

Turn Key 44 Acre Horse Facility

5121 Brad Justin Road, Granbury, Texas



Covered arena, 37 stall barn, kitchen/vet room and 400 sq. ft. apartment.



A 3,000 sq. ft. 3 bedroom 2.5 bath stone ranch style home. \$1,695,000.00

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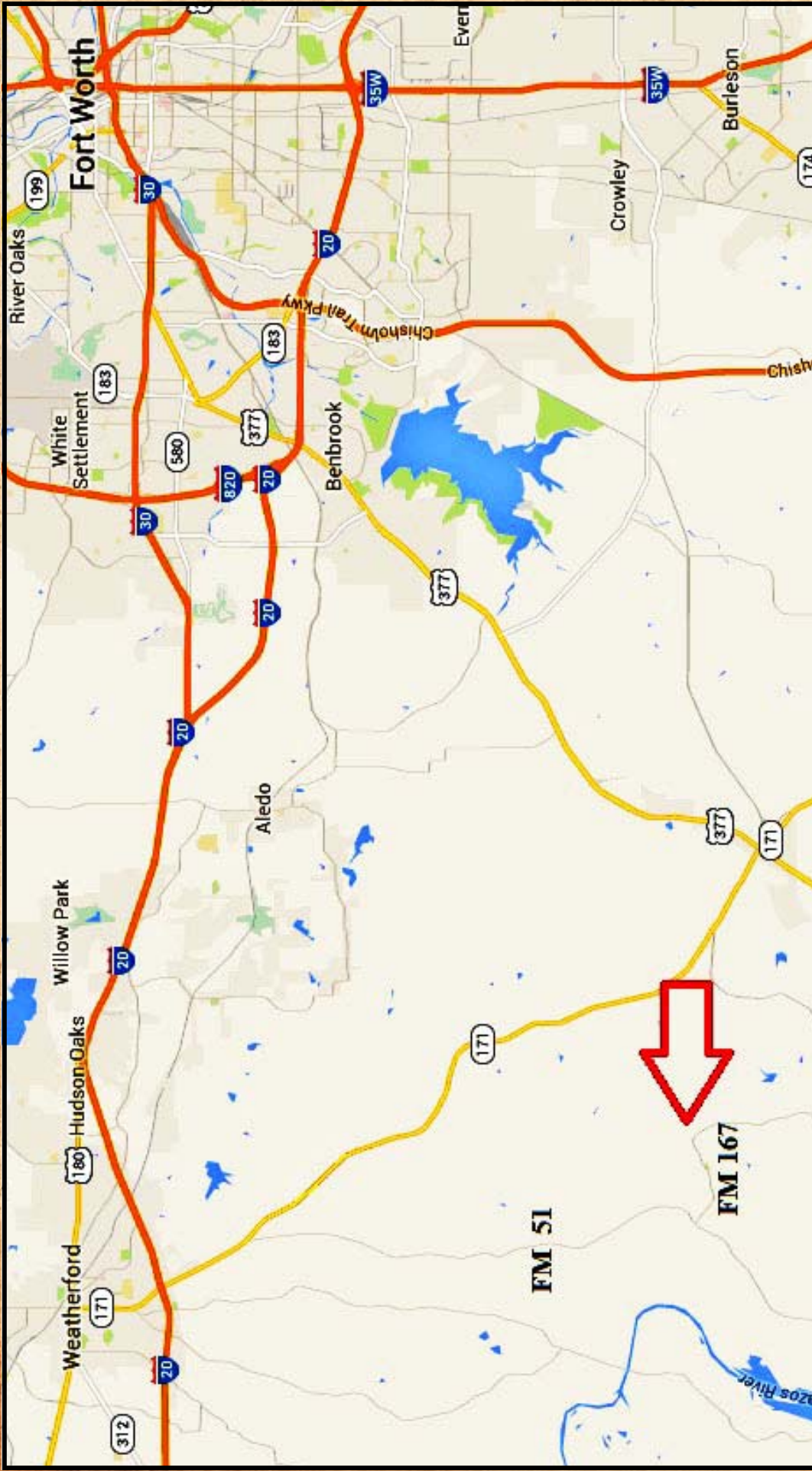
- LOCATION:** Located on the east side of Granbury, with an easy commute to Ft. Worth and Weatherford.
- TERRAIN:** Level pastures with native grasses and an abundance of mature oak trees.
- MAIN HOME:** A 3000 sq. ft. 3 bedroom, 2.5 bath ranch style main home. Updated kitchen with lots of cabinet space, and center island that opens into breakfast area. Spacious den with rock fireplace. Large master bedroom downstairs and loft upstairs. Carpet and tile throughout the home.
- HORSE FACILITY:** 120' x 240' covered arena with 3 big ass fans, viewing stand, 6 horse Priefert walker, wash rack, tack room with adjoining kitchen/vet room and 400 sq. ft. apartment. 31 stalls in main barn with an adjacent 6 stall Barnmaster barn. 160 ft. octagon-shaped round pen with sprinkler system and lights. 1600 sq. ft. mobile home for additional housing. 24' x 120' covered storage area for equipment,, cow pens with chute, and covered area for doctoring. Pipe and cedar staves fencing throughout the property.
- WATER:** 1 good water well, 2 storage tanks and 1 small pond located in pasture.
- TAXES:** Approximately \$6700.00 for 2014.
- MINERALS:** Seller owns none.
- PRICE:** \$ 1,695,000

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Colored boundary lines are not exact.