

92.23 Acre Horse Facility

1488 Private Road 1562, Stephenville, Texas 76401



Rolling to level, native & coastal bermuda pastures, diverse cover, & 2,975' South Paluxy River.



3-2.1-2 stone home, 240x120 covered arena, large shop, show barn, 2nd horse barn.
A water well, wildlife, and scenic hilltop views. \$3,875,000.

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- LOCATION:** Approximately 7.2 miles north of Stephenville on US 281, then east / right onto Private Road 1562 for 8/10ths mile and the entrance is on the right. 71.6 miles to Fort Worth.
- TERRAIN:** Most of the pasture is native range with 1 to 20% slopes. 22 acres in 2 coastal bermuda river bottom pastures between the South Paluxy River and the railroad track on the south side of property line. The tree cover varies, including juniper, mesquite, live oak, elm, and pecan. There is flood plain along the river.
- IMPROVEMENTS:** The home is a 3-bedroom 2.1 bath 2 car garage stone home with approximately 2700 sf of living area. A large beautiful open concept featuring the stepdown living room, the kitchen, dining area, breakfast nook, and den. Remodeled in 2019 featuring hand scraped wood floors, a stained wood plank vaulted ceiling, granite countertops, dual hammered copper sink, eating bar, stained knotty alder cabinetry, stainless steel appliances, and gas cooktop. The living room features a floor to ceiling stone wood burning fireplace and stone columns. Canned and hanging light fixtures. Stained wood trim finishes the interior. A master bedroom with French doors to the outside, an ensuite master bath with tile flooring, large tub and tile surround and wall. Granite countertops. 2nd and 3rd bedrooms. The 2nd bath has a tile floor, tile and glass door shower. A large laundry room with tile floor, dark stained knotty alder cabinets and drawers, a stainless-steel sink, washer and dryer hookups, and room for a stand up freezer. The front porch is covered with a ceiling fan & light. A metal roof with guttering. A detached garage. The arena building is 31,250 sq. ft which includes an arena of 240x120 (28,800 sq.ft.), on the southeast side is 900+/- sf of living area composed of one large room including the living room, a step-up wood deck viewing area of the arena, and a full kitchen. There is also an adjoining 1 bedroom, 1 bath with a shower, all insulated. Cattle pens on the northwest side. An all-steel shop of 75x80 with concrete floor, 3 large rollup doors, one smaller rollup door, insulated, and guttered. Also, a 20' covered overhang for equipment storage. The show barn is 50x50 with a concrete floor, wood frame, R panel exterior, and 5 interior stalls with partially covered pipe runs. Hay & feed storage, tack room, and washroom. The wood barn is 50x40 with 4 stalls and extended pipe runs, a concrete floor, wood exterior and frame, sliding doors, lots of storage space, and a metal roof with guttering. A covered metal building with multiples of stalls for horse events. Electric and propane, 2 ac units, and one tankless hot water heater. Pipe and cable fencing along the road. Most improvements were built from 2009 to 2018.
- WATER:** The water well is approximately 410 feet deep and produced approximately 17 gpm. The water well next door is 260 feet at pump depth (Trinity aquifer) and tested at 30 gpm. Approximately 2,975 feet of South Paluxy River winding through the property.
- PROPERTY TAXES:** Approximately \$16,000.00 annually with ag exemption.
- COMMENTS:** Very private with beautiful hilltop views to sloping to level coastal pastures. Wildlife cover along the river supporting deer, turkey, & hogs. .
- PRICE:** \$3,875,000.00, no owner financing or division.

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