



FARM & RANCH

# QUICK STYLE RANCH

4 Quick Style Ranch Ln. – Perrin, TX



STEPHEN  
REICH GROUP  
WILLIAMS TREW REAL ESTATE

WilliamTrew<sup>☆</sup>  
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

# PROPERTY SUMMARY

## DESCRIPTION

107 acre horse property in Perrin, TX that was the Quick Style Ranch racehorse training facility is now available. This property is equipped with 4 horse barns, multiple turn outs and pasture to house more than 50 horses. The soil is sandy and ideal for any horseman to make the facility his own with an indoor round pen to, a long track to leg up horses, 300 X 130 arena for the event of your choice and finally a walker for the cooldown. There is plenty of storage for your round bales in the 50X75 main hay barn and a place to store your square bales in the 30X70 hay barn that is near the horse barns. All the ranch repairs and projects can be stored and completed in the 40X45 workshop.

## LOCATION

|                    |                                                |
|--------------------|------------------------------------------------|
| CITY               | Perrin                                         |
| County             | Palo Pinto                                     |
| Schools            | Perrin-Whitt ISD                               |
| Driving Directions | 1.5 miles West of Perrin. South side of FM 210 |

## OFFER SUMMARY

|            |                 |
|------------|-----------------|
| List Price | \$950,000       |
| Lot Size   | 107.815 acres   |
| Utilities  | 2 Wells, Septic |

## HIGHLIGHTS

- 2 ENCLOSED HORSE BARNs
- 2 HORSE BARNs W/TURNOUTS
- 2 HAY BARNs
- SHOP • ARENA
- COVERED HORSE WALKER
- COVERED ROUND PEN

## LISTING PRESENTED BY:



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**PARKER COUNTY OFFICE**  
400 Shops Boulevard, Ste. 200  
Willow Park, TX 76087

**FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND**



# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884  
ERIC FARRELL – 817.304.5858



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# PROPERTY PHOTOS



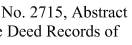
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E. & L. CO. SURVEY NO. 2715  
ABSTRACT NO. 810



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# AERIAL MAP



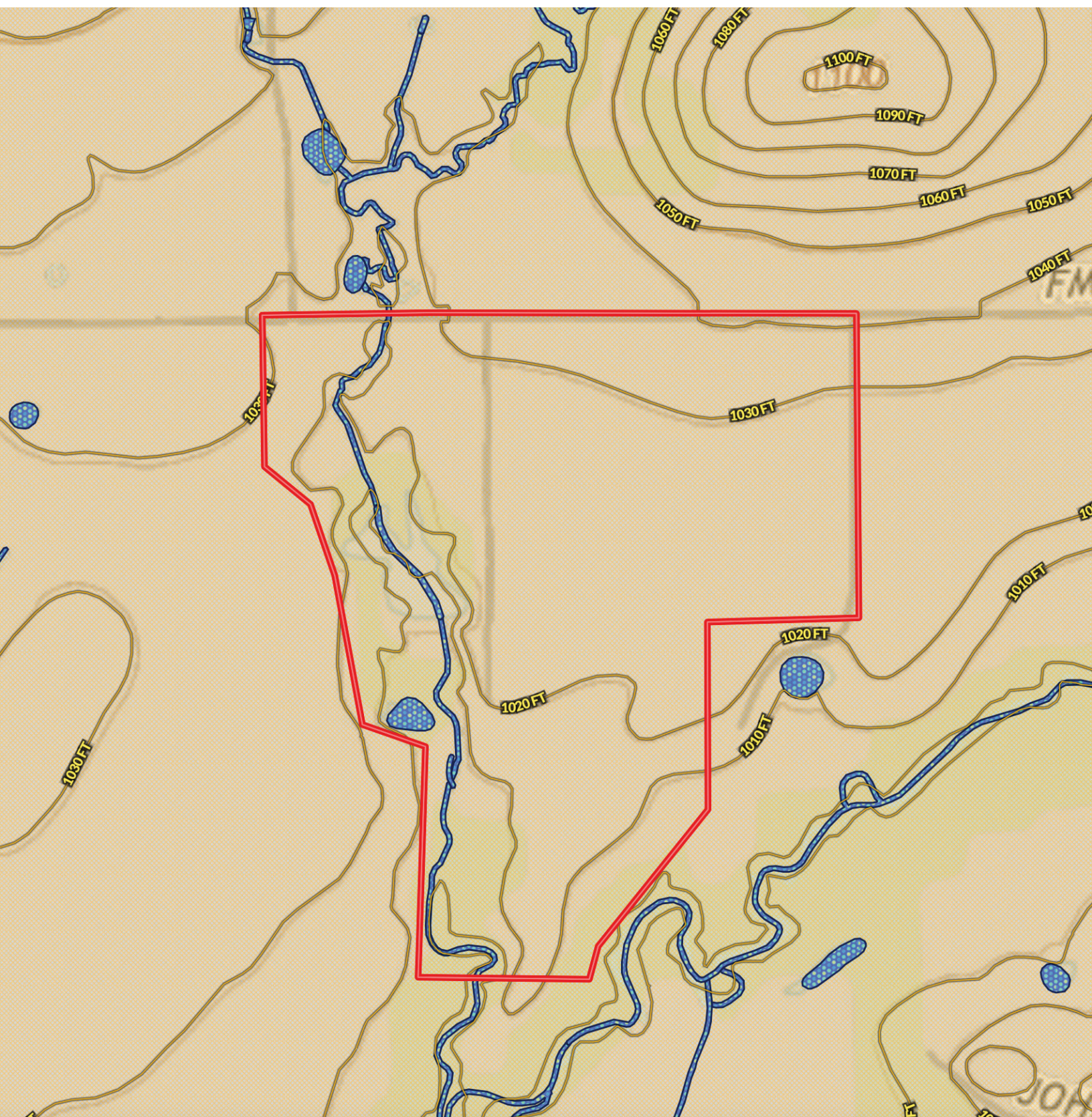
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# CONTOUR LINES & FLOODPLAIN



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QSR INVENTORY

|                        |               |
|------------------------|---------------|
| Land.....              | 107.815 acres |
| Equipment Storage..... | 30.2 x 40     |
| Exercise Building..... | 60 x 60       |
| Hay Storage.....       | 39.6 x 41     |
| Equipment Storage..... | 28.3 x 70     |
| Horse Barn .....       | 40.7 x 130    |
| Stalls                 |               |
| Horse Barn .....       | 37.4 x 120.6  |
| Stalls                 |               |
| Horse Barn .....       | 60.6 x 100.2  |
| Stalls                 |               |
| Horse Barn .....       | 37.7 x 60.7   |
| Stalls                 |               |
| Storage Facility ..... | 51.2 x 75.5   |
| Wood Frame House       |               |
| Mobile Home .....      | 13.8 x 60     |
| Mobile Home .....      | 11.7 x 56.2   |
| Mobile Home .....      | 27.8 x 48.2   |
| Mobile Home .....      | 13.8 x 66.2   |
| Horse Shelter.....     | 14 x 14       |
| Horse Shelter.....     | 16 x 16       |
| Horse Shelter.....     | 16 x 24       |
| Horse Shelter.....     | 12 x 12       |
| Horse Shelter.....     | 14 x 14       |
| Horse Shelter.....     | 12 x 14       |
| Horse Shelter.....     | 16 x 24       |
| Horse Shelter .....    | 14 x 30       |
| Horse Shelter.....     | 18 x 40.2     |