

Leon County 811 Horse Ranch

58± acres | \$3,250,000 | Centerville, Texas | Leon County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Leon County 811 Horse Ranch

Property Description

Leon County 811 Horse Ranch is located a few miles east of Centerville, Texas off Highway 7 on F.M. 811. The 58± 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.





Improvements

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.

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)

Owners Home

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)

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

House (#3)

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





















Water • Minerals

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

\$3,250,000

Remarks

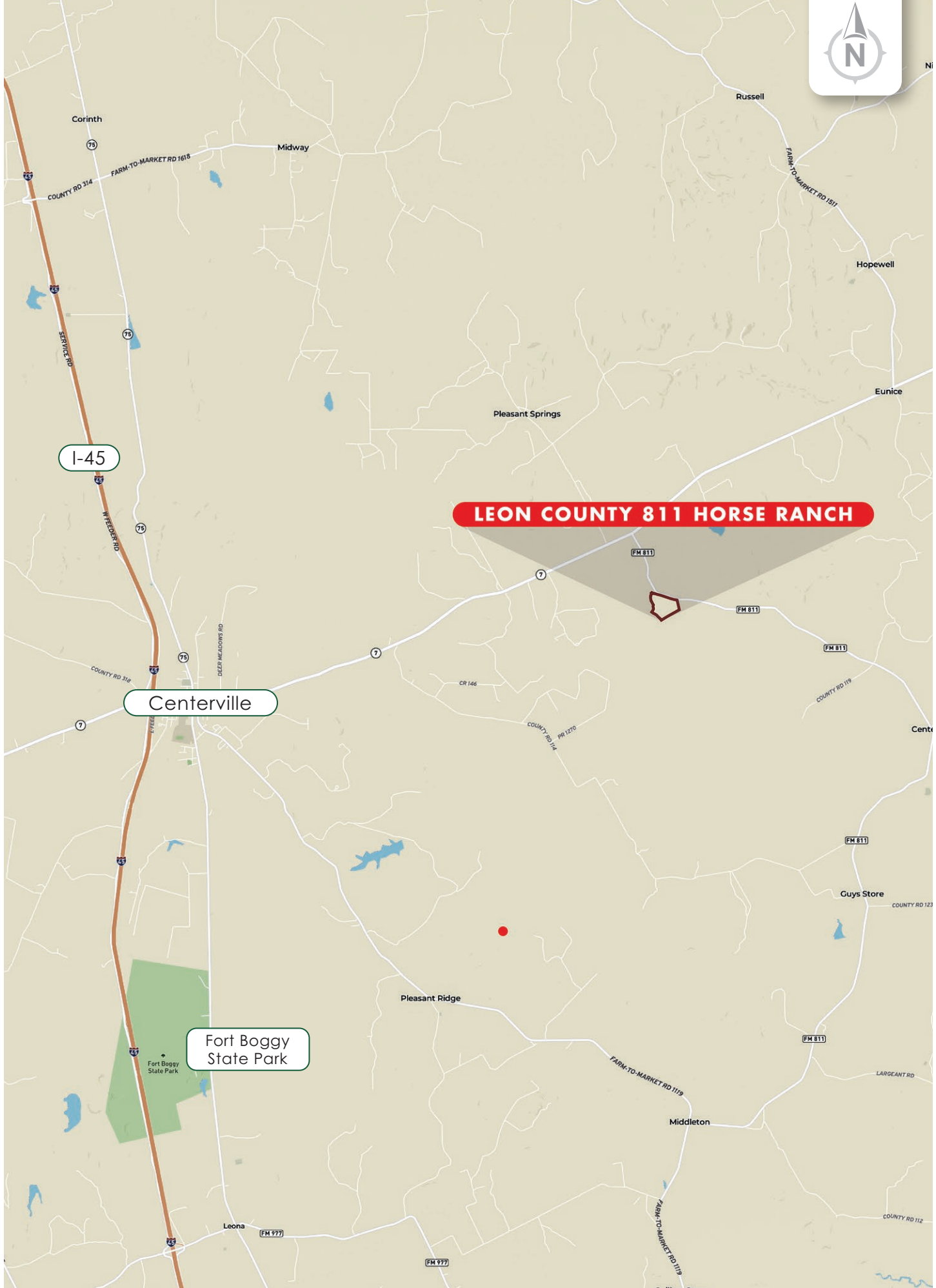
Leon County 811 Horse Ranch is a ready-to-go horse facility. It is centrally located to most of the large cities in Texas with easy access to I-45. If you are looking for a ranch that needs nothing but livestock to get started with a beautiful place to live, you need to come take a look.

Additional acreage may be available if desired.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.







