



## FARM & RANCH

# TURN-KEY HORSE OPERATION

5939 FM 52 – Perrin, TX

- OVER 163 ACRES, 3 TANKS, 3 WELLS, 3 HOMES
- ROAD FRONTAGE ON FM 52, AG-EXEMPT
- MAIN HOME, BUILT 2012- 3600 SQ FT, 3 BEDROOMS, 2 FULL BATH, 1 HALF BATH
- 12 STALL MD BARNMASTER HORSE BARN
- 120X225 COVERED ARENA
- 6 STALL BARN WITH OVERSIZED STALLS FOR MARES & FOALS
- 100X50 WORKSHOP, STORAGE & PARKING BAYS
- 40X60 HAY BARN AND STORAGE
- FENCED & CROSS-FENCED FOR HORSES OR CATTLE

# PROPERTY SUMMARY

## DESCRIPTION

Turn-key horse operation at its absolute finest. No details or amenities have been left behind on this one. This stunning horse property is a true dream come true. Situated on a sprawling 163 acre parcel of land, this property offers ample space and countless opportunities for your horses and farm production. Multiple pastures, all of which are fully fenced and cross-fenced, providing plenty of space for horses to roam and graze. 12-stall horse barn with automatic waterers, fans, fly-spray system, matted stalls and so much more! Enclosed feed room and additional separate tack room included. A covered breezeway to the arena offers great protection from all weather elements to and from the barn and arena everyday. Train your future champion in the 120x225 covered arena, that already has a flag system installed and removable interior panels for multi-uses. Also includes a covered area with a 6-horse Trojan horse walker. There are also 8-traps with 20x12 horse sheds with water to all pens and separate alleyways to ensure your horses' safety from others. The main house, situated privately towards the middle of the parcel, features 3 bedrooms and 2.5 bathrooms. The open concept living room and kitchen provide plenty of space for entertaining guests. There is also a flex room over the oversized garage that works perfectly for a home office or additional living space to suit your needs for extra space. Covered patios wrap around this home that you are sure to enjoy. So many extra details to this home to list, you will have to see to believe! From pasture to pasture, every location is properly maintained and ready to be used immediately. Approximately 163 acres fenced for horses or cattle. Overall, this property is a true gem, offering unparalleled space, beauty, and horse amenities. It is sure to impress and offers all the space and amenities you need to succeed.

## LOCATION

CITY	Perrin
County	Palo Pinto
Schools	Perrin-Whitt Cons ISD
Driving Directions	

## OFFER SUMMARY

List Price	\$5,500,000
Lot Size	163 Acres
GPS 5939 FM 52, Perrin, TX	



## LISTING PRESENTED BY:



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# PROPERTY HIGHLIGHTS

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## **5939 FM 52 • Perrin, TX**

- Main Home built 2012
- 3600 sq ft, 3 bedrooms, 2 full bath, 1 half bath
- Has its own well, 400 ft deep, 20 GPM
- 1/2 bath in utility room is also a safe room
- Flex space upstairs over the garage, perfect for office space
- Oversized garage that will fit your dually trucks
- Open concept kitchen and living space, plumbed for gas in kitchen, double ovens
- Granite counter tops, triple pane windows, walk-in pantry
- Wood burning fireplace with gas starter
- Sprinkler system in front yard
- Full-size “pet shed” behind main home
- Covered trailer parking with 30-amp RV hookup

## **Horse Barn**

- 12-stall MD Barnmaster, raised center aisle, insulated
- Automatic waterers
- Enclosed tack room
- Separate feed room
- Washer & Dryer hookup
- Hot and cold water
- All stalls are matted
- Fly spray system
- Timer light system
- Covered, matted breezeway to arena

## **Covered Arena**

- 120 x 225
- Lighted
- Screens for weather protection
- Flag system
- Interior panels can be removed
- 30 amp plug for a trailer
- Solid wall on north side with roll up door

# PROPERTY HIGHLIGHTS

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## **Workshop**

- 100x50
- 15x15 Ranch kitchen with bathroom & AC
- Separate bays
- Enclosed workshop with 18-foot automatic roll up door
- Shavings bin, grain and cube storage, tractor storage
- 4500 gallon water tank

## **Mare Barn**

- Used for Recip mares and foals
- 6-oversized 12x24 stalls
- Automatic waters

## **Maintenance Keeper Home**

- 2011 Clayton home
- 16x48
- Occupied

## **Foreman Home (brown house)**

- 3 bedrooms, 2 bathrooms
- Central air
- New septic 2018
- Appliances included
- Not occupied

## **Additional Highlights**

- Two gated entrances with automatic gates
- 8-horse traps with 20x12 sheds, water to each
- Separate alley ways between each trap for horse safety
- Covered area with 6-horse Trojan horse walker
- Loading chute with WW panels at arena
- Working panels also located near main home
- 40x60 barn near main home, concrete floor, 2 wings
- Covered parking near main home with RV hookup

