

# Welch Equestrian Center Ranch

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62± acres | \$3,750,000 | Centerville, Texas | Leon County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Welch Equestrian Center Ranch

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## Property Description

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Welch Equestrian Center Ranch is located a few miles east of Centerville, Texas off Highway 7 on F.M. 811. The 62± acre cutting horse facility is centrally located about halfway between Dallas/Ft. Worth and Houston off I-45. The property is beautifully improved with pipe fencing throughout and improved roads circling the entire ranch. There are several entrances off F.M. 811 with approximately 1,850 feet of frontage on the highway.

As you enter the property on the north you will pass a large, covered arena with an enclosed barn attached. Driving to the back of the property you will pass several covered horse walkers, a manager's house, a shaving barn, another large horse barn with covered horse walkers, and a second covered arena at the back of the property. There are large pipe-fenced horse paddocks throughout the ranch with easy access to the barns.

A second entrance off F.M. 811 leads to the main owner's home that has a large fishing pond, fire pit, covered carport, large generator, and a beautiful, huge yard with great trees. The grounds are surrounded by pipe fencing and an electric gated entrance with a paved driveway. There is another round pen on the grounds below the house where occupants can watch horses being worked while sitting on the back porch.

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## Improvements

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The improvements on the ranch are in excellent condition and ready for the new owner to move in and start using. There is a paved road through the central portion of the improvements. There are three houses on the ranch, with the largest being used by the previous owner.

### List of improvements:

#### Training Barn and Arena

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41,580 sq. ft. (Pipe and Steel w/ metal roof)  
54 stalls with fans and water for each  
Saddle/Tack room with prep area and office

#### Two Covered Walkers

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Located across from Training Barn and Arena

#### Shaving Barn

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Approximately 22 x 24 (540 sq. ft.)

#### Horse Barn (2nd)

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15,000 sq. ft. (Pipe and Steel w/ metal roof)  
40 stalls with fans, water, and lights  
100' x 150' w/roll-up doors on all sides

#### Covered Arena (2nd)

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150' x 156' (23,400 sq. ft.). Steel w/ metal roof

### 2 Covered Horse Walkers (Near Barn #2)

#### Owners Home

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4000 sq. ft. • 3 bedroom • 4 baths • WBFP Gourmet kitchen  
Generac Generator • 924 sq. ft. Carport • 1400 sq. ft of porches  
Zoned central air and heat • Lake Pier & Arbor • Cook area

#### House (#2)

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1,050 square feet, 520 sq. ft. Porch

#### House (#3)

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1,680 sq. ft. • 3-bedroom • 2 bath  
375 sq. ft. of covered porch

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## Water • Minerals

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The ranch is considered to be well watered. There is a large water well below the main house and city water is available. The owner believes they own NO minerals, but any owned minerals will be conveyed.  
Water is also run to all stalls and lots.

## Price

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\$3,750,000

## Remarks

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Welch Equestrian Center Ranch is a ready-to-go horse facility. It is centrally located to most of the large cities in Texas with easy access to I-45. If you are looking for a ranch that needs nothing but livestock to get started with a beautiful place to live, you need to come take a look.

Additional acreage may be available if desired.

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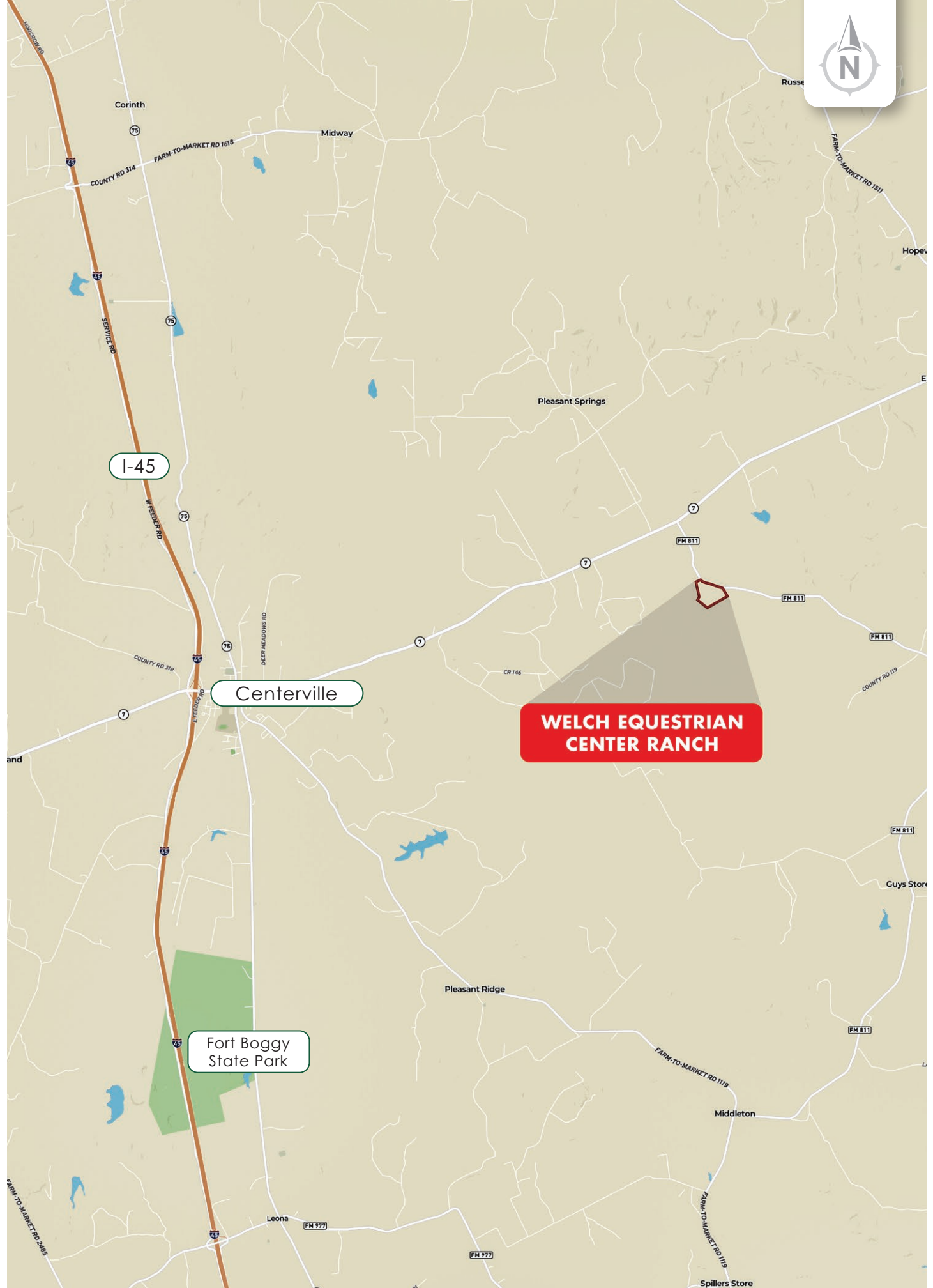
Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour on the Welch Equestrian Center Ranch













