

22.26 Acre Horse Facility

Southwest of Graham, Texas



**A 3200 SF 5-4 Santa Fe style home with an adobe tile exterior and a flat roof.
An open concept home.**



**A large covered arena, two horse barns, an office/bunkhouse, hay/implement barn, steel cattle pens, square arena, lighted round pen, co-op water, ponds, pipe fencing and a gated entry.
1,095,000.**

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4870 Hwy 67, South Bend, Young Co., Texas

- LOCATION:** 9 miles south of Graham on Hwy 67 on the west / right side. Approximately 1 hour & 42 minutes or 97.2 miles to the Will Roger Memorial Center in Fort Worth.
- TERRAIN:** Level to gently rolling with a loamy clay type soil. A six-acre coastal field.
- IMPROVEMENTS:** Main Residence – a 3,200 sq. ft. 5 bedroom, 4 bath Santa Fe style home with an adobe tile exterior. An open concept, the living room has a wood burning fireplace with the original 1890 ranch house stone. Originally built in 1979 with 1700 sq. ft. and added on to in 1985. New home improvements are – Pergo Valley Grove Oak floors in all rooms. Shadow Wood tile floors in the kitchen, bathrooms, entryway, laundry room, and hallway. The kitchen has new granite countertops, new appliances (Kitchen Aide oven & LG refrigerator), and new walnut cabinets. New Maytag washer and dryer in the laundry room. Outdoor covered patio. 2 central heat & air units. The roof is flat with some slope for drainage. Fenced yard with oak trees. A covered 2 car concrete carport.
- A 200 x 100 covered arena with bleachers and wind screens. Adjoining are Priefert holding pens. An 8-stall horse barn with a wooden frame and wash rack. Adjoining, heavy duty steel cattle pens. Shed row barn with 4 stalls and runs. A lighted 125-foot round pen. Outdoor arena, 110x150, with viewing stand. Turn out runs/traps. A hay/ implement barn – 75x50, and four outbuildings for storage. A 2 bedroom 2.1 bath bunk house/office with central heat & air, full kitchen with new Pergo Golden Oak floor. A hydraulic 4 horse walker.
- Gated entry with a stone entrance and pipe fencing.
- WATER:** Co-op water to the improvements. Two stock ponds for livestock and serves as the water source for the lawns and arenas.
- GAME:** Wild game in the area around the property.
- MINERALS:** None are available.
- COMMENTS:** An excellent facility for the price - hard to find like this.
- PRICE:** \$1,095,000.00

