

# 197 AC Horse Facility

## 225 Jake's Trail, Aledo, Texas



20 minutes SW Will Rogers Coliseum, Fort Worth. All Coastal Bermuda.



3800 sf custom stone home, 8 ponds, covered arena, 25 stall horse barn



Foreman's home, apartments, hay & equipment barns — \$4,500,000

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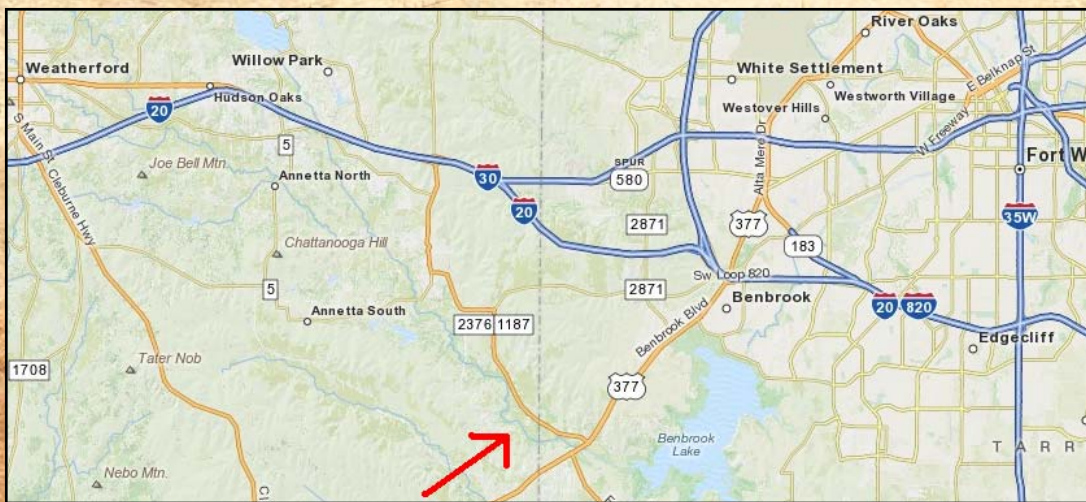
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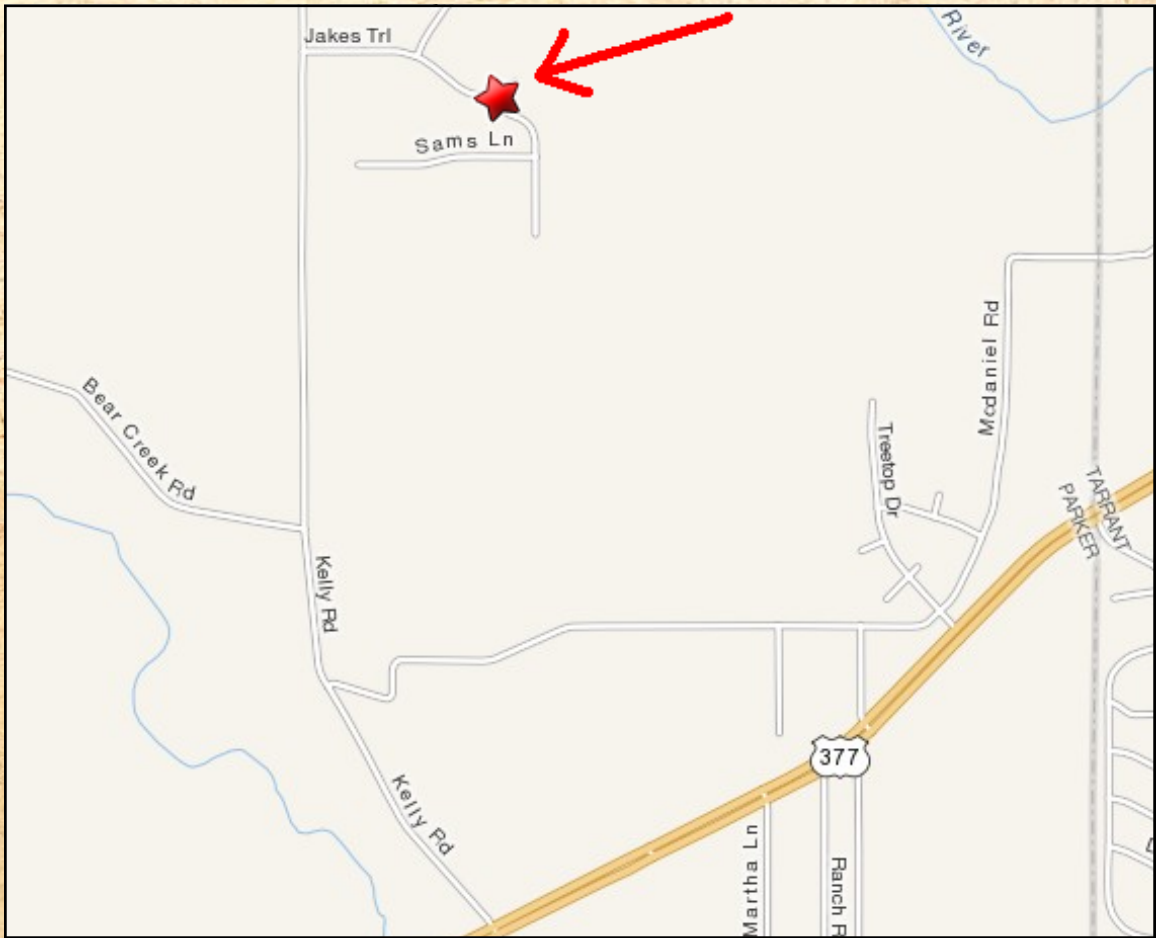
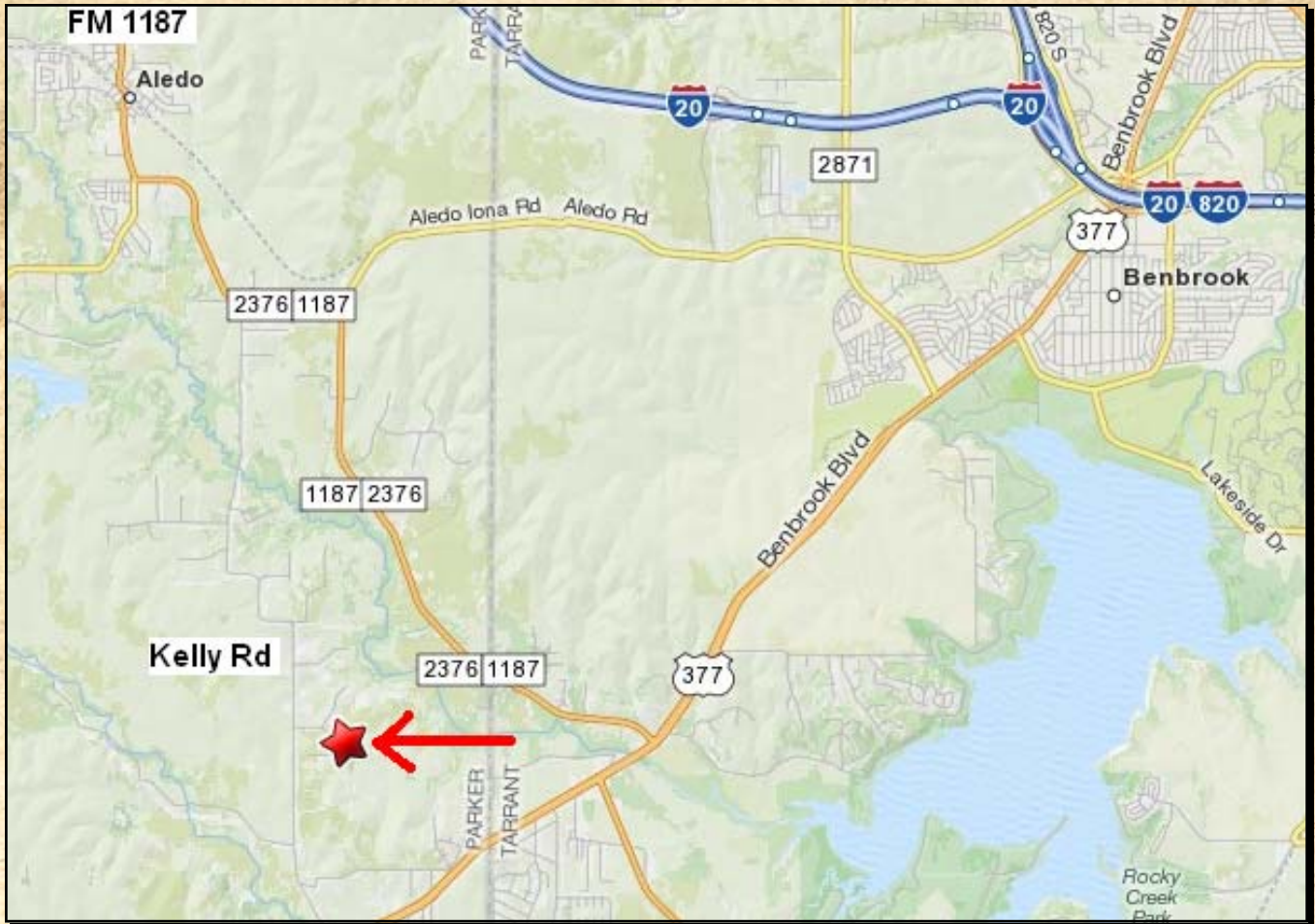
# 197 ACRE HORSE FACILITY

