

50 to 178 Acre "RIVER RIM RANCH" Horse Facility 5756 CR 135, Gainesville, TX 76240



A huge covered arena of 150 x 275 with cattle holding pens and custom viewing area.



A 3000 SF stone 2 story home with a gorgeous rustic interior.



A 50 stall barn – apt., office, wash bays, RV hook ups. \$1,495,000.00 with 50 acres.

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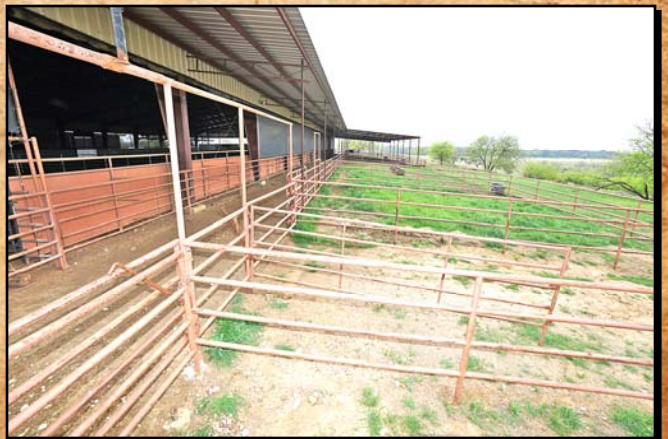
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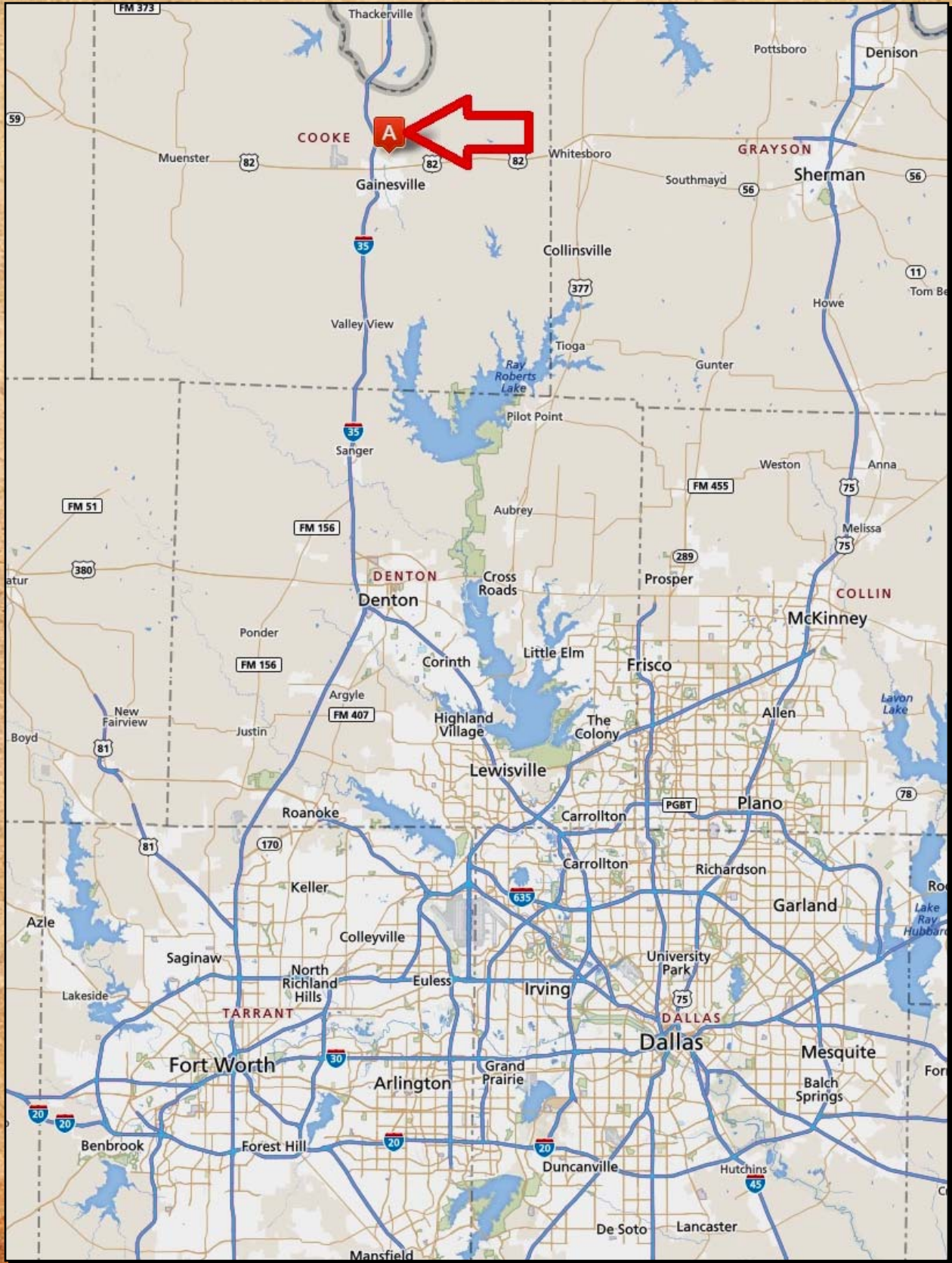
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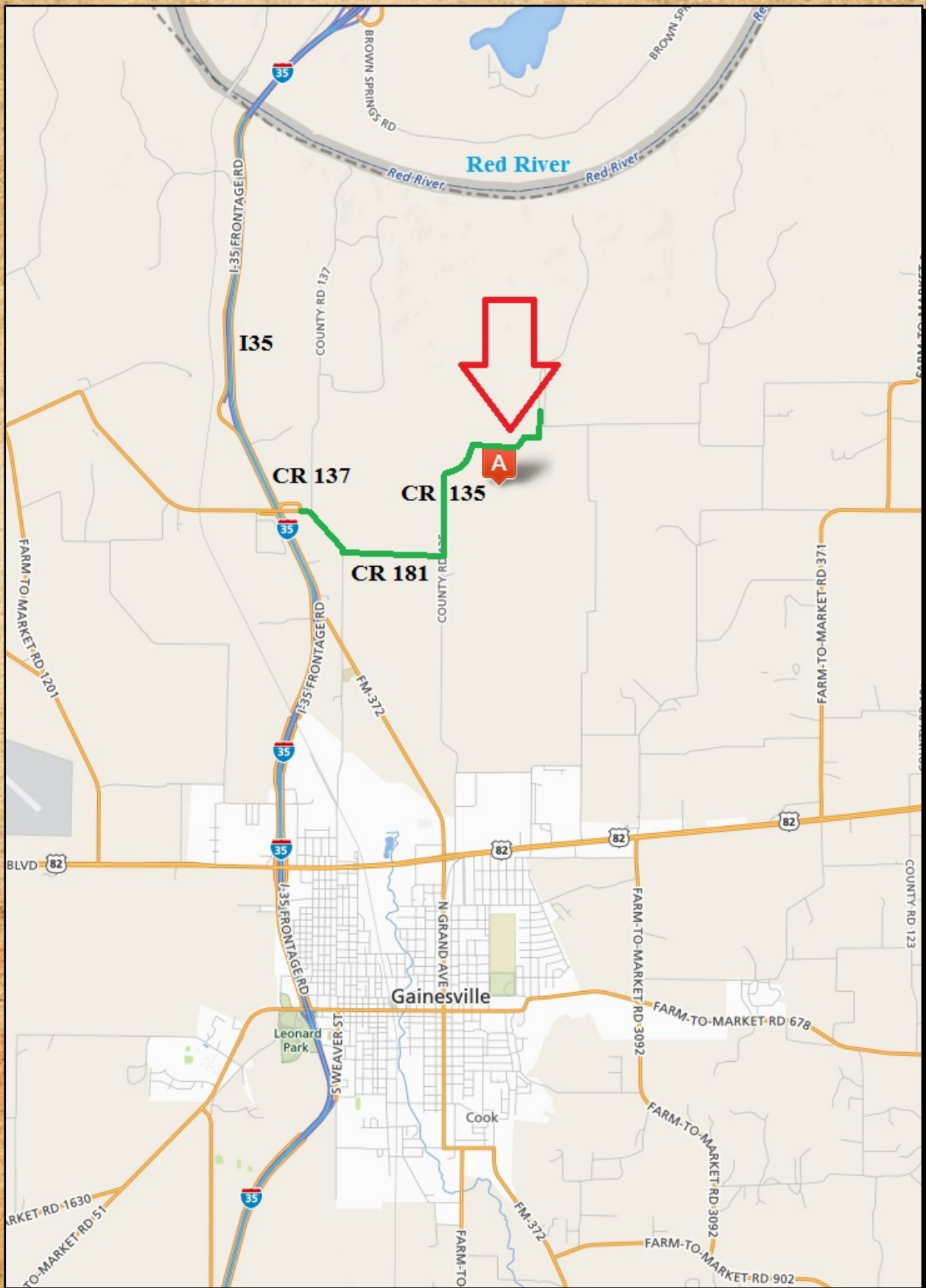
RIVER RIM RANCH
50 Acre Horse Facility
5756 CR 135, Gainesville, TX 76240

