

MILLSAP EQUESTRIAN TRAINING FACILITY

43± Acres // Parker County // Millsap, Texas



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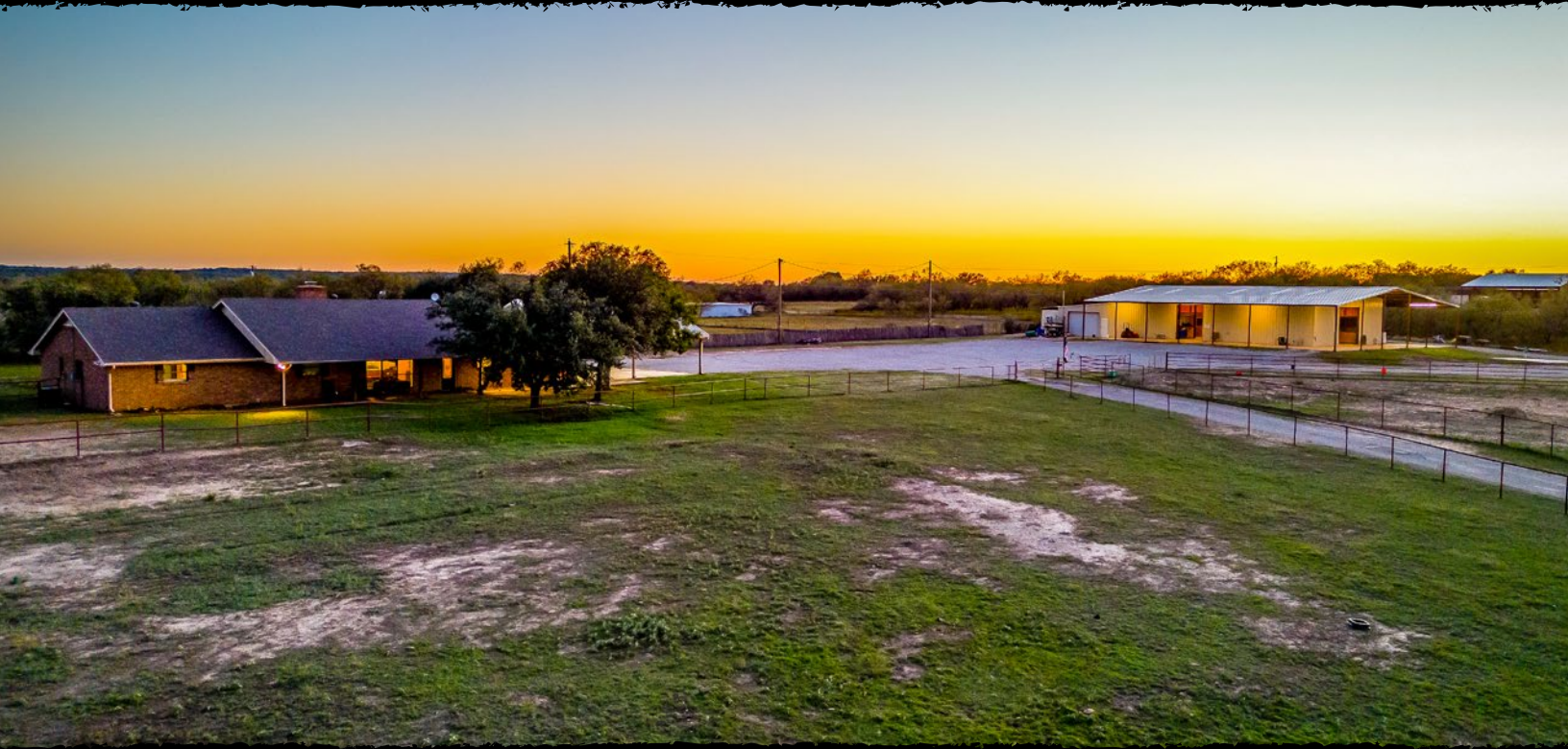
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This ranch is located at 425 North Plum Street in Millsap, TX. Plum Street is also referred to as FM 113. The ranch adjoins the town of Millsap on its immediate northwest side and also has access out to West Brazos Street (FM 3028). The Mineral Wells Regional Airport is also only 6 miles to the north.