## 225 Jake's Trail, Aledo, Texas

- LOCATION:** 20 minutes from Will Rogers Coliseum in Fort Worth and 22 miles to Granbury. Directions – From Exit 420 Aledo / FM 1189 (Interstate 20 & FM 1189) go south on FM 1189 for 2.3 miles and cross the rail road tracks in Aledo, continue for 7/10ths mile, then left continuing on FM 1189 for 1.5 miles, then right onto Kelly Road for 3.8 miles, the left onto Jake's Trail for 4/10ths mile to the stone entrance.
- TERRAIN:** The land is gently rolling to rolling with coastal bermuda. Open to scattered to thick live oak, elm, red oak, pecan and hackberry trees. Deer are very common.
- IMPROVEMENTS:** Custom main home – Lime tone exterior, 3800 sq. ft. of living area, 6500 sq. ft. under roof, huge front and back porches with wood floors, cedar trim out & stone accents. 3 bedrooms, 3 baths and an oversize 2 car garage. Open concept with many windows. Living room with large stone fireplace and stone wall, carpet, pine ceiling with yellow pine beams. Kitchen with stained concrete floor, granite countertops with tumble marble backsplash and built-in appliances. Master bedroom suite with carpet, windows, atrium door out and sitting area. Huge master bath with stained concrete floor, huge shower with windows and stone floor, claw & ball tub with two windows, ornate toilet, marble vanity, huge walk-in closet. 2<sup>nd</sup> & 3<sup>rd</sup> bedrooms with carpet and jack & jill bath in between. Formal dining area with concrete floor, stone fireplace, tall pine ceiling, chandelier and windows. Gas cook top, water heaters and furnace. Built February, 2000. Metal shingle roof with a lifetime warranty, guttered, 17 station sprinkler system and wrought iron back yard fence. Aggregate driveway and carport. Main horse barn – 150x90, all steel with excellent ventilation, 25 tilt wall stalls (5-25x25 stalls & 20-12x14 stalls), office, vet room, ½ bath, tack room with rollup doors, wash and staunch bay. Covered arena building – all steel 175x150, arena working area with concrete walls 110x110, covered drive through area for trucks & trailers loading and unloading, octagon breaking pen & cattle holding pens. Adjoining 125' lighted outdoor round pen. Outdoor arena 135x350, lighted. 2 sets of cattle corrals (1 large & covered). 6 cattle feeding pens. 12 paddocks with loafing sheds (1/2 – 6 acres in size). Walker. 16,000 feet of pipe fence. Private gated stone entry. Forman's home – originally built in 1951, a 1700 sq. ft. 3-2 brick remodeled 7 years ago with hardwood floors, pier & beam, central heat & air and a fireplace. Large live oaks surround the home. Barn / Apartments – 80x100 all steel with concrete, blown-in insulation, 2 rollup doors, 1250 sq. ft. 1-1 guest apartment with tile & carpet, two 1-1 worker's quarters, 4 stalls and equipment storage. Hay barn – 60x100, pipe & sheet metal. Equipment shed barn – 25x75 all metal.
- WATER:** Three water wells, 2 are joined together with 2 storage tanks. 2 large reservoirs stocked with fish and 6 small to average in size.
- TAXES:** Approximately \$ 21,000.00 annually.
- MINERALS:** None owned however there will never be any surface operations on the property per the prior owner's restrictions.
- COMMENTS:** The location is superb, the land and trees are beautiful, and the home and facilities are of high quality.
- PRICE:** \$ 4,500,000.00

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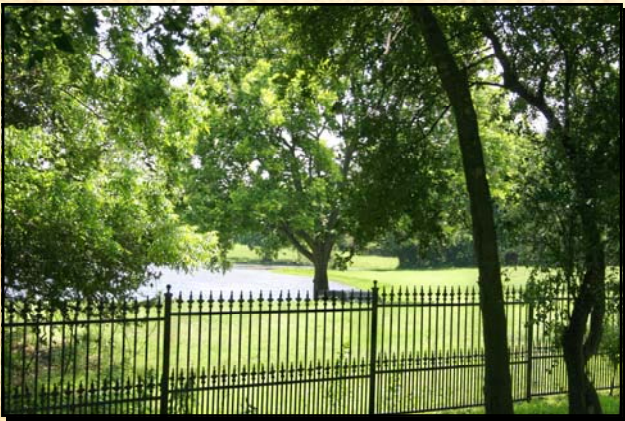
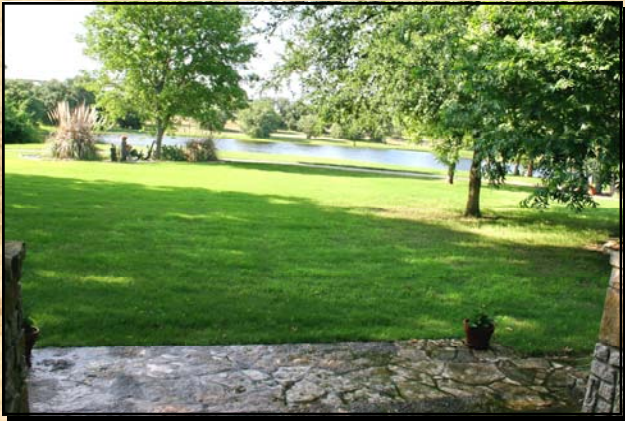








