

# Horseman's Haven

11.33± acres | \$1,350,000 | Tulia, Texas | Briscoe County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

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# Horseman's Haven

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## Location

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Horseman's Haven is an incredibly unique horse property featuring a completely remodeled residence, brand new indoor riding arena, custom stall barn, large shop, pipe fencing, and additional updated structures. The property is located on approximately 11 acres in a scenic area of Briscoe County, Texas. With easy access just off State Highway 207 and fiber-optic high-speed internet, this property would be ideal for the telecommuter who wants to enjoy a peaceful, rural lifestyle while living near great recreational destinations such as Lake Mackenzie, Palo Duro Canyon State Park, or Caprock Canyons State Park. Nestled near the historic Tule Canyon, this property is about 70 miles from Amarillo and 90 miles from Lubbock, Texas.

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## Improvements

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The property was bought a little over nine years ago and the owners have spared no expense in enhancing the property. The approximately 2,664 square foot home offers 3 bedrooms, 2.5 bathrooms and displays upgrades and additions around every turn. The home has been updated with new windows and exterior doors, custom garage doors, and an additional carport.

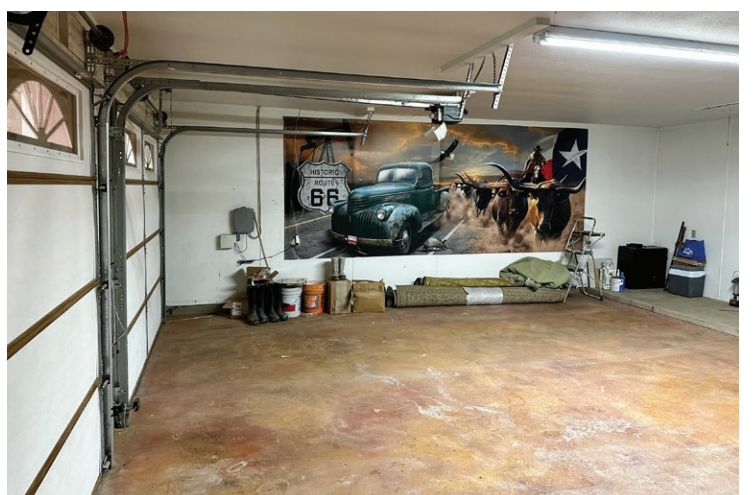
A custom heavy-duty front gate secures the main entrance and is accessed by a solar-powered keypad or remote control. A vast, front-yard fence is the perfect area to give small dogs a place to roam all the while keeping predators out.

A sunroom addition on the north end of the home features a brand-new jacuzzi hot tub surrounded by large feature windows on three sides. In addition to the three bedrooms, there is a sizable basement with a great deal of storage space that could be utilized as a fourth bedroom. Every bathroom has been renovated with the master bathroom being highlighted by a free-standing copper tub and walk-in shower.

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The current owners are renowned artists and have brought this Southwestern meets Ranch Style home to life. Unique, one-of-a-kind, artistic touches are sprinkled throughout the residence. Beautiful mesquite flooring and authentic Saltillo tile encompass the floors of the home. The living room has a rock fireplace and hand-hewn wood beams, adding to the genuine charm. The back door leads to a recently added outdoor kitchen and patio with a rocked, gas fireplace; perfect for entertaining and secluded evenings by the fire. There is also supplemental storage in the attic with drop-down access in the garage.

A state-approved septic system has been installed to give future homeowners peace of mind. This property has its own well and as a bonus, it can be serviced by either an electric submersible pump or windmill. The well is tied into an above-ground storage tank adorned with a painted western mural.

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## Horse Barn

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Continuing out the backdoor and across the back patio is a custom, five-stall horse barn with rock siding and attached runs. The barn is equipped with a wash bay, a large climate-controlled tack room, a bathroom/laundry room with its own septic tank, and automatic waterers. The downspouts from the West side of the roof feed into underground, water-collection storage tanks for use in wetting down the arenas.

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## Indoor Arena • Working Pens

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Next to the stall horse barn, there is a brand new, 100'x200' indoor riding arena complete with a roping chute and pipe and wood fencing. This facility has the most up-to-date electronic amenities such as three "Big Ass Fans," LED lights throughout, and automatic door openers on three of the four doors. In addition, there is a stripping chute and a set of working pens just outside the arena, as well as a 150' round pen. There is a two-stall, lean-to barn complete with a feed room and several pipe-enclosed paddocks, all with heated automatic waterers, making this property move-in ready for any horse enthusiast.

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## Outbuildings

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On the West side of the property, there is a 60'x40' shop with heavy-duty built-in shelving, next to a Quonset hut which also has ample storage.

Both structures have been recently equipped with automatic door openers and LED lighting inside.

