



Protecting Clients. Conserving the Land.

Sunrise Stables

112 acres, McLennan County, Texas



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www.KingLandWater.com

Sunrise Stables

112 +/- Acres

McLennan County, Texas

Location

Sunrise Stables is located 2 miles north of Moody, TX on quiet Joy Lynn Road. Situated just west of the I-35 corridor, both Waco and Temple are a short 30-minute drive away.

Acreage

112 +/- Acres

Description

Sunrise Stables is a quiet and peaceful Central Texas horseman's paradise. World-class horse facilities and a charming home set in a landscape of rolling hills create a private sanctuary with a convenient location, making access to local amenities and the rest of the state a breeze. Vast improved pastures with tree-lined borders offer room for cattle, horses and recreation.

Improvements

The primary improvements of Sunrise Stables consist of a central house compound and a fabulous luxury horse barn complex. Both are accessed from a long caliche driveway lined with wildflowers and featuring views of the rolling pastures.

House Compound

Manager's Residence

- A three-bedroom, two-bath 1440square foot home with over-sized one-car attached garage, covered front porch, and covered patio.

Shop Building and Car Barn

- 32x40 (1280square foot) Insulated metal building with 12-foot tall sidewalls includes pull-through bay with two, 12X12' steel roll-up doors, and separate bay with 10x10' steel roll-up door.
- 30x54 (1620sf) Insulated metal building with 14-foot sidewalls includes two 10X25' doors. This oversize building easily holds four dually pickups or other large heavy equipment.

Luxury Horse Barn Complex:

West Horse Stall Bay of Horse Barn

- The horse stall bay includes six, 12x12' Box Stalls with heavy duty sliding doors, automatic waterers, feed bins and hay racks.
- Three of the stalls are outfitted with comfort stall floors & stall mats, and three stalls with comfort floors.
- Bay also includes an indoor grooming/tack-up stall and an enclosed wash stall
- 450 square foot office with kitchenette, a full bathroom for guests, a guest tack room, laundry room, and feed storage area. All are air conditioned and heated.

Center Bay

- This large bay is a drive-through bay that includes ample room for hay storage and a large workshop area, plus loft storage.

East Hay Storage and Workshop Bay

- This bay has ample room for equipment parking, hay storage, or other use, and includes an oversize roll-up door on the east side, and another roll-up door on the south side.

Outside Wash / Grooming Stalls

- There are two covered outside tack-up/wash stalls.

Covered Barn Entrance & Patio Area

- A 19x40 (760 square foot) covered patio area in front of the West Bay makes for convenient covered parking during inclement weather.

Covered Trailer Storage

- The covered trailer storage area adjacent to barn provides shelter for a truck and trailer.

Paddocks

- Four medium-sized paddocks include covered metal two-wall sheds with automatic waterers, hay racks, and feed bins, with reach-through doors for feeding hay and grain.
- Two additional smaller paddocks are covered for mid-day sun protection.

Water, Wildlife, and Habitat

Sunrise Stables is serviced by water from the city but a shallow well does exist on the property. All waterers in barn complex are in excellent working shape as well as an outdoor trough used for cattle. A 1.5 acre earth tank in the west pasture offers seasonal water for recreation and cattle.

For the nature lover, the property boasts a large diversity of plants and animals. A variety of wildflowers and bird species ranging from cardinals, flickers, Red-Tailed

and Swanson's Hawks, Peregrine Falcons and Great Blue Herons to a variety of migratory ducks. Mammals that call the property home include jackrabbits, cottontails and White-tailed Deer

Price:

\$1,200,000

Contact

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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

