



FARM & RANCH

61.44 ACRES LOADED W/EQUESTRIAN IMPROVEMENTS

536 CR 483 – STEPHENVILLE, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

Williamstrew[★]

A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

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

PROPERTY SUMMARY

DESCRIPTION

This 61+ acre parcel is loaded with equestrian improvements from Stall barns with covered runs, to turn outs with shades, Priefert 6 horse panel walker and breaking pen, plus a 90 x 90 training pen all under one cover with Big Ass fans! Large out door arena with an additional calf lane is complete with LED lighting, chutes, return alleys and an announcer stand. Tons of stabilized parking so you can hold massive events. There are also 14 RV hook ups on the property for the overnight guest. Main barn features insulated roof, individual tack and feed rooms, built-in feeders, automatic waterers, and runs. Home on property is very roomy 4 bed rooms 2 bath rooms and an oversized garage. Additional info in Docs. The arena is in the process of being covered.

LOCATION

CITY	STEPHENVILLE
County	ERATH
Road Frontage	GRAVEL/ROCK
Topography	CLEARED/LEVEL
Sale Type	RES - F&R

OFFER SUMMARY

List Price	\$4,000,000
Lot Size	61.44 ACRES
Utilities	SEPTIC, WELL
BARNS	5

HIGHLIGHTS

- 2,218 SF 4/2 HOME
- 90X90 TRAINING PEN
- STALL BARNs W/COVERED RUNS
- OUTDOOR ARENA
- PRIEFERT 6 HORSE PANEL WALKER
- MULTIPLE PONDS

LISTING PRESENTED BY:



STEPHEN REICH
817-597-8884
stephen.reich@williamstrew.com



DENNY RALLS
817-965-3464
denny.ralls@williamstrew.com



PARKER COUNTY OFFICE

405 S. FM 1187, STE. 400
ALEDO, TX 760089

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
DENNY RALLS – 817.965.3464



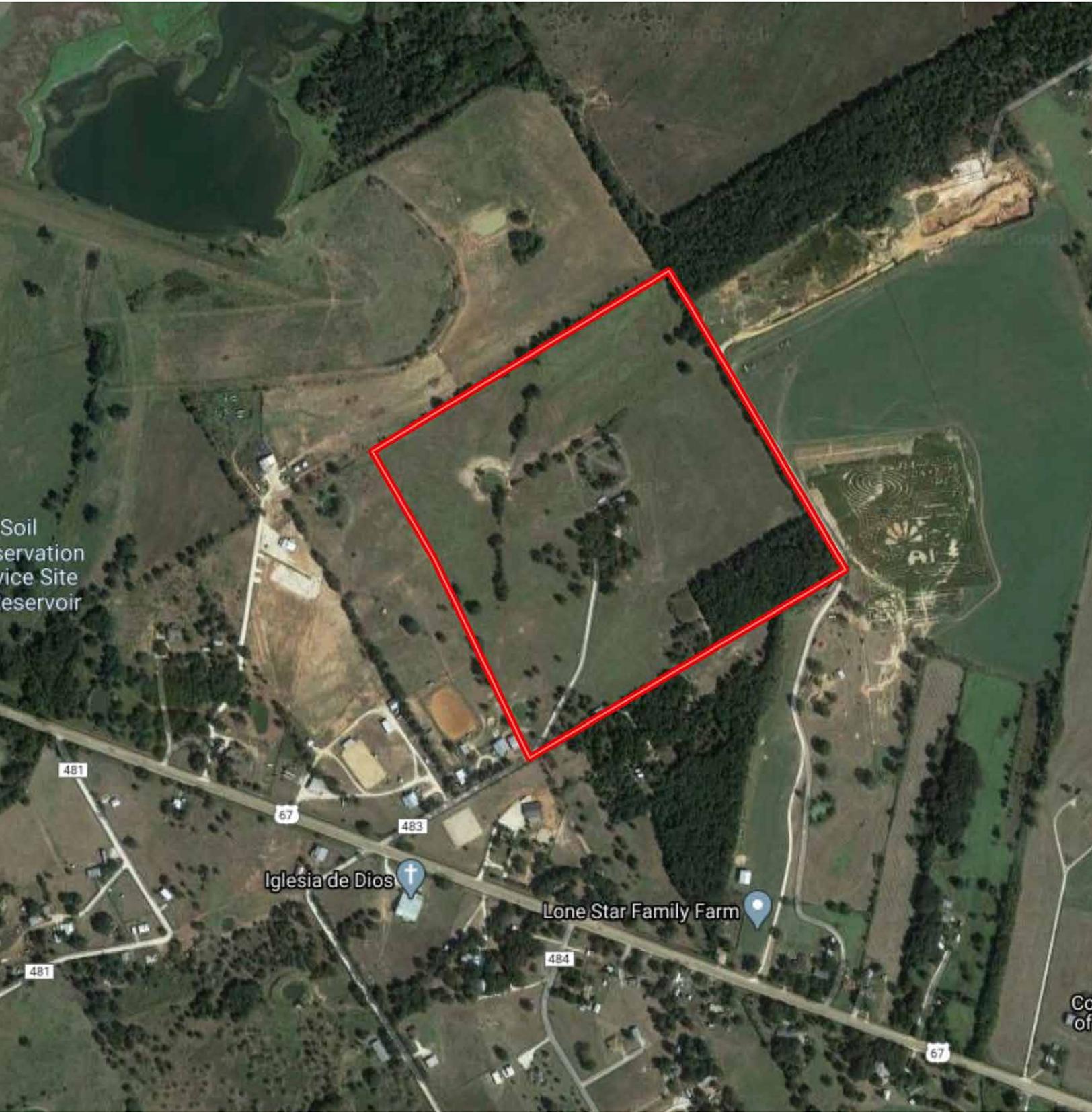
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AERIAL MAP



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