

22.47 Acre Horse Facility

Springtown, Parker County, Texas



4 mi W. of Springtown. 4 pastures in sandy loam. A remodeled 4-2.1 brick home & an open living area. Steel shop, pipe fence, roping arena, two water wells, three stock ponds and two entrances.



An awesome 135x250 horse barn, a 125x120 arena, 20-12x13 stalls, 20x32 ft tack room, Priefert walker, partially finished 2 story apartment, and a spacious asphalt floor. \$2,395,000.00.

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- LOCATION:** 4698 Holbrook Road, Springtown, Texas. From Springtown – 4.3 miles, Weatherford – 26 miles, & Fort Worth – 30.6 miles.
- LAND:** The land is divided into 4 pastures. 76% of the property is a Windthorst fine sandy loam, 1-5% slopes, and 23.6% is Windthorst very fine sandy loam, 1-5% slopes.
- IMPROVEMENTS:** The horse barn/facility shell is 135x250 skirted with a 2' concrete curb and sixteen 16 foot pillars. Approximately 125x130 interior asphalt as the base of the barn. 16 openings of 14x14 for cool summer breezes. The arena is approximately 125x120. The round pen is 32 feet in diameter with 3 separate entries – (1) from the barn, (2) to ride directly into the arena, & (3) directly into the tack room for easy storage of your saddles and tack. Twenty 12x13 stalls with state of the art one piece rubber mats for maximum comfort and cost efficiency due to less shavings needed. Each individual stall has an automatic frost-free water system. A center cut gate between each large stall that transforms them into 12x26 stalls with ease. Strategically placed automatic timer light system above each stall. The 20x32 tack room has 3 rotating walls, 2 being for saddles and pads and 1 designated solely to bridles. Above is a 20x32 decked porch viewing area. A single bath with a shower for guests who are visiting. A 60' diameter 6 horse Priefert walker. The shavings room is approximately 17x25 with 12' side walls. The wash rack is approximately 15x20 with 2 shower heads including hot water and a breeding stock. The apartment is 60% finished - a lower level consisting of a master bed and bath and a common living room and kitchen for everyone to enjoy the evenings. - the upper level provides 3 bedrooms and 1 bath with a balcony overlooking the barn interior. Approximately 2700' of 2 7/8, 5 rail pipe fence. Frost free water bibs. Loafing sheds, one 24x12. An old 40x20 hay barn that holds a truck load of hay.
- Home - Approximately 2036 sf remodeled brick home, featuring 3 bedrooms, 2 full baths, and an office. An open concept living room, kitchen, and dining area, with a custom 18' exposed beam across the ceiling. The kitchen features stainless steel KitchenAid appliances including a dishwasher, double oven, and gas cooktop on a large butcher's block island and eating bar. The countertops are black & white granite with a porcelain farmhouse kitchen sink in between. Painted enclosed cabinets. Beautiful wood laminate floors throughout. The master bath has an open tile shower, separate ornate cooper tub, a custom antique vanity supporting dual vessel sinks, and oil rub bronze water fixtures. A covered back porch facing north. The 2nd bath is a tub/shower combination. 1 a/c unit and one tankless hot water heater. A metal roof. Originally built in 1975. Steel shop building – 30x30 with galvalume exterior, a concrete floor, regular door, and rollup door. Roping Arena - 150x265 with automatic roping chute and 200' Lannie Ashley cutting machine. Chip and seal driveway.
- WATER:** Two 400-foot water wells provide plenty of water. Three earthen stock ponds for livestock.
- TAXES:** \$6,460.64 with agricultural exemption.
- COMMENTS:** The all-encompassing covered horse facility is extremely functional, comfortable, and well planned. The utilization of space, wide asphalt walkways, and tall ceiling is impressive. There is also a 3-pond drainage system developed around the entire property to prevent flooding.
- PRICE:** \$2,395,000.00.