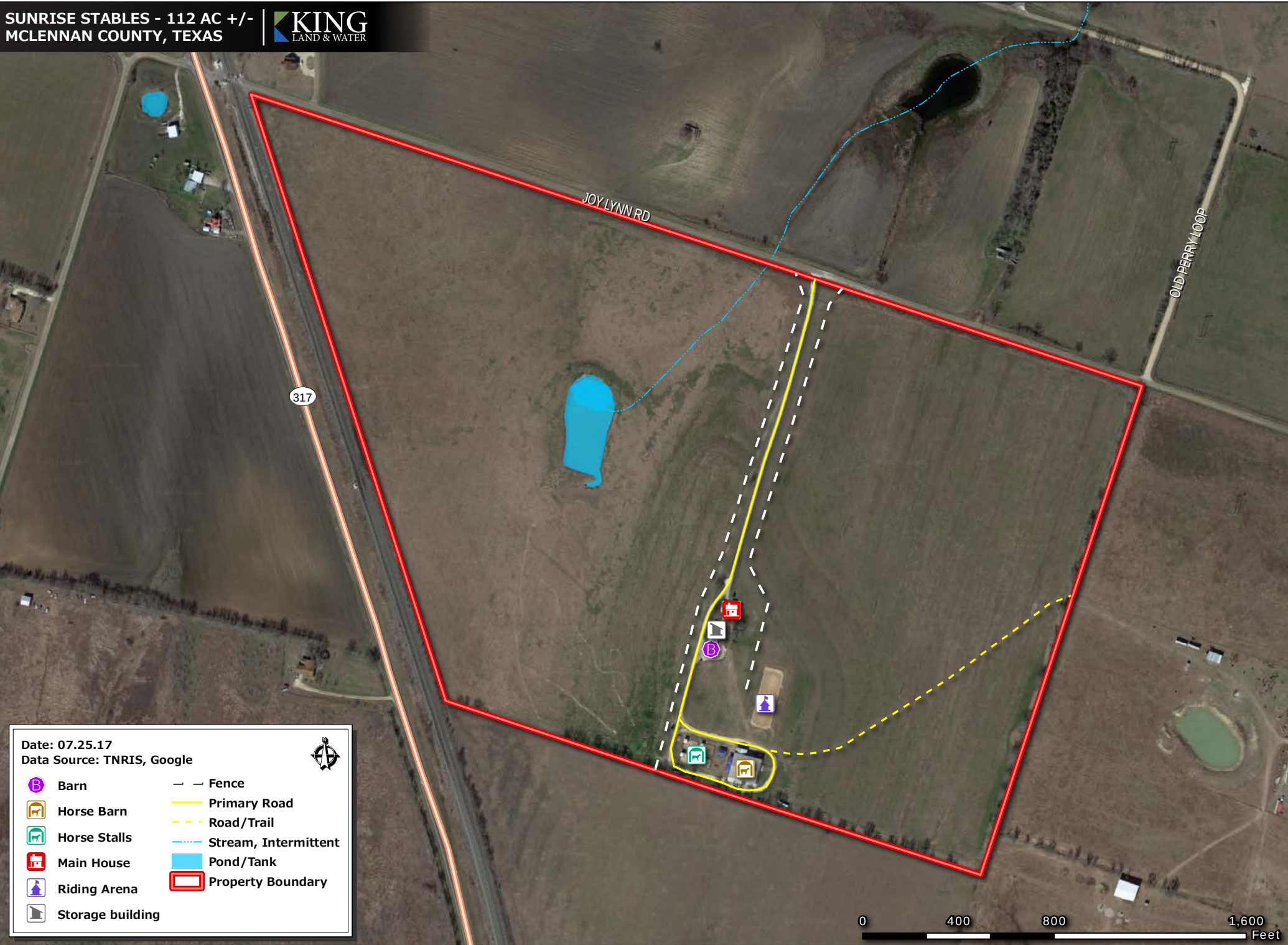


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