There is also a great studio or office space that has been outfitted with new glass block windows. The exterior walls were recently reinforced, a new roof was added, and the outside was refinished in stucco. The shop is cooled by a window AC unit and heated by propane.

Adjacent to the indoor arena lies a sizable greenhouse with a garden shed.

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## Stagecoach Stop

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A small stone building on the property has a bit of interesting history to it. It is known to the area that it was once used as a stagecoach stop in the late 1800s. The sellers have very recently renovated this building to maintain its history.

## Remarks

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This one-of-a-kind property is ready for its new owner to move in and make it their own. Come enjoy a slower, peaceful pace, while having ample opportunities for recreation and a rural lifestyle.

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Call Cooper Cogdell today at 806.683.6045 for more information, or to schedule a tour.







Amarillo

Canyon

Palo Duro Canyon SP

**HORSEMAN'S HAVEN**

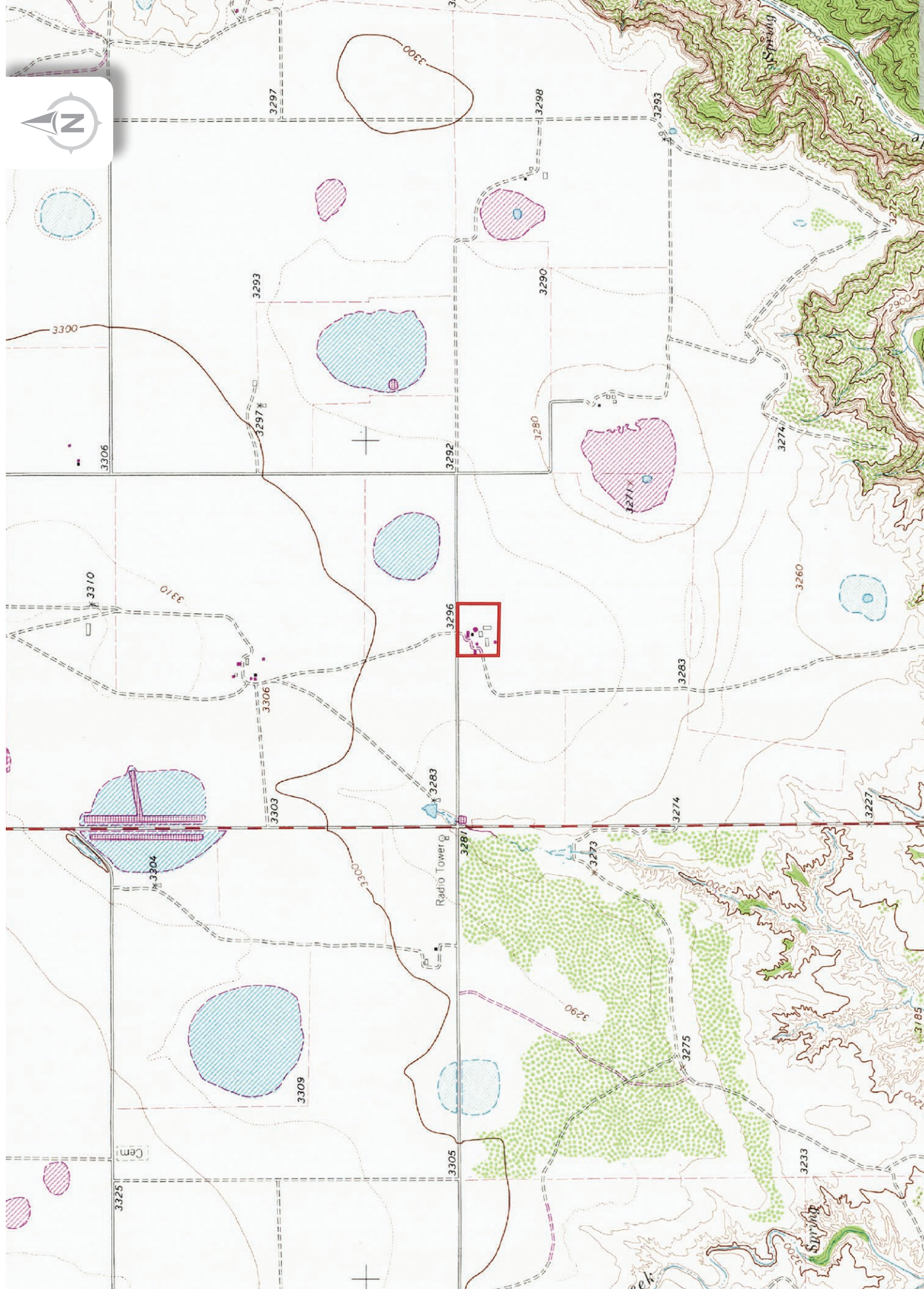
Tulia

Silverton











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