*Negotiable items: Minerals & All equipment*

# PROPERTY PHOTOS



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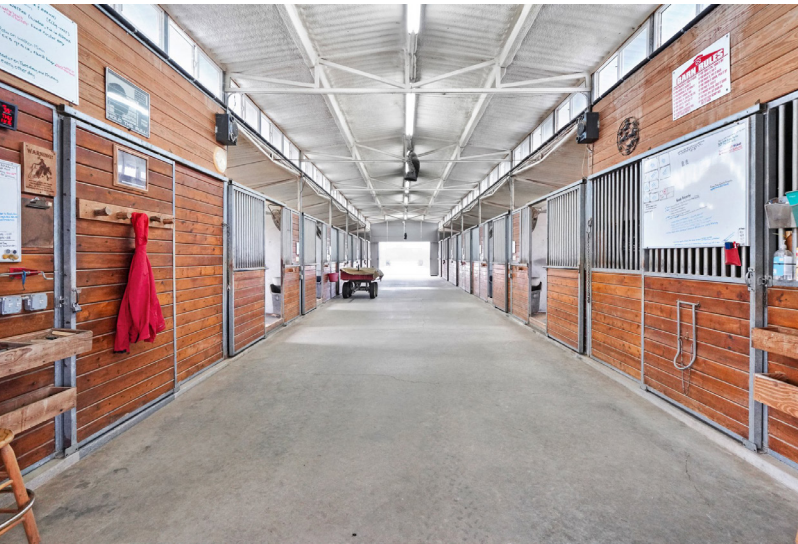
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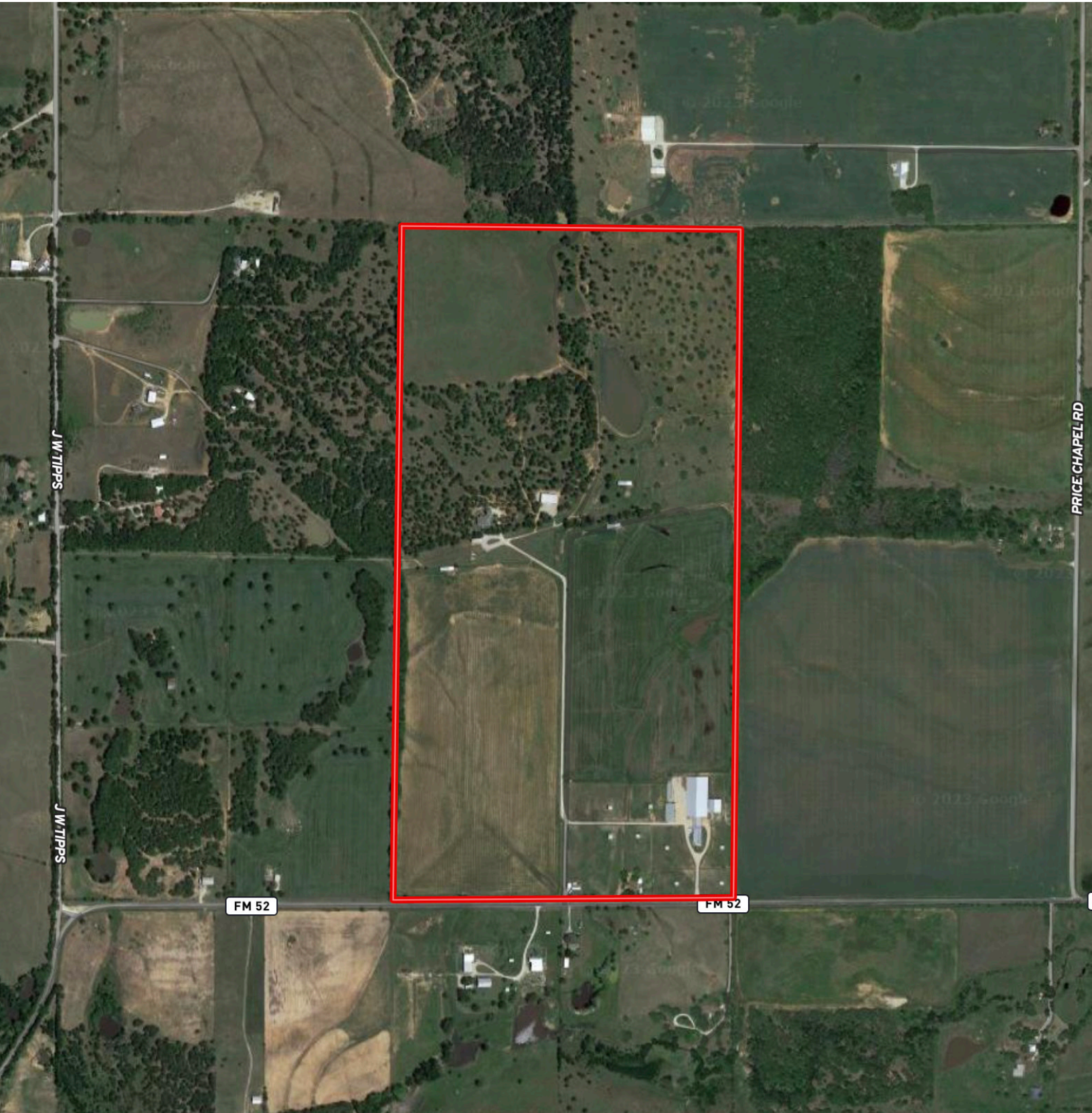
