

FOSSIL CREEK EQUINE RANCH

57± Acres // Kendall County // Boerne, Texas



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PROPERTIES

210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com



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LOCATION:

Fossil creek equine ranch is located just 5 miles north of Boerne, TX at 43000A IH-10 W. The actual start of the property is approx. 850' down an easement road that comes off of the access road to IH-10 near exit 533 or the Welfare exit right behind the HMC construction home office. There is also an access point at the back of the property to the extension of Spanish Pass road.

DESCRIPTION:

The property consists of approx. 57 acres of good horse property mixed with some rolling hills with views for miles and a valley with both sides of seasonal Zinke creek which is lined with large trees. It is currently being used as an income producing property and home to Fossil Creek Equine center which is a full service equine rehab and fitness facility providing equine services ranging from basic horse boarding all the way up to complete rehabilitation including injury rehab and post surgical care. For more information on the current operation of the ranch please visit www.fossilcreekequine.com.

IMPROVEMENTS:

Coming into the property you will enter on a paved road leading to the state of the art equine facility which consist of an 8,000 sq. ft. barn with 19 matted stalls all being 12'x12', 2 wash racks with hot/cold water, 1br, 1 bath upstairs apartment, office, 2 downstairs restrooms, tack room, feed room, rubber paver floor throughout, laundry room, and the main attraction being the treatment room which houses the \$100,000 aquapacer treadmill, and Theraplate.

Outside of the barn you will find another 7 large turnouts all with cover and piped water to each and 3 small turnouts, another 5 stall horse barn, a 200' X 150' lighted riding arena with observation deck and a round pen, Priefert panel horse walker, and a hay barn. All of the improvements are surrounded by non-climb wire fencing with top rail pipe.