This ranch is approx. 43 acres and is set up for the horse enthusiast no matter what your equine event may be. It is currently being used as a premier horse training facility in a prime Parker County location which is one of the most populated and popular horse meccas in the United States being only 20 minutes to Weatherford, TX, 40 minutes to Stephenville, TX, and 45 minutes to Fort Worth, TX.

IMPROVEMENTS

As you drive in the entrance to the ranch you will drive through a large open pasture and past a nice 1 acre pond arriving at the centerpiece of the horse facilities which is a large 140x250 covered riding arena built in 2018. The arena is complete with LED lighting, announcers stand, tack room, office, restrooms, and viewing stand. There are also 30' overhangs on both sides of the arena and along the back of the arena creating 9 more covered pipe pens which were added in 2019. The south side is being converted to a covered calf roping lane. Careful attention has also been paid to the footing in the arena and 3 water catchment tanks have been installed on the side of the barn to provide proper watering options to keep the ground perfect.

Other improvements include a 19 stall horse barn with wash rack and storage area built in 2019 that is completely spray foam insulated, a 6 horse Priefert panel walker, 7 stall horse barn with tack room and storage area which is also insulated with spray foam, a large workshop with concrete floors and roll up doors, 14 RV hookups, a small outdoor arena, several large outdoor turnout traps, and a 2,640 square foot three bedroom, two bath home with an office and fenced in back yard.

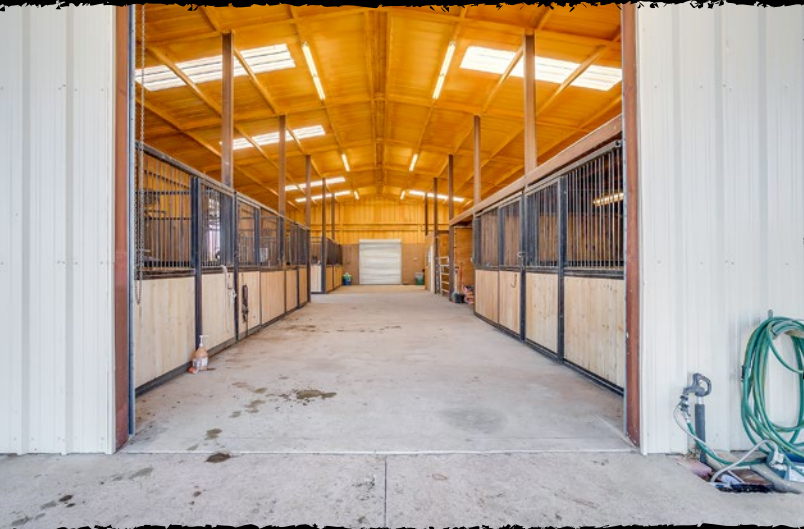
OTHER PERTINENT FACTS

This ranch is within the city limits of Millsap and Millsap ISD, but is Ag exempt. It is currently occupied by a horse trainer and some of the non-realty items may need to be negotiated with the sale. There are also several other items like equipment, etc.. that are also not mentioned above that will convey with the sale. A list of those items can be provided to interested buyers.



