

EXCEPTIONAL PROPERTY

PREMIER EQUESTRIAN & RANCH ESTATE

Discover a fully equipped, turnkey ranch property offering extensive equestrian facilities, abundant water resources, and thoughtful infrastructure.

EQUESTRIAN & LIVESTOCK

- ◆ 11-stall barn
- ◆ Riding arena set up for roping
- ◆ Working pens for cattle
- ◆ Stock for horse treatments
- ◆ Improved pastures
- ◆ Separate hay field

STRUCTURES & UTILITIES

- ◆ New roof on barn in 2023 (100 ft. clear span)
- ◆ Separate office with high-speed internet
- ◆ Outbuildings for storage
- ◆ RV plugs at barn & mobile home (one 50-amp, one 30-amp)
- ◆ Water hookups for RV at mobile home

WATER FEATURES

- ◆ Two ponds
- ◆ Water well at barn (New pump and pipe 2026)
- ◆ City water at mobile home
- ◆ New water line from meter to mobile home (2025)

LAND & RIGHTS

- ◆ 50% mineral rights
- ◆ Easement is for water only
- ◆ Surrounded on three sides by other ranches