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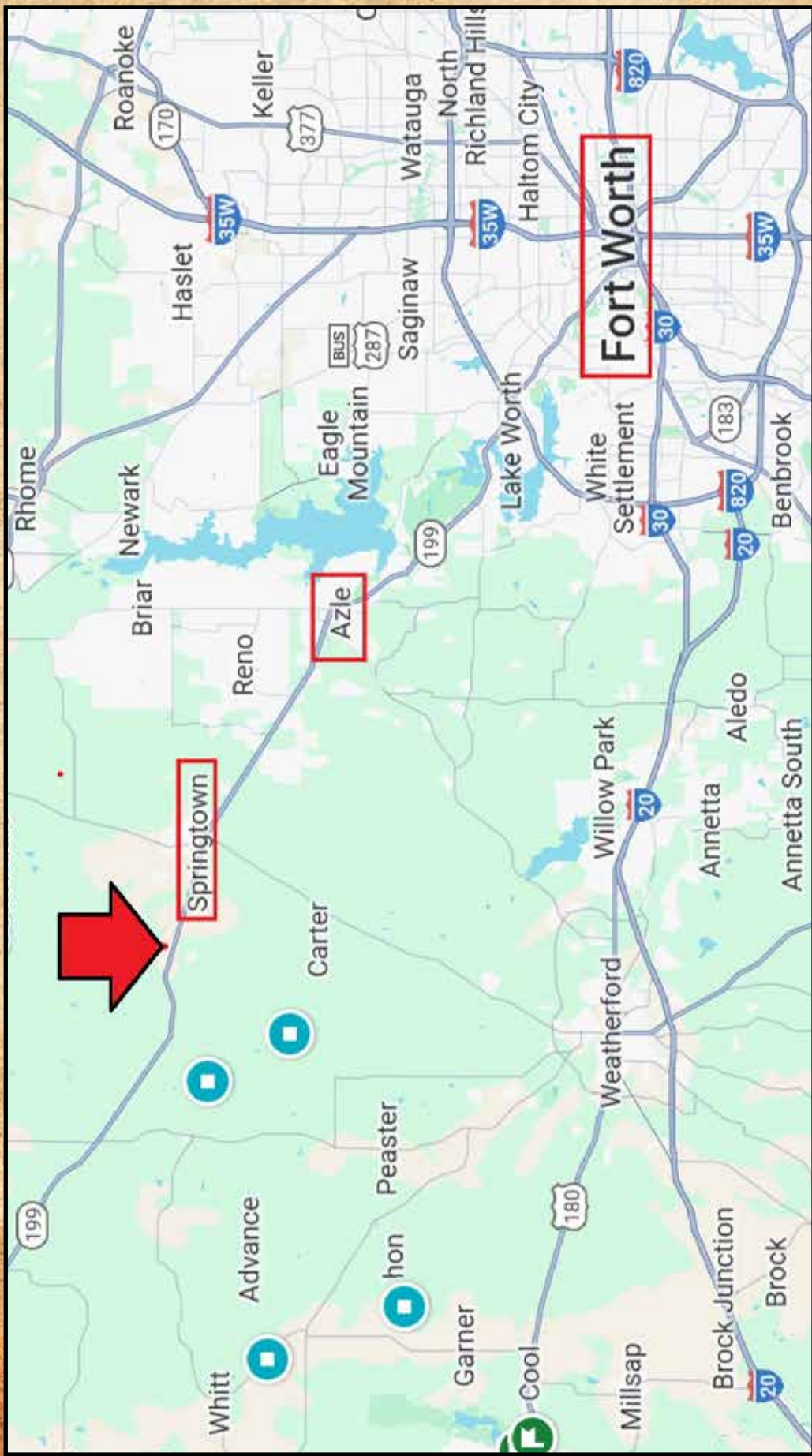


