

# Centerville Horse Training Ranch

21± acres | \$2,495,000 | Centerville, Texas | Leon County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

# Centerville Horse Training Ranch

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## Property Description

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The Centerville Horse Training Ranch is located a few miles east of Centerville, Texas off Highway 7 on F.M. 811. The 21± 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. The main entrance is off F.M. 811 with approximately 600 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.

You will find when arriving at the back of the property, a large set of cattle pens, several lots with shaded arenas, as well as a large round pen nearby.

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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

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

Located across from Training Barn and Arena

#### Shaving Barn

Approximately 22 x 24 (540 sq. ft.)

#### Horse Barn (2nd)

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)

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

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

#### House

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

#### Pens

Large Round Pen  
500' x 325' set of Cattle Pens  
Covered Arenas

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## Water • Minerals

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The ranch is considered to be well watered. There is a large water well 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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\$2,495,000

## Remarks

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The Centerville Horse Training 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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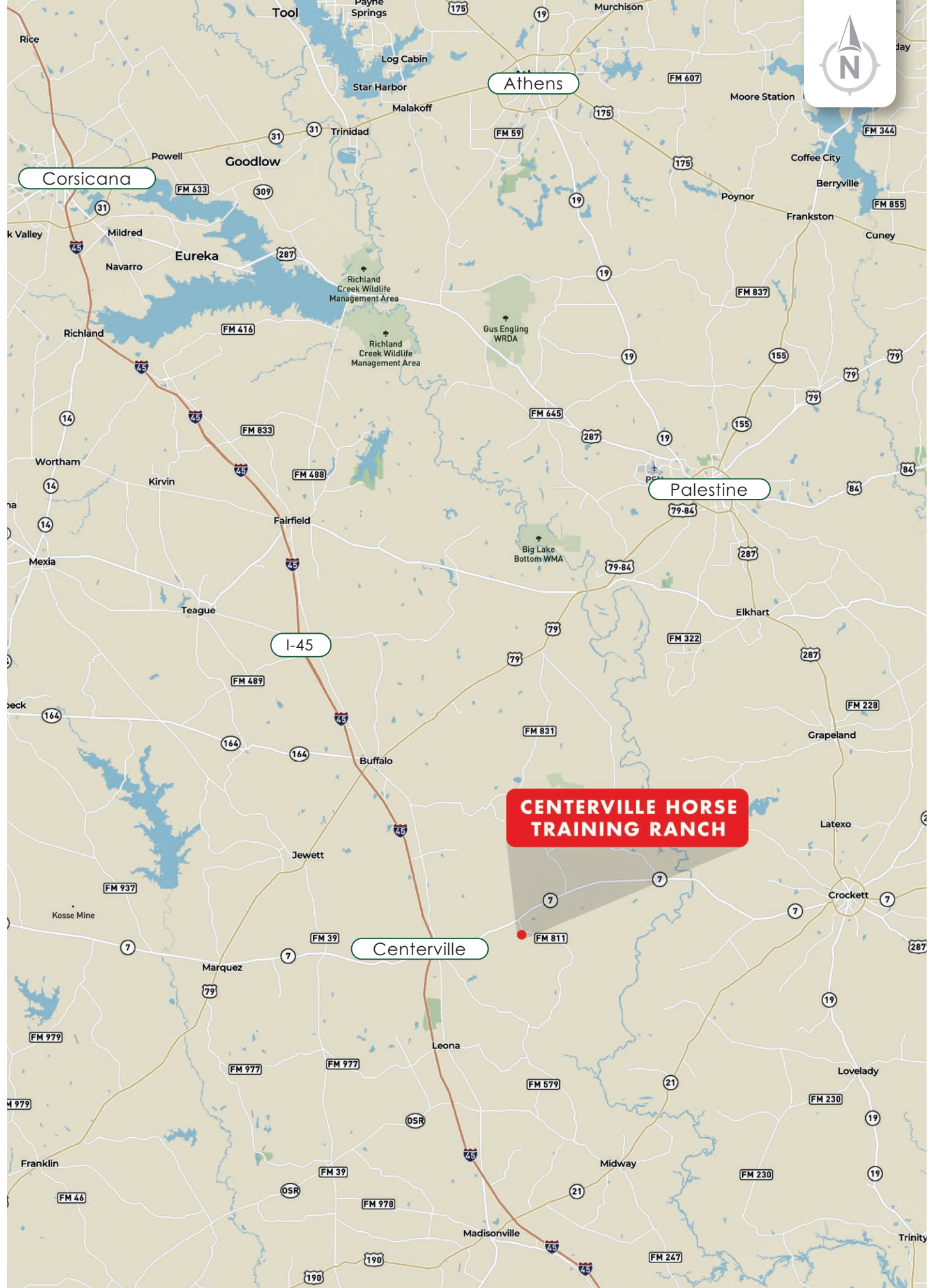
Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour of the The Centerville Horse Training Ranch.