- LOCATION:** Approximately 1 hour & 15 minutes or 70 miles north of Fort Worth. On the NE edge of Gainesville approximately 5 minutes. Directions: From downtown Gainesville (I-35 & FM 51), north on I-35 for 2.9 miles Exit 501 / FM 1202 then east onto FM 137/181 for 1.21 miles then north / left onto FM 135 for 1.51 miles to the property.
- IMPROVEMENTS:** Main home – Nice custom rustic 3000 sq. ft. 2 story 3 bedroom 3 bath stone home with beautiful western décor and a metal roof. High end amenities – absolutely beautiful.
- Horse Facilities – a large covered arena of 150 x 275 with a custom viewing area. Adjoining is a covered pull through of approximately 46 feet wide connecting to the big 75x140 horse barn or mare motel encompassing 50 stalls, 2 wash racks, an apartment, office, 2 tack rooms, concrete alleyways, insulated, guttering and multiple RV hook ups. A separate open ended shed for shavings, hay, and equipment. Steel cattle pens.
- TERRAIN:** Gently rolling to heavily rolling with native grasses and coastal bermuda with clay loam soils, and mesquite trees. The additional acreage is all in coastal bermuda.
- WATER:** Excellent water well and rural coop water.
- MINERALS:** None owned.
- TAXES:** Approximately \$11,702.89 with ag exemption.
- COMMENTS:** An excellent horse facility with a huge covered arena, horse barn, and high end rustic home. Many sanctioned cuttings.
- PRICE:** \$1,495,000.00.
An additional 128 acres is available @ \$6,000.00 per acre.











Colored
boundary
lines are
not exact.

CR 135

Estimated
128 Acres
on both sides
of the road.

Estimated
50 Acres on
both sides
of the road.

