80 Acre Horse Facility Valley View, Cooke County, Texas



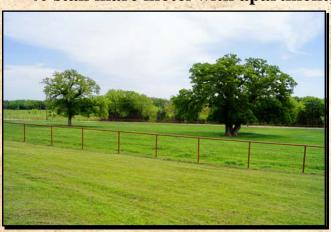


3000 sq. ft. 3-2.5-3 ranch style home with pool and breeding barn.





40 stall mare motel with apartment, covered arena, round pen & feed lots.





Breaking pen, free style walker, rolling coastal bermuda & scattered trees. \$2,195,000.

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80 Acre Horse Facility 3651 Neely Trail, Valley View, Cooke County, Texas

LOCATION: North of Denton and south southeast of Gainesville.

TERRAIN: Level to gently rolling with coastal bermuda.

IMPROVEMENTS: Main home - A 4150 sq. ft. 2 story 3 bedroom 2.5 bath 3 car garage home with

tile and carpet floors, two fireplaces, kitchen appliances include - range, dishwasher, & compactor. Central heat & air. Brick exterior with composition

roof, guttered, and built 28 years ago. Covered patio & porch. Pool. Breeding barn / mare motel / apartment with 40 stalls, show barn / office / apartment, covered arena - 120x250, 150' round pen, feed lots, 60' covered

breaking pen, 6 horse free style walker, and large hay barn.

WATER: Water well.

COMMENTS: Great location near I-35 with paved roads and excellent soil!

PRICE: \$2,195,000.00

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