

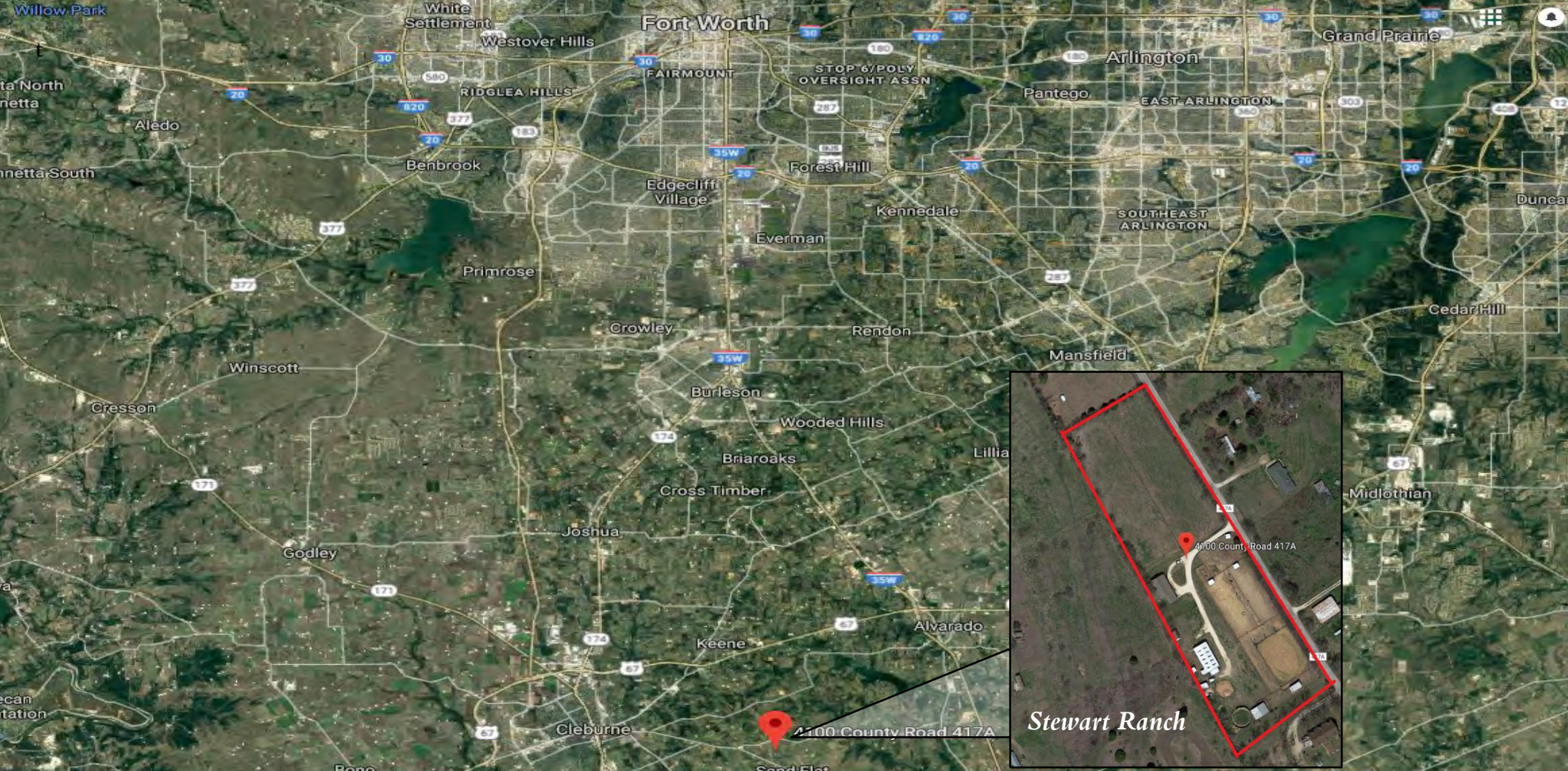


Stewart Ranch

4100 County Road 417A
Cleburne, Texas 76031

GIORDANO
WEGMAN
WALSH
AND ASSOCIATES

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Stewart Ranch

Cleburne, Texas

- +/-5 acres
- Completely fenced: pipe fencing and barbed wire
- Gorgeous residence built in 2008
- Home is very energy efficient
- 10 stall barn with custom-built tack room, water, electric
- 4 turnouts with individual plumbing and shelters
- Johnson County Utility District
- Outdoor covered porch
- Only 45 minutes south of Fort Worth, 10 minutes to Cleburne and 12 to Grandview
- Two additional pastures for livestock and horses
- Native grasses and trees

- +/-5 Acres
- Gorgeous home
- Barn with stalls, feed storage, tack area, water and electrical
- On-site septic
- Native grasses and trees providing additional shade to livestock
- A large round-pen
- Storage shed
- Serene landscape
- Gated entrance
- Excellent proximity to Fort Worth, Cleburne and Grandview



STEWART RANCH



STEWART RANCH

Buildings and Improvements:

Stewart Ranch offers a beautiful custom-built residence perfect for guests and visitors alike. The interior is characterized by warm, inviting living spaces with classic rustic elements, including stained concrete flooring, an Austin stone fireplace and large wooden accents. This home is the epitome of a cozy ranch house, while offering all the modern amenities. The large open floorplan features a main living area, dining and kitchen space. The front door opens onto a large covered patio perfect for watching the sunrise! This ranch style home offers three bedrooms, including a large master suite with ensuite bathroom, dual vanities and jetted tub, along with an oversized walk-in closet. Another full bathroom is located between the guest suites. The kitchen features stainless steel appliances, ample cabinet space and a large breakfast bar perfect for entertaining!



STEWART RANCH

Equestrian Improvements:

Stewart Ranch is the perfect property for horse enthusiasts alike. Whether you are looking to own a home in the country, to own a home perfect for horses or even a facility for your horse training business, this is a one-of-a-kind opportunity! Stewart Ranch was designed to be highly efficient with the barn and arena located on the south side in close proximity and additional pasture space located on the north end. The barn offers 10 stalls, each with rubber mats and feeders, along with a full tack room, water and electricity. Additionally, there is a 50ft cedar round pen and approximately a 125ftX100ft arena with electric designed for a cutting flag. Besides the two larger pastures, there are 4 separate turnouts, each with individual plumbing and shelters. There is ample storage, including feed storage as well as a shed that could be converted into an office or used for personal belongings.

Location:

Stewart Ranch is ideally located approximately 45 minutes south of Dallas and Fort Worth and 10-12 minutes from Cleburne and Grandview.





For more information please contact Kolby Simonson Stewart

Property Video



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