

Lindsay Sears' Barrel Horse Training Facility Lubbock County, Texas



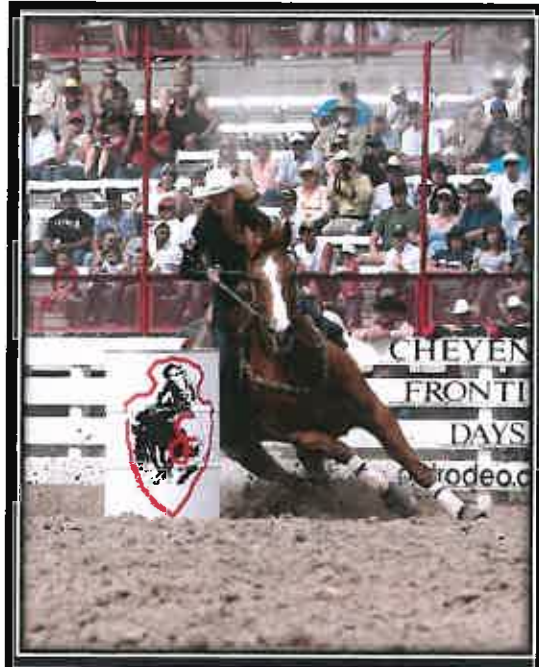
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We are proud to have obtained an exclusive listing on the Lindsay Sears' Barrel Horse Training Facility in Wolfforth, just outside of Lubbock, Texas.

Lindsay Sears is a two time world champion barrel racer (2008, 2011), two time reserve world champion barrel racer (2007, 2009), Women's Professional Rodeo Association (WPRA) season earnings record holder, seven time National Finals Rodeo (NFR) qualifier and seven time Canadian Finals Rodeo (CFR) qualifier, just to name a few. Lindsay acquired her place on the outskirts of Lubbock, Texas at the beginning of her rodeo career as a winter home base while she was rodeoing. The Lubbock area seemed a good fit for Lindsay as she was a graduate of Texas Tech University, had some roots in Lubbock, and it is very centrally located in the U.S.

This property is set up to be a horse trainer/competitor's dream. The facility lies on 15.15 acres with graded county road frontage and has all pipe and cable fencing. The improvements on the property consist of an indoor

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arena, covered arena, outdoor riding arena, main horse barn, multiple shed row barns, multiple turnouts, horse walker, main house, detached garage, employee housing and a multiuse building with commercial kitchen and bathrooms.

Indoor Arena

The focal point to this facility is the 104' X 275' indoor arena. The arena is located on the south central side of the property. The arena is fully insulated with fencing inside the building, announcer's stand, bleachers, 2 bathrooms, roping boxes, Priefert roping chute and stripping chute. There is a covered double return alley that runs on the outside of the arena and covered cattle pens. The arena has 13 garage doors that can be opened in the summer time to allow plenty of airflow through the arena.





Covered Arena

The property features a 100' X 160' lighted covered arena with all pipe fencing. The covered arena is attached to the indoor arena, and is of the same construction.



Outdoor Arena

The facility also has a 140' x 400' outdoor arena.



Main Barn

The main horse barn is located on the south side of the property. This is a steel frame structure, with heavy gauge metal siding and roof. It consist of 3,460 sq. ft. of floor space. This barn contains a large tack room, concrete breezeway through the center of the barn with garage doors on each end, 9 custom built 12' x 12' wooden horse stalls, a horse wash rack and wooden grain storage area. A concrete floor is located throughout, with the exception of the 9 interior horse stalls which are dirt. A 12' x 72' open overhang, with a dirt floor, is attached to the south side of the barn. This overhang is used to cover three 20' x 20' stalls made of portable panels. There is also an enclosed 14' x 36' area for hay storage on the north side of the barn.





Shedrow Barns

The facility has two shedrow barns, one being on the north central side of the property with six stalls, and the other being on the southeast side of the property with four stalls. These barns are all metal construction with heavy pipe pens and heavy guage siding and roof. These barns match the other structures on the property.





Horse Walker

The facility comes with a four horse steel walker. It is located just north of the main horse barn.



Pastures

The property has two main pastures on the east end of the property. One is watered by a side row irrigation system that works very well, and the other is watered by a two tower pivot. The pivot is currently not working but could be back up and operational with very little effort.



Recreational Building

The recreational building is a 3,807 sq. ft. steel frame structure that features two game/recreational rooms, commercial kitchen, and 2.5 baths.



Employee Housing

The property features a 3 bedroom/ 2 bath manufactured home that has been used as employee housing.



Main House

The property has a very nice four bedroom, two bath main house that is 2,426 sq. ft. It is of wood frame construction, with brick on the north, west, and south sides, and masonite siding on the east (back side). The house features a large open kitchen and living room with saltillo tile flooring, dining room, and wood burning fire place. The house has a large master bedroom and bathroom, with a large walk in closet. There are two additional bedrooms that share a hall bath. The house has central heat and air with propane heat. There's a large redwood porch on both the front and the back of the house.



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Price & Remarks

If you are looking for an outstanding equine facility in West Texas with your own personal indoor arena, covered arena, and a nice residence within minutes of town, please give this property your due consideration. This property is very realistically priced at \$750,000. For more information or to schedule a showing please contact Brendan Garrison (806) 763-5331.



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