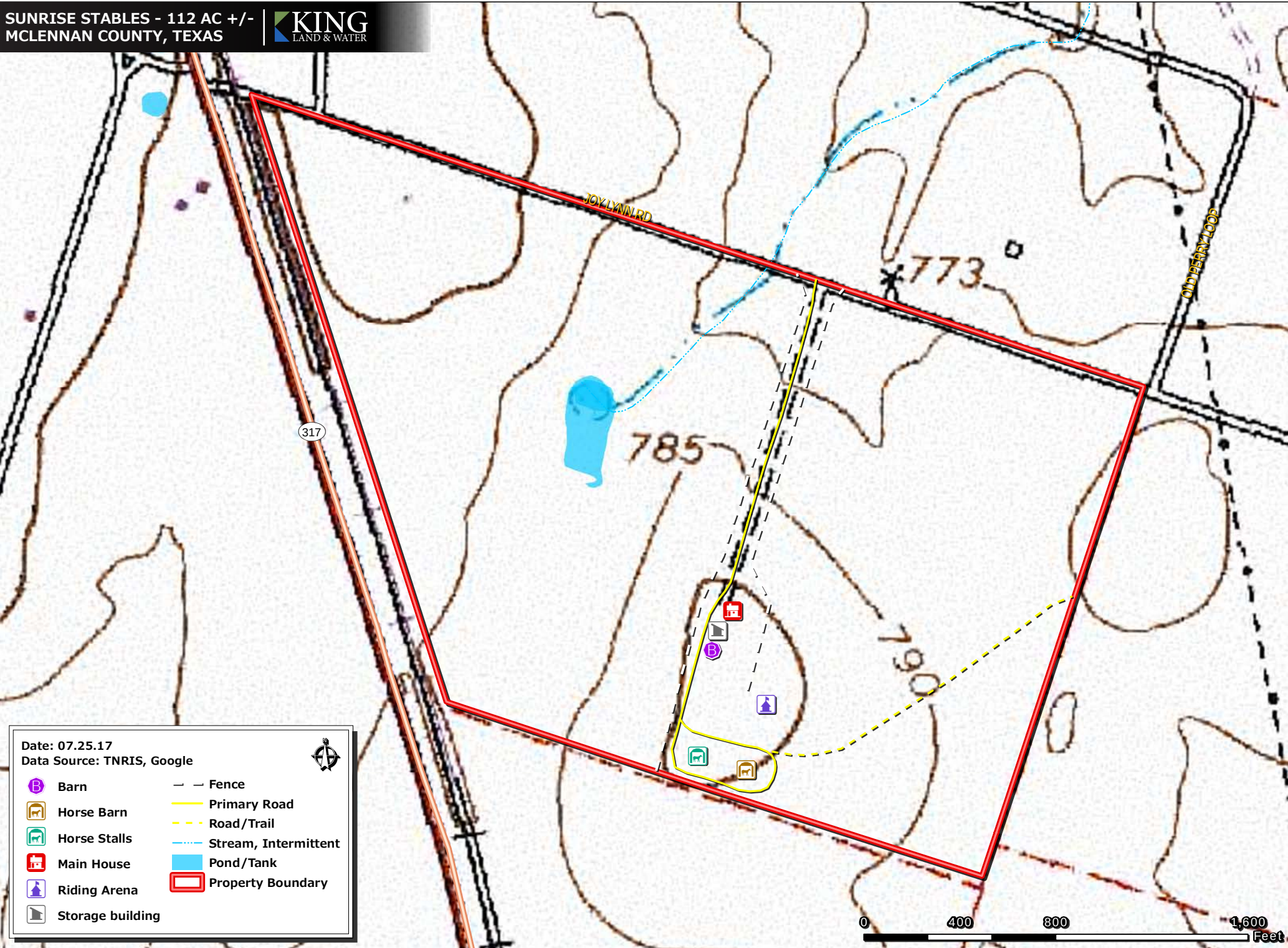
- Property
- Property Boundary