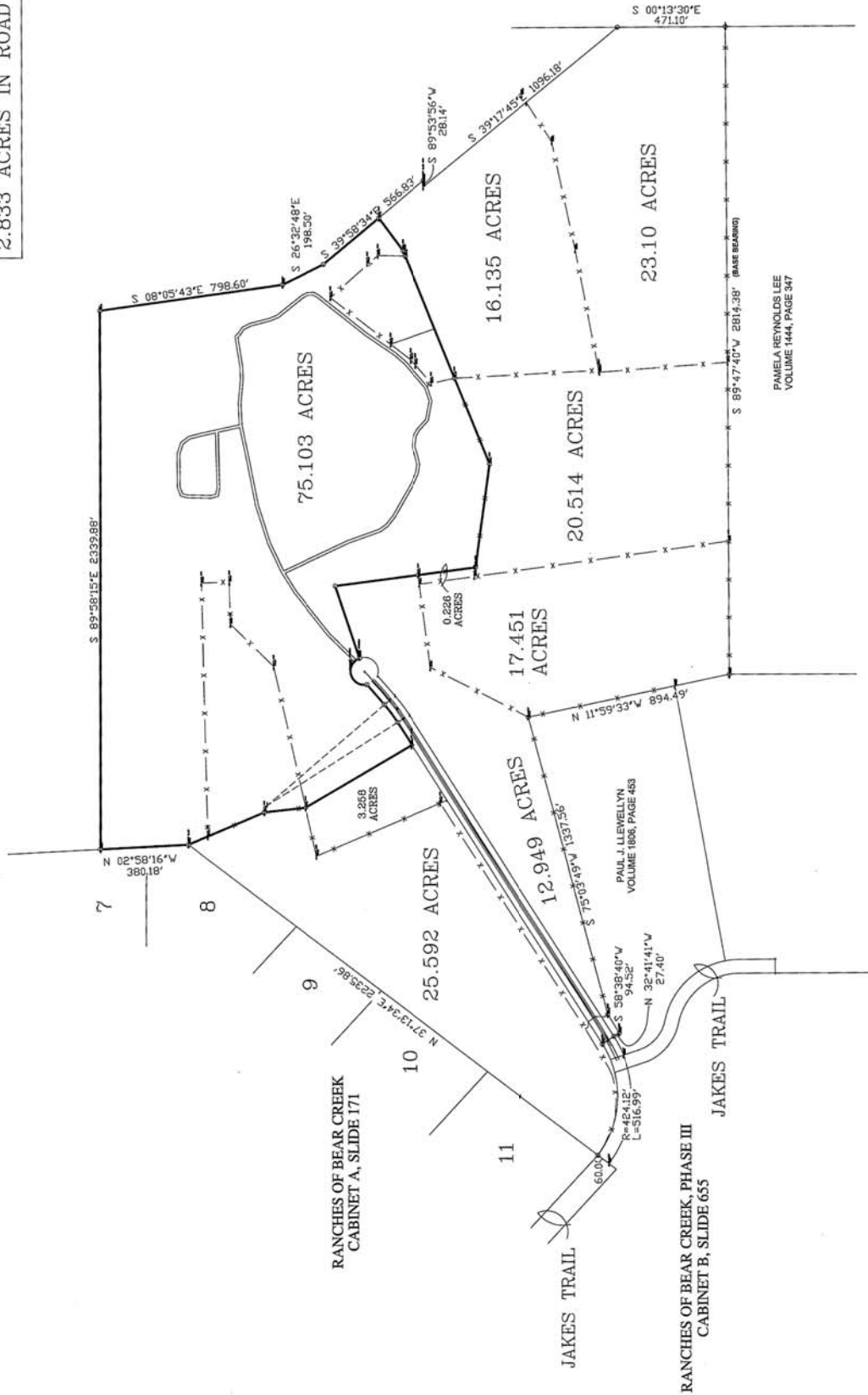








2.833 ACRES IN ROAD



SCALE: 1" = 300'  
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