

**990 N FM 113
Weatherford, TX 76088**

Property Details:

Note: All buildings are engineered and built for snow and wind loads

Indoor Arena:

- 130 X 250
- 22' Eave height
- 33' Peak height with insulation
 - Fiberglass blanket layered over seamless white vinyl vapor barrier
 - Drip free in winter and maintenance free
 - Walls attached to a continuous concrete foundation wall at the base
 - Working area can be divided by a suspended fence system- raised and lowered with electronic control
- 5' continuous light panels
- 25 X 16 Veterinarian area with steel stocks
- 3 BigAss Fans
- 30 X 250 attached roof on East Side-
 - 10- 25 X 16 Stalls with Noble Feeders
 - 10- 25 X 75 runs on each stall
- 25 X 130 attached roof on South Side-
 - Covers Stock Pens
- Arena watering system

- 160 X 6 Round Pen

- 40 X 110 Covered and Lighted Breezeway from Indoor to Main Barn

Main Stall Barn:

- 45 X 120
- Concrete tilt stall walls and steel grill work
- 12- 15 X 12 Stalls
 - 1" Thick Rubber mats in all stalls
- 1- 15 X 16 Foaling Stall
- 15 X 24 Tack/Kitchen/Vet Room
- 15 X 12 Two story Feed/Storage Room

- 15 X 12 Wash Bay
- Restroom
- 10 X 45 Covered front porch
- Brick Pavers in all alleyways
- 30 X 120 Covered Roof on North Side-
 - Truck and Trailer parking
 - Full RV hookups with 30 and 50 Amp Plugs
- 40 X 60 Hay Shed
 - Concrete Tilt Wall
 - Shavings Bin
 - Under roof walkways to barn
- 15 X 36 Insulated Pump House
 - 6000 Gallons of Storage
 - 4 water wells with pumps
 - Located- Residence, Pasture right side of main residence, large round pen, Pasture North of main residence
 - Co-op water anytime via valve system if desired
- Steel Working Pens
 - 15 X 15 Covered area with Priefert Cattle Chute
 - Water and Electricity available
- 26,000 Linear feet of new pipe and rod
- 2 7/8" Posts and Top rail
- 6- Rods below top rail
- All gates are custom made to open on horseback or on foot
- Layout designed for one rider to sort cattle with ease
- Entrance
 - Stone columns
 - Cedar staves
 - Gate
 - Overhead signage
 - Electric Gates on Both Entry's

- Residence
 - 1660 Sq ft. Manufactured home with metal roof
 - 3 bedroom
 - 2 bath
 - Covered front and back porches
 - Separate 24 X 24 detached garage
- Residence
 - 1120 Sq ft. Manufactured home with metal roof
 - 3 bedroom
 - 2 bath
 - Covered front and back porches
 - 28 X 30 detached garage
- Residence
 - 980 Sq ft. Manufactured home with metal roof
 - Covered back porch
- Pastures
 - 11 pastures with automatic horse pasture waterers
 - Numerous cattle tanks with floats and frost free hydrants
 - Six excavated stock ponds
- Minerals
 - Owned and will be conveyed
- Wildlife
 - Deer, Turkey, and Hogs