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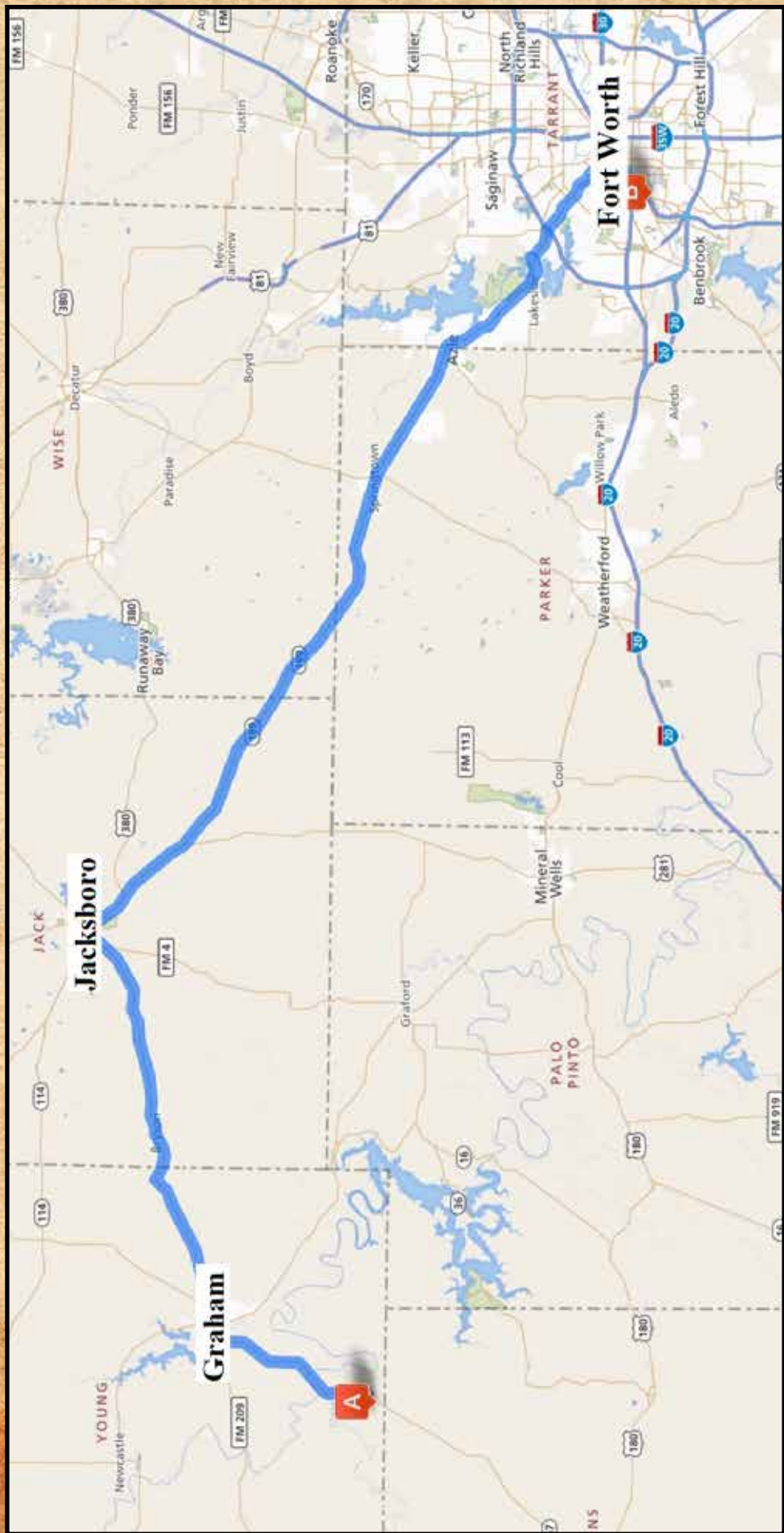
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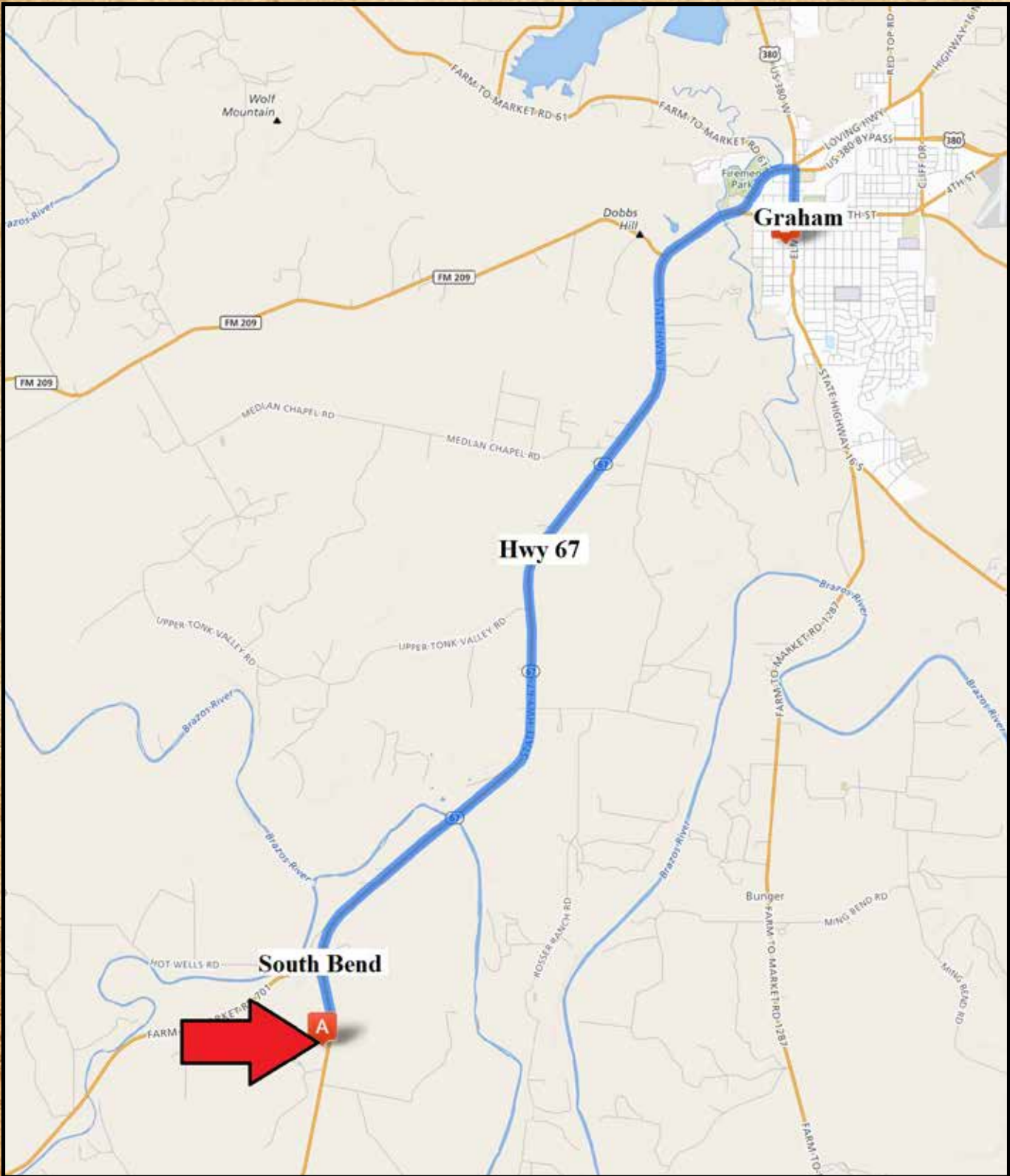


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Red boundary lines are not exact.