LEON COUNTY 811 HORSE RANCH

Centerville

Fort Boggy
State Park

I-45

Pleasant Ridge

Russell

Hopewell

Eunice

Pleasant Springs

Corinth

Midway

NI

Cent

Guys Store

Middleton

Leona

FM 777

FM 777

FM 811

FM 811

FM 811

FM 811

FM 811

LARGEANT RD

COUNTY RD 112

FARM-TO-MARKET RD 1119

FARM-TO-MARKET RD 1119

COUNTY RD 114

PR 1270

CR 146

COUNTY RD 318

DEER MEADOWS RD

W FREDERICK RD

SERVICE RD

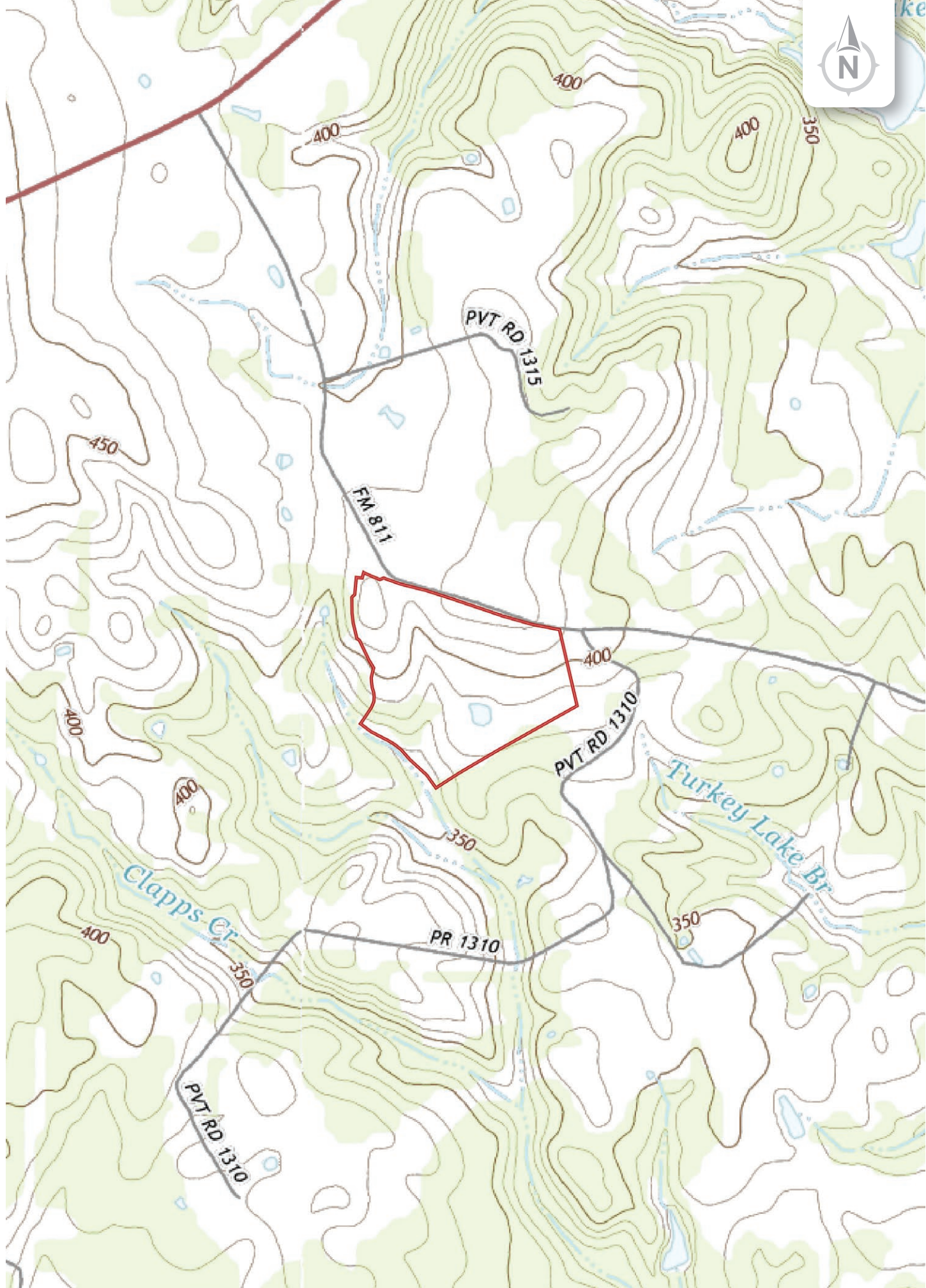
COUNTY RD 314

FARM-TO-MARKET RD 1618

FARM-TO-MARKET RD 1511



31.2760, -95.8698



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YouTube