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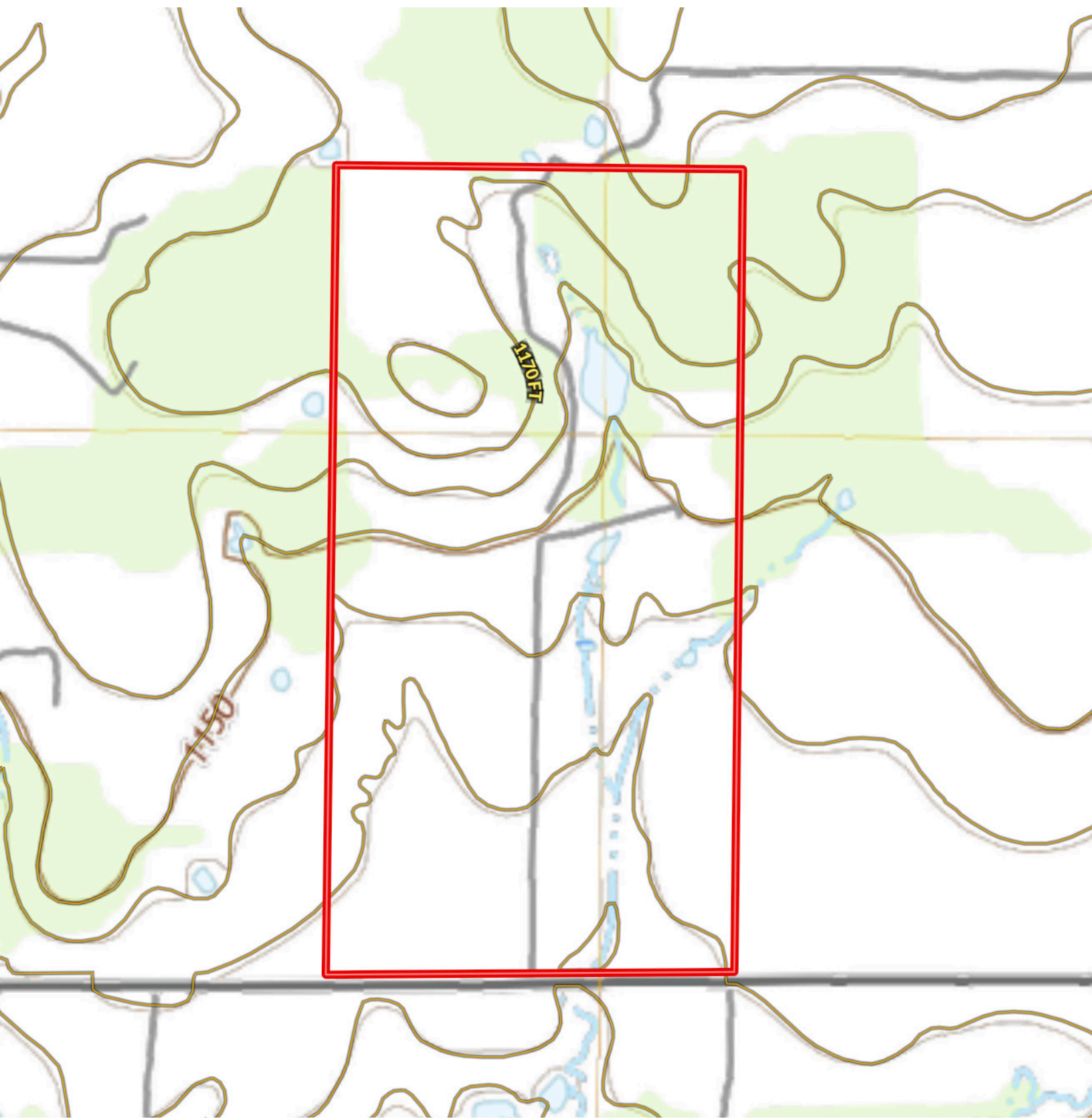
# AERIAL MAP



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# CONTOUR LINES & FLOODPLAIN



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