

Dodd's Creek Horse Ranch

1125 CR 132, Gatesville, Texas

SPECIAL FEATURES

Dodd's Creek Horse Ranch is located in beautiful Western Coryell County where the pastures and sunset's go on forever. Take a drive down these picturesque county and farm roads in Gatesville, Texas to end at the bend at 1125 CR 132! This 67 +/- acre horse ranch offers a custom 3 bedroom, 2 bathroom, plus "recreational cave" ranch home with approximately 2800 +/- sq ft., built in 2005. The farm has housed over 10 horses recently, while breeding and separate stud pens have made it a phenomenal retreat for any horse enthusiast. Pipe and cable fencing around the pens and near the numerous barns and horse stalls to protect your horses or livestock. Fantastic place for hunting dove, turkey, deer or just watching them graze as the sun is setting in the background. Stocked tanks (one spring fed in the pasture) offers water year around. Dodd's Creek runs through the property and makes for great feeding areas for wild animals. Once you arrive, you will enjoy your views over your pastures and EZ access to the numerous barns and pens.

CUSTOM RANCH HOUSE

- Austin stone with hardi plank porches
- Built in 2005
- Double door front entry
- Slab and walls treated for termites
- R 19 In Wall; R 38 In Ceiling, Attic insulated
- Double pane windows snap out for cleaning with munyons, long for optimal views
- Custom window shades throughout; in Great room shades can be pulled up to top or bottom or both ways
- 18 x 18 Spanish glazed tile flooring throughout
- 60 +/- gallon hot water tank
- Lights in closets
- Natural cedar trim around some doors and windows
- Wainscoating in living area
- Many bullnose corners throughout house
- Pine built in cabinets in master bath and laundry room
- Texas shaped sink in guest bath
- Beautiful Ranch style hardware; curtain rods/lights/towel racks, toilet paper holders
- Sink and drain in laundry room floor
- Place for freezer/second refrigerator in laundry room
- Oversized built in mirror in master bedroom [PAGE 1 of 3 SPECIAL FEATURES Dodd's Creek Horse Ranch](#)

- Elevated toilets
- Wider interior doors for ease of access
- Conventional septic
- Instant hot water throughout house
- Pull down attic stairs, insulated attic
- Air conditioned store rooms off the closed in carport
- Extra Recreational room (was carport), closed in
- Approx 7 x 38' front porch
- Approx. 7 x 52' back porch overlooking swimming pool
- Heated swimming pool (with cover)
- Tornado shelter (mostly in ground) (approx. 8 x 8)
- Composition type roof

RV PARKING & RV

- RV Cover with concrete strips for RV parking
- RV 30 amp electric, water and separate septic system
- Rock and iron front entrance gate (electric) with opener
- RV Sold Separately (inquire for price)

POOL

- Oval propane heated (propane tank is rented), no other propane in house
- Gunitite type pool
- Approx. 3 feet to approx. 6 feet x approx. 28 feet long
- Pool has automatic freeze protection system
- Approx. 8 feet wide at low end with rail and stairs, approx. 6 feet wide at deep end makes it very efficient to heat in a timely manner
- Pool area with rock and iron fenced patio wall surrounding pool with wrought iron gates.
- Oversized cartridge filter
- 6 water jets on step for therapeutic use, may swim against current at slow pace because of current

KITCHEN

- Custom pine cabinets w/mostly larger drawers, appliance caddy, pine counter tops w/cedar trim
- Island with tiled top with side table for breakfast area
- Under cabinet lights
- Garbage disposal
- Stainless appliances, self-cleaning range, dishwasher, refrigerator (approx.. 2 years old)
- Large pantry closet
- Tile backsplash over countertop

WATER

- Multi County Water
- Waterline to barn and travel trailer
- In-line filter into house
- Water softener (doesn't use a lot of salt)
- Instant hot water

BARN, PENS & CORRALS

- Approx 36 x 48' barn with electric and water
- Approx 12 x 12' rolling doors at both ends
- 2 Dutch style doors to stalls
- 1 walk in door
- Concrete slab on one side approx. 12x 48'
- Birthing stall
- Wash rack for horses (livestock)
- 3 other pole barns (approx. 10 x 20'), (12 x 24'), (12 x 36')
- Large stud corral
- Stock pen with extra panels included
- Chute
- Pipe and cable fencing
- Barbed wire fencing

GRASSES and TANKS

- Coastal has supported 10 horses all year long without need to buy hay (also fed grain)
- Spring fed stock tank in pasture with fish. Has never gone dry since 2005 since seller's lived there (during the drought too)
- Tank at front near entrance
- Additional tanks dug out about 6 years ago, dry one time since then for a short time
- Dodd's creek run through the property (has three fingers of creeks that end up in one further down the road)
- Approximately 40 acres in coastal