



## Horse Training Facility with Development Potential, Erath County, Texas, 158.5 Acres

**\$4,500,000**

- Agriculture, Equestrian

Beautiful turn-key horse training facility on 158 acres north of Stephenville, Texas!. Multiple barns with over 60 stalls, covered arena, covered 6-horse exerciser, cattle pens and more! Four cabins for helpers, or can be used as rentals. Main house is one of a kind! 14 in. thick walls with ICF construction, open-concept floor plan, huge laundry room and master closet doubles as a safe room. If that's not enough then there is an in-ground swimming pool with a pergola over the whole pool! Over 40 acres in Tifton Bermuda!! Property also has approx. 2800 ft of frontage on CR 144 that could be subdivided. Seller is installing new pipe top rail with 2x4 mesh fence on CR 144 side. Call today to schedule your private tour.

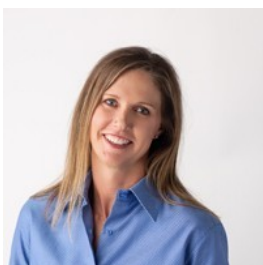
### Main Info

- Street Address : 26351 N Hwy US 281
- Lot Size Acres : 158.5 Acres
- Postal / Zip Code : 76401
- Dwelling : Yes
- State / Province : Texas
- County : Erath
- Closest City : Stephenville

### Home Info

- Square Feet Main House : 3586 square feet
- Baths : 3
- Half Baths : 1
- Bedrooms : 3
- State Hwy & CR Frontage
- Covered Arena
- 6-Horse Covered Exerciser
- 3 Water Wells
- 5 Rental Units
- 43+ Stalls
- Breeding Barn
- Terrain: Rolling to relatively flat
- Vegetation: Tifton Bermuda; Coastal Bermuda; Native
- Soils: Sandy and Sandy Loam
- Subdivide: No

### Broker Info



#### Lani Rust

Clark Real Estate Group

(P:) 817-454-6676

(M:) 817-454-6676

[Lani@ClarkReg.com](mailto:Lani@ClarkReg.com)

[cregranch.com](http://cregranch.com)



Co-listing with: Clark Real Estate Group, Tim Clark

Lani Rust is a Referral Agent from CLARK REAL ESTATE GROUP.

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."