FM 811



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FM 811

31.2760, -95.8698





PVT RD 1315

FM 811

400

PVT RD 1310

Turkey

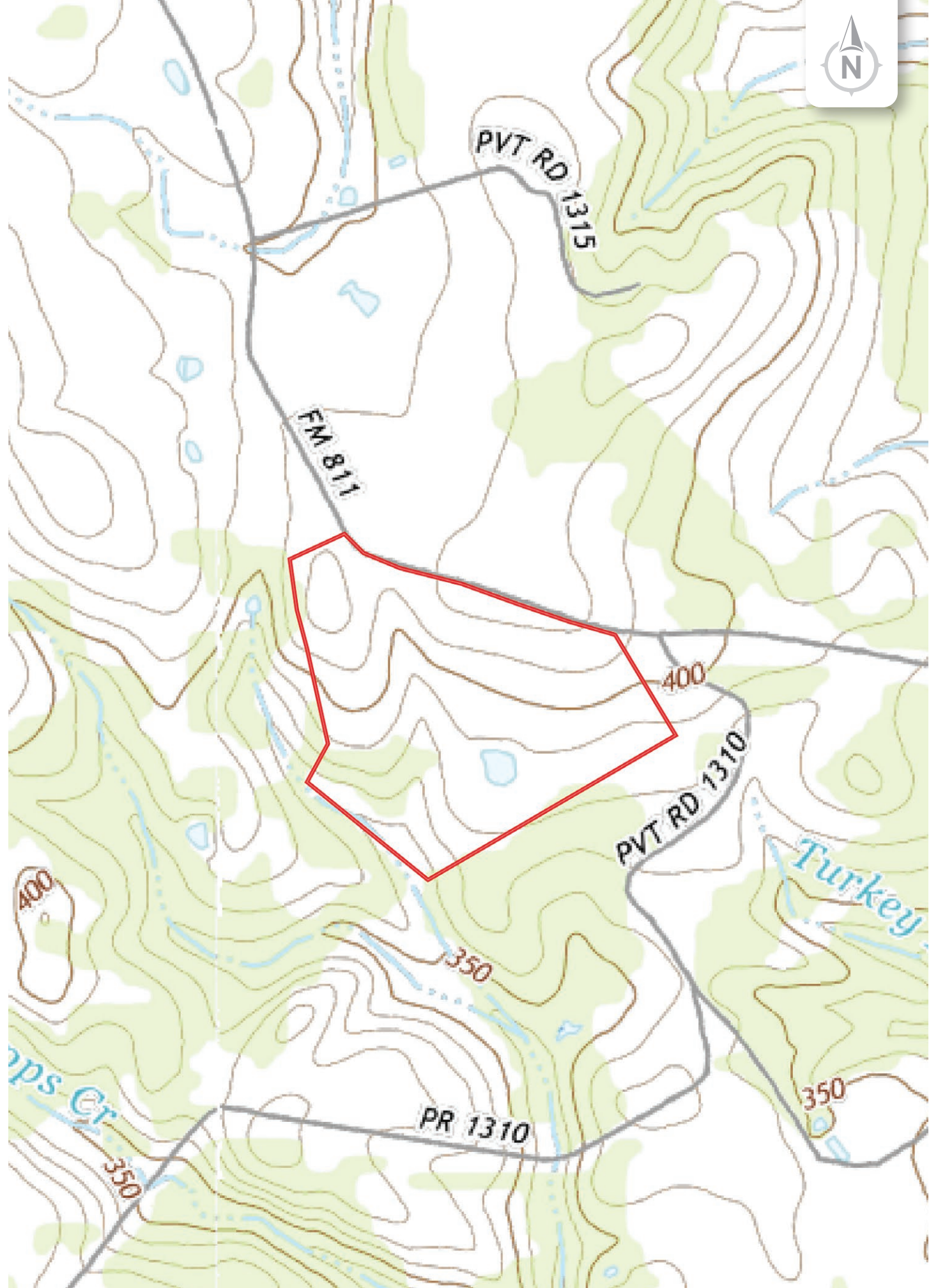
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Layne Walker

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Scan QR Code for more details on the Welch Equestrian Center Ranch.

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YouTube

