offer a safe place to quarantine horses should

the need arise. The property's generously sized storage structures make crucial behind the scenes ranch work run smoothly, including a large hay barn and a 75'x140' climate-controlled shop. This building houses additional office space, a full gym, a maintenance work room, and 6 oversized parking bays for trucks, trailers, and motor coaches.



Great measures have been taken to create and preserve a consistent aesthetic throughout the property. The ranch's twelve large pastures and eleven paddocks are all fenced with five-rail steel pipe and have individual shelters. This meticulously maintained pasture system is irrigated and is lush with well-established, sprigged Costal Bermuda grass, providing a true grazing paradise for our equine friends.

A storm drainage system encircles the training facility, and all electrical and water lines have been buried so that nothing mars the serene view of rolling pastures. The manager and staff housing compliment the facilities and the beautiful Emery Young designed main residence sits high on a hill, nestled among numerous mature oaks.





This exclusive listing is held by **Martha Williams** and **Allen Crumley** of Williams Trew Sotheby's International Realty. Price is available upon request.

An additional 165 acres is also available to compliment the operation. Call for more details.



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