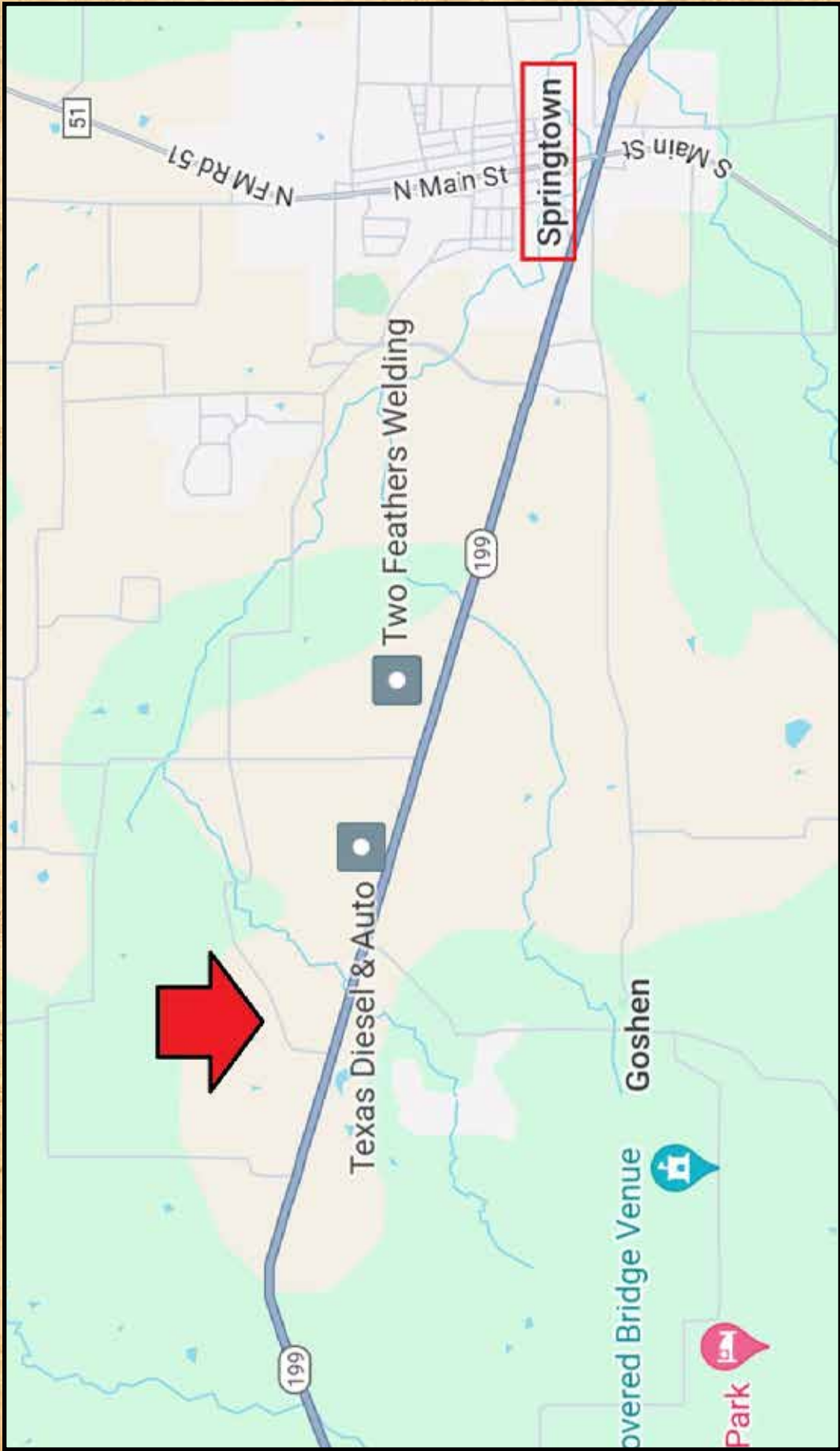