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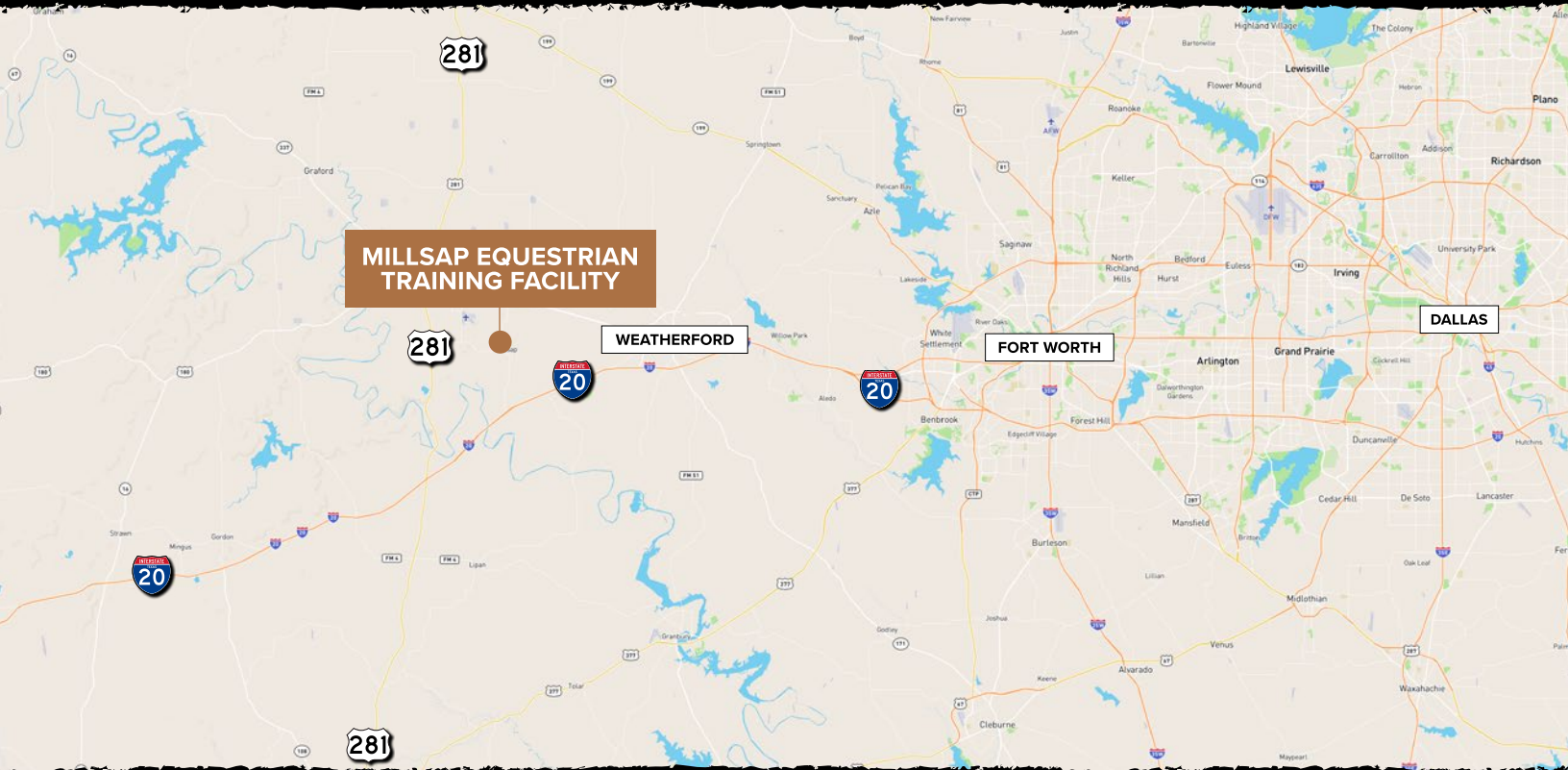
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DISCLAIMER: Buyer agrees that investigation and analysis of the Property, including but not limited to the foregoing matters, are Buyer's sole, independent responsibility and that Buyer shall not hold Agent responsible therefore. Buyer agrees and acknowledges that Buyer has not relied upon any representation of Agent in connection with Buyer's Purchase of the Property.

LIMITATION OF AGENT'S LIABILITY: Seller and Buyer agree to hold the Agents harmless from any damages, claims, costs and expenses resulting from or related to any party furnishing to the Agents or Buyer any false, incorrect or inaccurate information with respect to the Property or Seller's concealing any material information with respect to the condition of the Property. In addition, Seller and Buyer agree to defend and hold the Agents participating in this transaction harmless from and against any and all liabilities, claims, debts, damages, costs, and expenses including, but not limited to, reasonable attorneys fees and court costs, related to or arising out of or in any way connected to representations about the Property or matters that should be analyzed by experts.

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