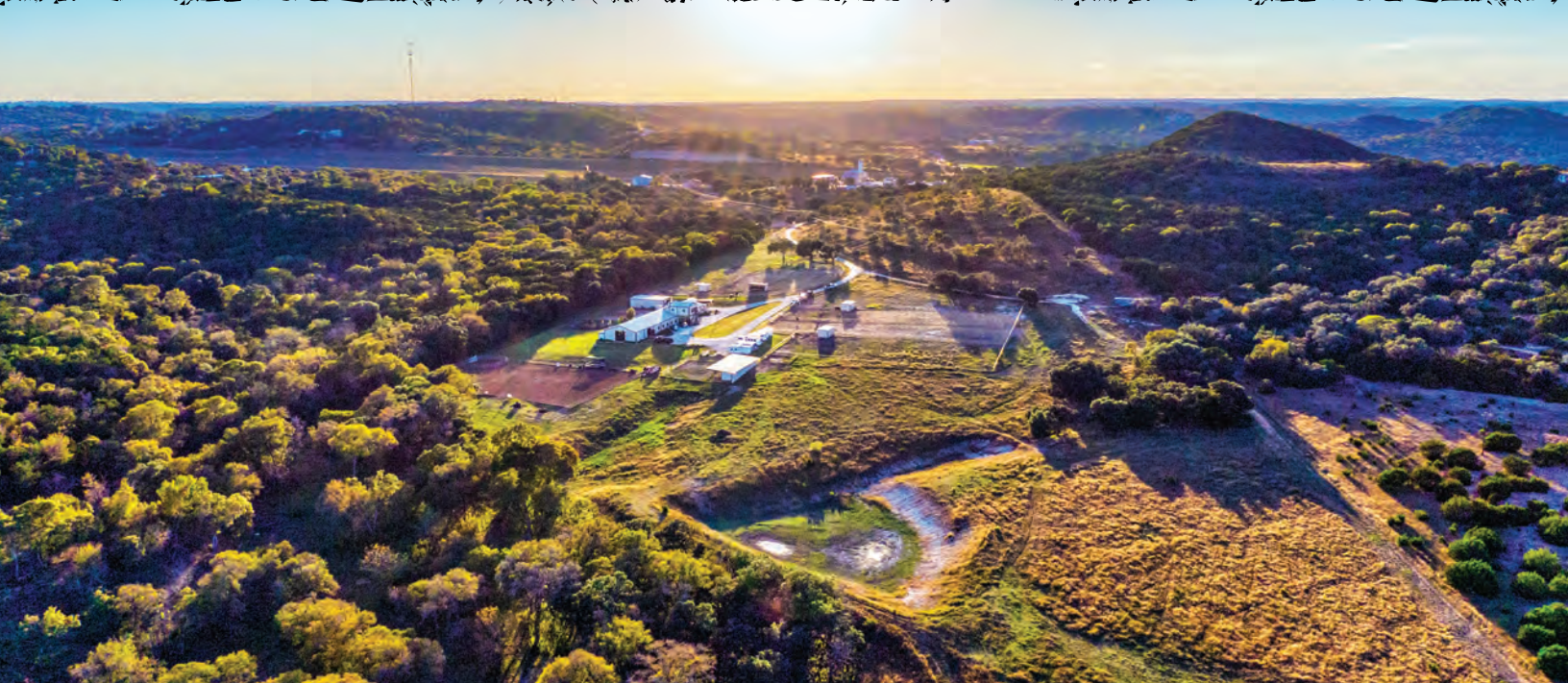
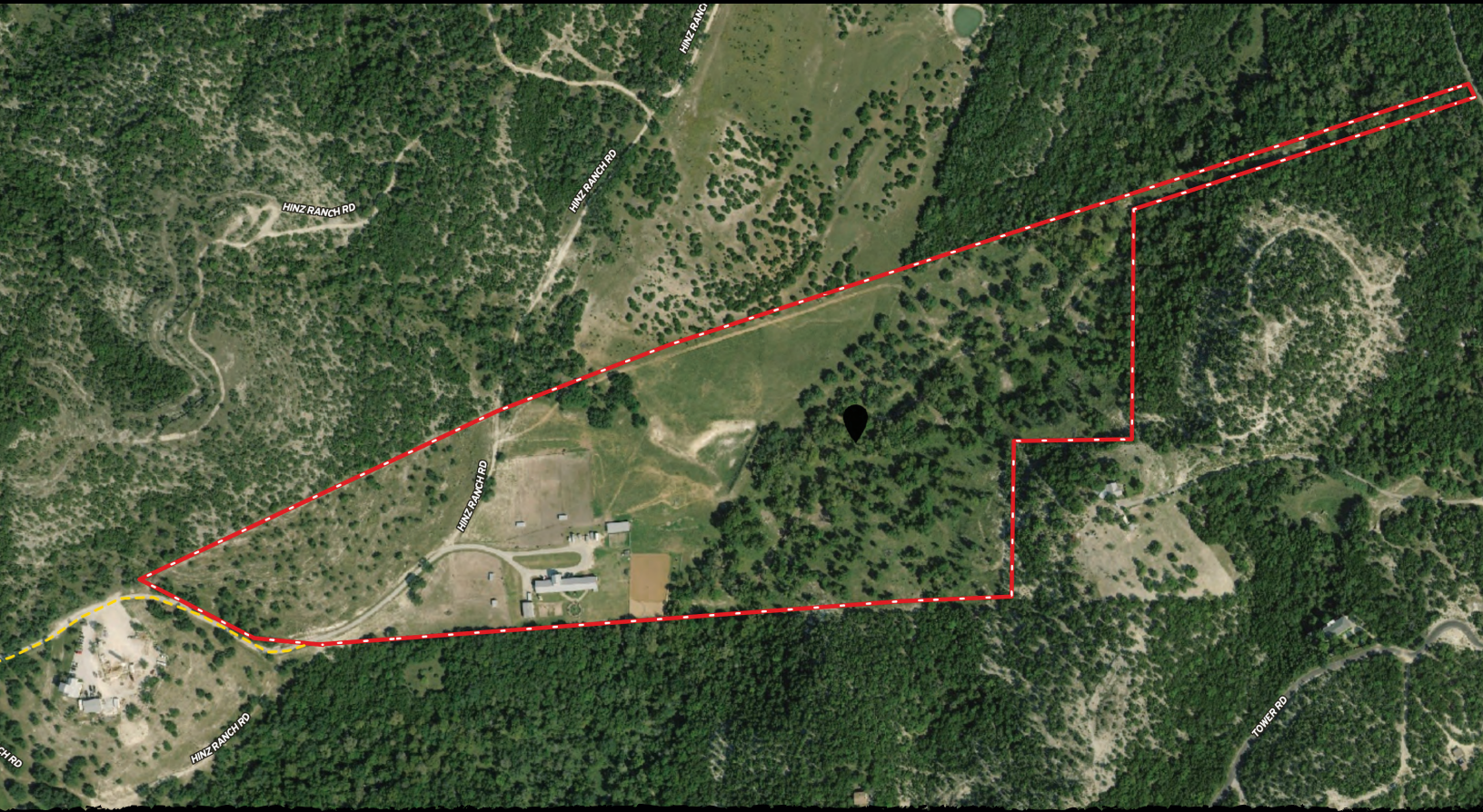
WATER:

The ranch has 1 water well with a 2,000 gallon storage tank, an approx. 1 acre pond which is currently not holding water, and the seasonal Zinke creek.



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