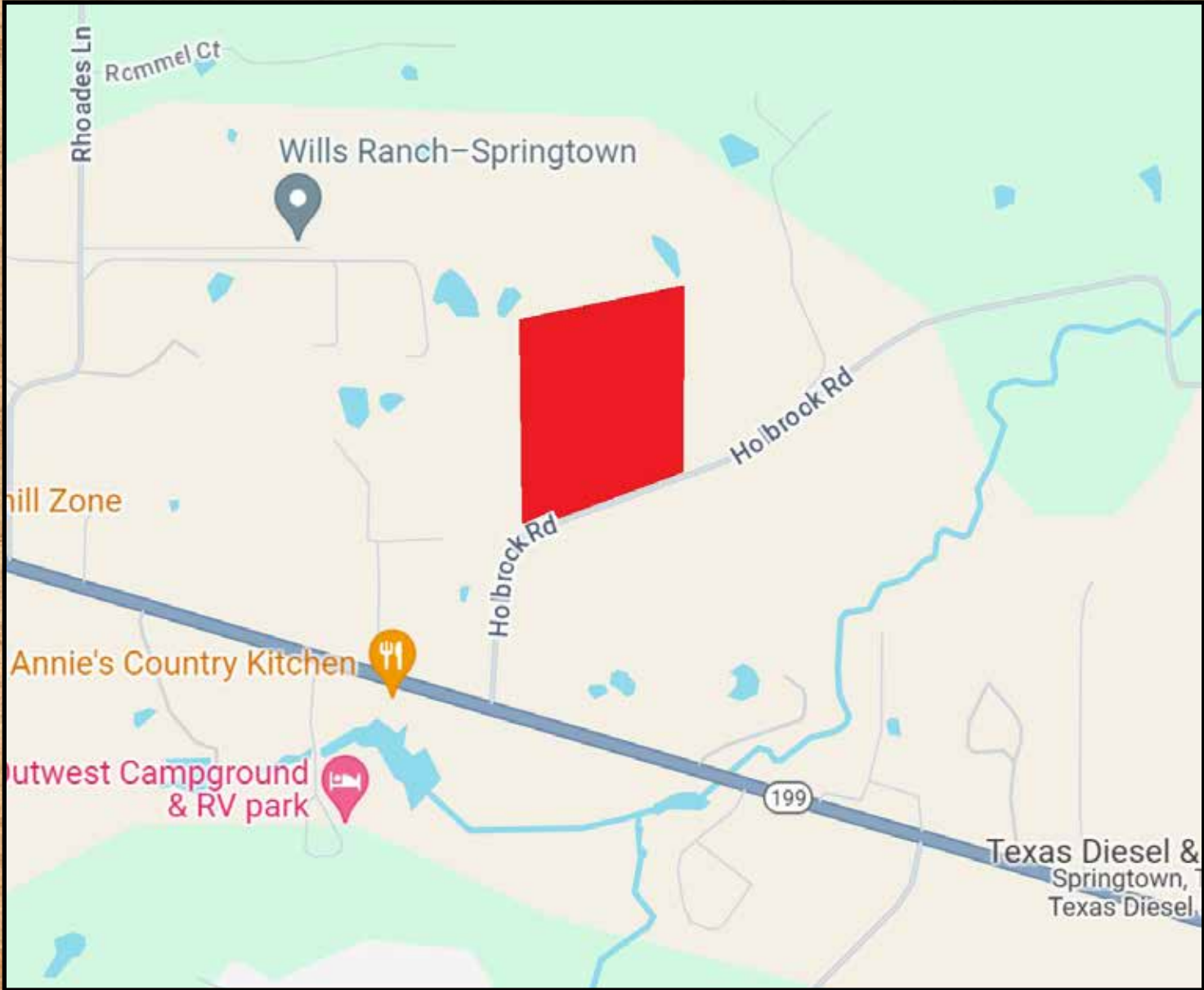




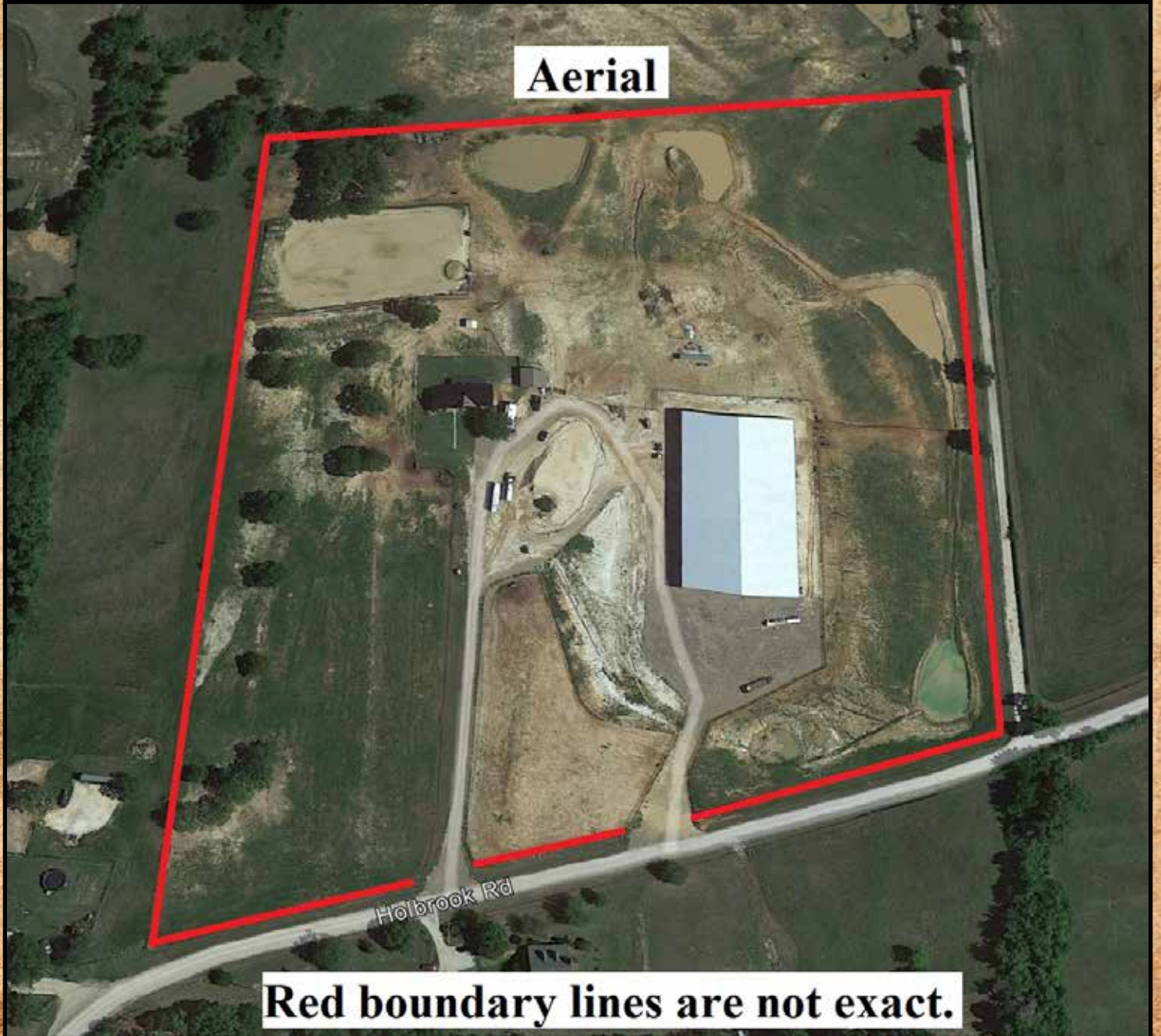








Aerial



Red boundary lines are not exact.