Date: 07.25.17
Data Source: TNRIS, Google



- | | |
|------------------|----------------------|
| Barn | Fence |
| Horse Barn | Primary Road |
| Horse Stalls | Road/Trail |
| Main House | Stream, Intermittent |
| Riding Arena | Pond/Tank |
| Storage building | Property Boundary |



Date: 07.25.17
Data Source: TNRIS, Google

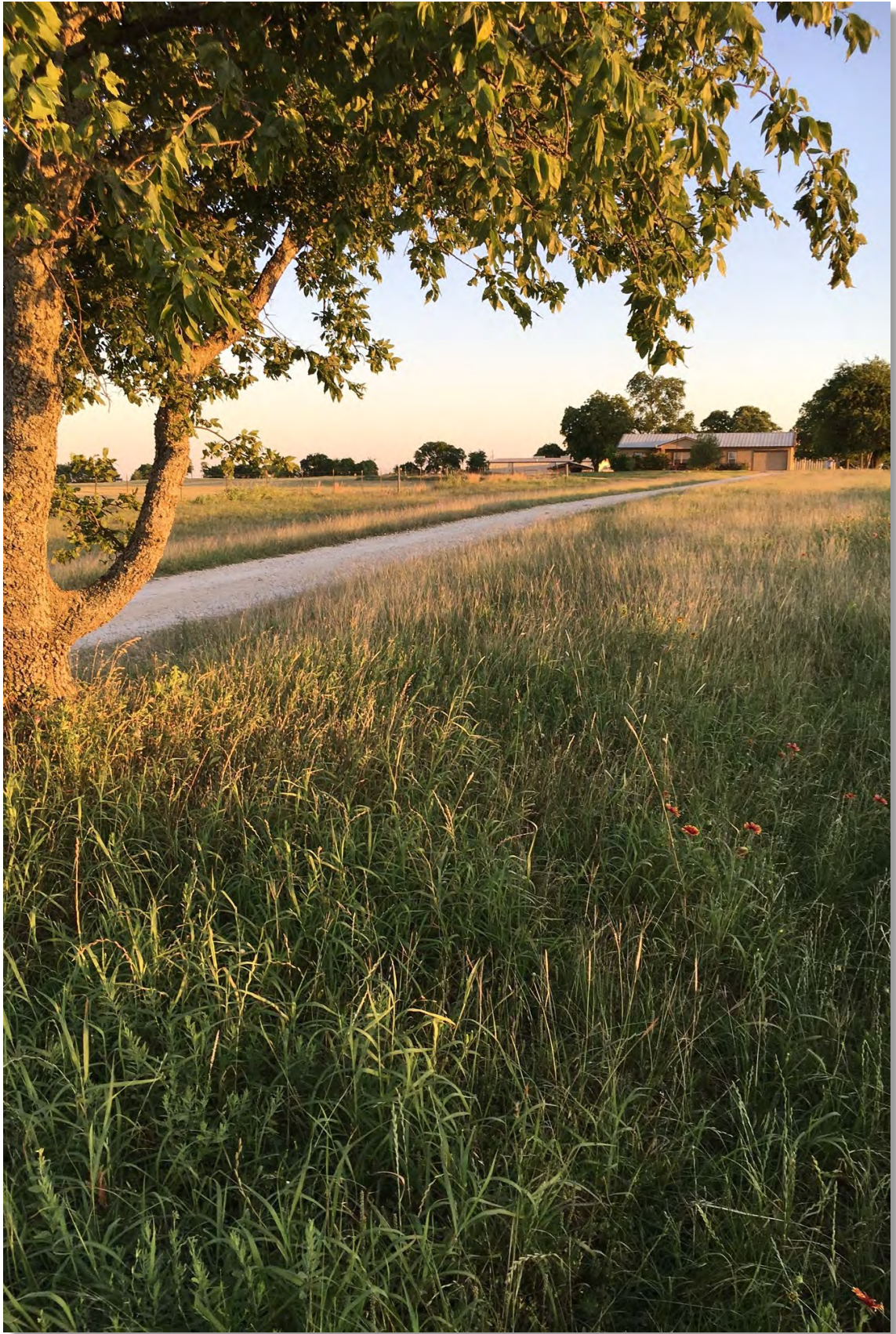






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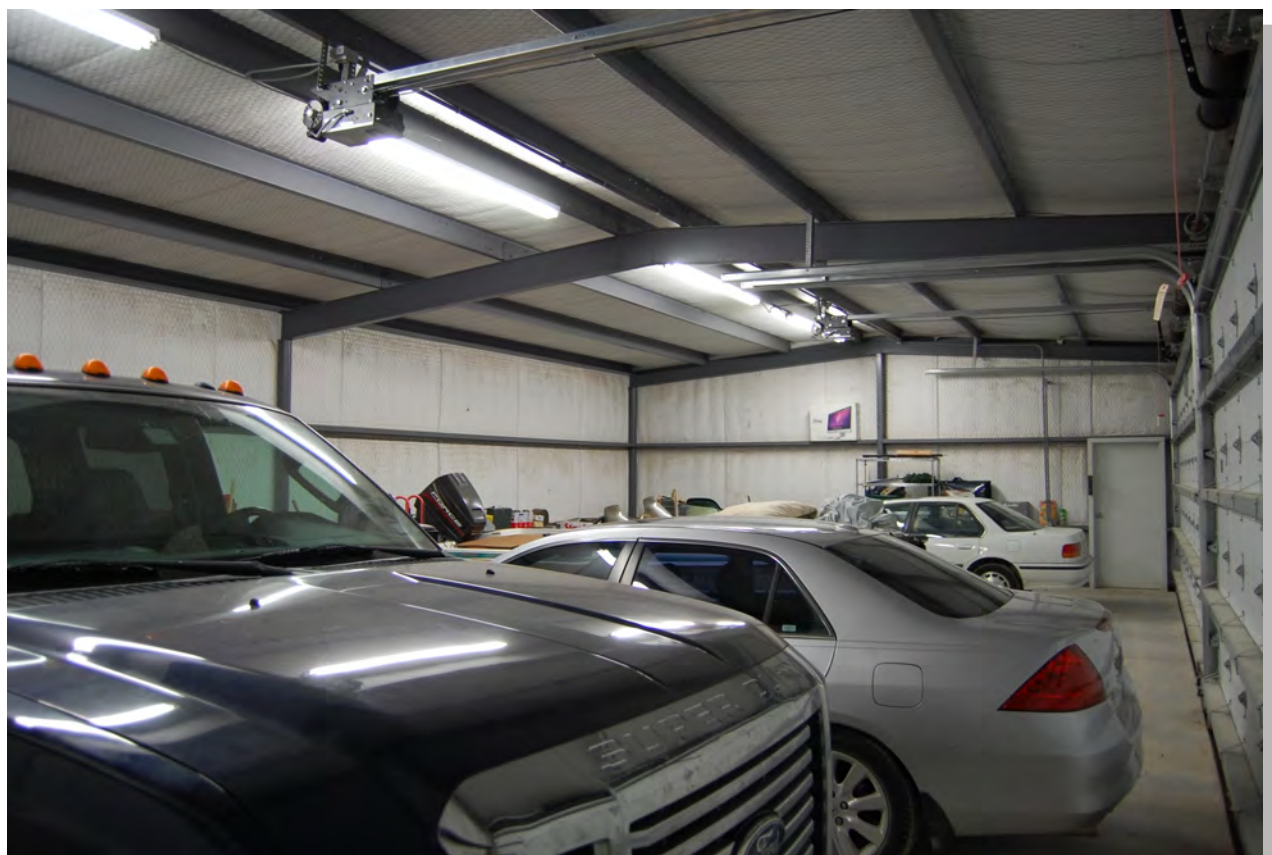








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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date