

40+/- Acres 5001 FM 1027 Carbon

7S Horse Facility is a horse lovers dream! This turn key operation is ready for you to bring your livestock and get busy having fun. Set up for racing, roping, training or whatever horse activity you love, this place is ready to work. Two barns boast a total of 14 stalls, a tack room, a feed room and a vet room complete with horse stock, on demand water heater, sink and medicine cabinets. Round pen is 160' in diameter and completely enclosed with cedar stays. A ½ mile race track along the FM road has Coastal Bermuda growing in the center, ready to bale. Roping arena is 200'x300' with return alley, pipe boxes and may need a little TLC, seller has been using it as a horse pen. A 24'x30' workshop is insulated, heated & cooled with a bathroom and has RV hookups outside for your guests to hook up their trailers. The 1999 mobile home has approximately 2360 sq ft of rustic decor with appliances to convey. The 3 bed 2 bath home has an added living room for plenty of entertaining. Rock patio has a resort feel and is set up with a built-in fire pit, ready for a relaxing evening after all the hard work or fun you've had. Seller Financing is Available.



\$450,000

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225 SW 5th Street
Cross Plains,
Texas 76443
254-725-4181



601 I-20 Frontage
Cisco, Texas
76437
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints or misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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Carbon

- County – Eastland
- Schools – Rising Star ISD
- Pasture – 30 Acres
- Cultivated – None
- Surface Water – None
- Water – Comanche Water Supply
- Soil Type – Sandy Loam
- Terrain – Level
- Outbuildings – 2 Horse Barns, 1 Workshop
- Minerals owned – None
- Minerals Convey – None
- Ag Exempt – Yes
- Taxes - \$2,227
- Price Per Acre - \$11,250
- Price - \$450,000
- MLS - 14091696



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