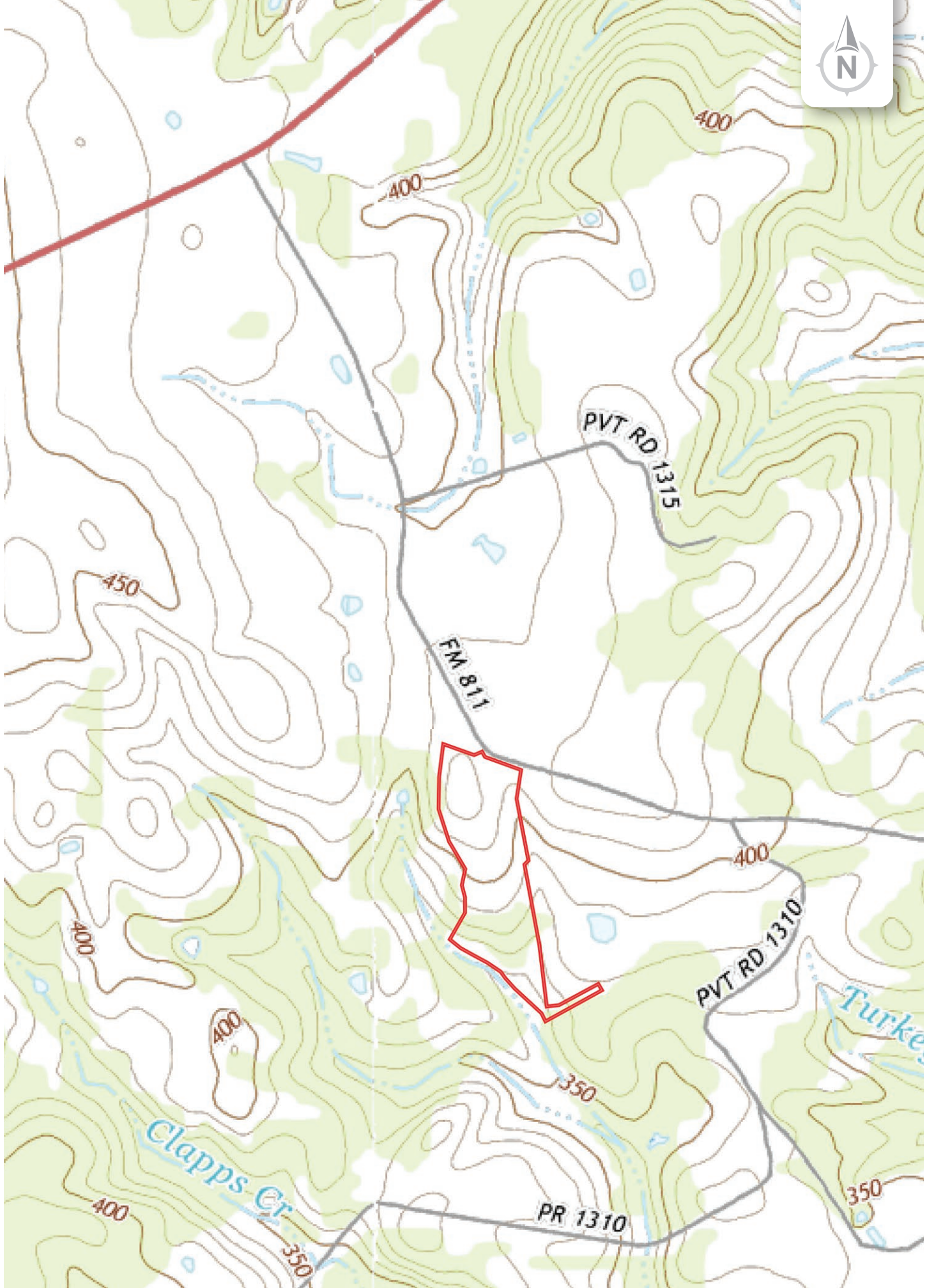






31.2794, -95.8720







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Scan QR Code for more details on the Centerville Horse Training Ranch.

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