

Property Description:

This beautiful horse property is fenced and crossed fenced with scattered trees throughout! The property features a 1,248-SF, 3 bedroom, 2 bathroom manufactured home, an RV hook up, and a 4-stall horse barn with multiple paddocks. The manufactured home features several new improvements (listed below). The covered front and back porches offer plenty of room to enjoy the peaceful view of the country. The 48' x 30' horse barn includes 4 stalls, that could be converted into 6 stalls, concrete flooring throughout covered with new rubber horse mats in all the stalls, a horse bath area on the west side of barn, and two areas on the front that could be enclosed for tack/feed rooms. There are multiple paddocks with gates allowing easy access throughout the property and the largest paddock is ideal for barrel racing or other equestrian/recreational activities.

*****Showings by appointment only. Possible Owner Financing.**

Home Features:

- *3 bedrooms, all with walk-in closets
- *2 bathrooms, master has spa bathtub and the second bath has new bathtub (2024)
- *Brand new HVAC (2024)
- *New Vinyl plank flooring throughout house except in kitchen (2024)
- *New covered front porch (2024), (Approx. 10 x 16)
- *Covered back patio, with concrete floor (Approx. 19 x 14)
- *Newer shingle roof (2020)
- *Metal carport on east side of home (Approx. 20 x 20)
- *New water filtration system (2024)
- *Home faces south

Lot Features:

*Five acres with perimeter field fencing, partial electric fence line in place around perimeter and paddocks, a manual entrance gate, with multiple manual gates for easy movement between paddocks.

*RV hookup on west side of home

*Irrigation run to horse barn and different paddock areas

*Quiet neighborhood

Horse Barn Features:

*4-stall barn that could easily be converted into 6 stalls

*Stalls #1 and 4 are approx. 12' x 15'

*Stalls #2 and 3 are approx. 9.5' x 24' (in total) and each of the sides in those stalls are approx. 9.5' x 12'. Stalls #2 and 3 could be divided to make a total of 6 stalls.

*Concrete floors throughout with new rubber horse mats in all stalls

*Horse wash area on west side of barn

*Round hay ring, mineral block feeder, multiple feeders, etc on site and included.

Distances:

*11 miles to schools, hospitals, shopping

*13 miles to Interstate-10