



Horse Farm

19.56± Acres

Ward County | Monahans, TX 79756



Presented By:

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Horse Farm & Income Producing Land - 19.56± Acres Ward County | Monahans, TX



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CM Ranch Real Estate

6800 W. County Rd. 48 | Midland, TX 79707 | 432-219-2220 | RanchSpecialist@CMRanchRealEstate.com

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Property Details:

Approximate Building Sq. Ft.	n/a
Lot Size:	19.56± Acres
Current Zoning:	No Zoning
County:	Ward

Property Overview:

Located in Monahans, TX, this is one of the best premier equestrian facilities in Texas. There is nothing that was not thought of when building this usable show place. The property has a great deal of income potential as well!

Starting off, you drive through a rock gated entrance with an automatic security gate. All of the driveways and parking are paved and have been maintained every two years. Property has several beautiful mature trees providing that must needed shade for those West Texas summer days. Over 3/4 of the perimeter fencing is sheet metal, giving it privacy and a clean look.

This barn should be considered as more of a horse motel with all the its comforts; starting with 8 outside covered stalls custom manufactured out of square tubing with each having a Richie watering system. Each stall has a sprinkler head above for dust control and to water down. Each stall also has a built in feeder with doors for easy feeding access. Then for the 8 indoor stalls, all are custom fabricated with twisted square steel and walled with treated lumber. All stalls flooring is custom fitted with rubber matting and a Richie watering system.

The entire barn/shop floor is concrete that has been etched for a no slip floor. There is a heated and cooled wash bay inside the barn. The length of the stall barn is equipped with a fly control system and the entire barn/shop is spray foam insulated with 2 overhead doors. Plenty of room for an RV or living quarters trailer and fully enclosed and lockable security door. The tack room is 20'x15'.

There are 6 turnout pens with loafing sheds, all with Richie watering systems and top rail no climb wiring. Huge hay barn with additional covered parking for equipment and trailers at back side of property.

The arena is truly made for the ultimate practice no matter what your event may be. Pipe fenced all the way around with big steer pens in the back. The boxes, Priefert chute, and returns are all covered with a sprinkler system above to knock the dust down. Arena also has plumbing to hook up a water reel to water the arena. To give an even more beneficial practice on tuning your abilities, the arena is set up with a full time monitoring system so that you can video any run at any time throughout your practice.

This extraordinary property never runs out of water as it has the capacity to store 87,000 gallons of water at any given point! Every thought has been put into every detail of this magnificent property.

To top it off, this property is also income producing, at the HWY frontage there a tastefully done 24 spot RV park that is paved with full hook-ups. Additional to that, there is a water station equipped for water sales. The fill location is designed with a reinforced concrete slab so trucks will not damage it. Side note, there are no restrictions here and the property can serve as a multi-use facility including service and industrial companies as well.

If you're looking for that one of a kind place to up your game, this farm deserves your consideration. For a private showing please contact Broker, Caleb Matott at 432-349-3330.

Property Website



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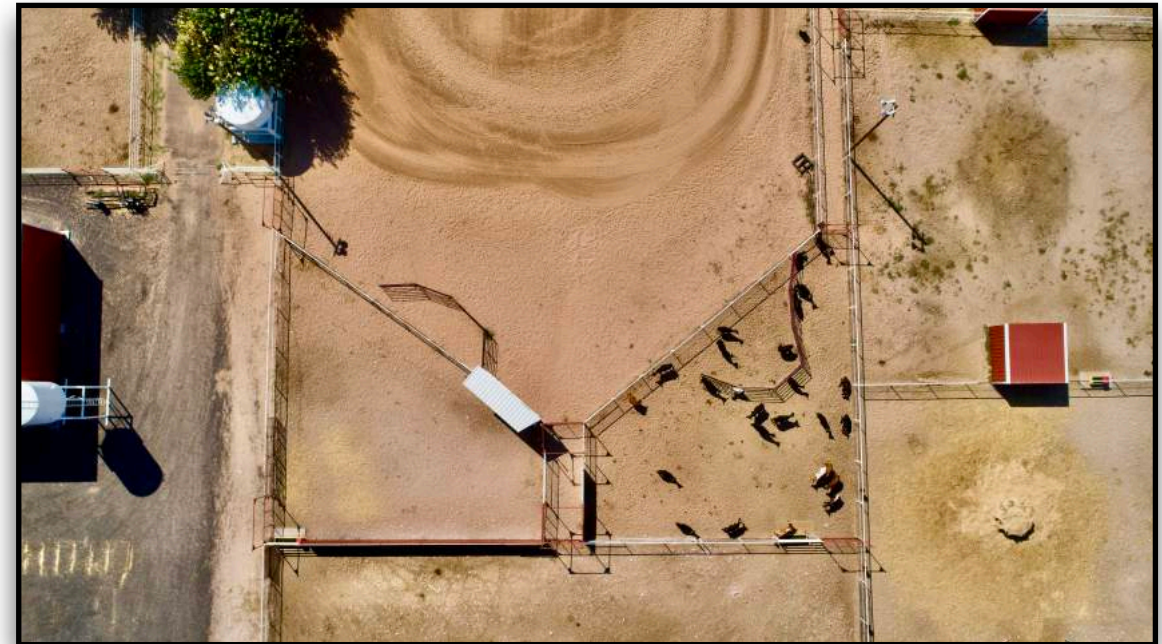
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\$2,995,000.00



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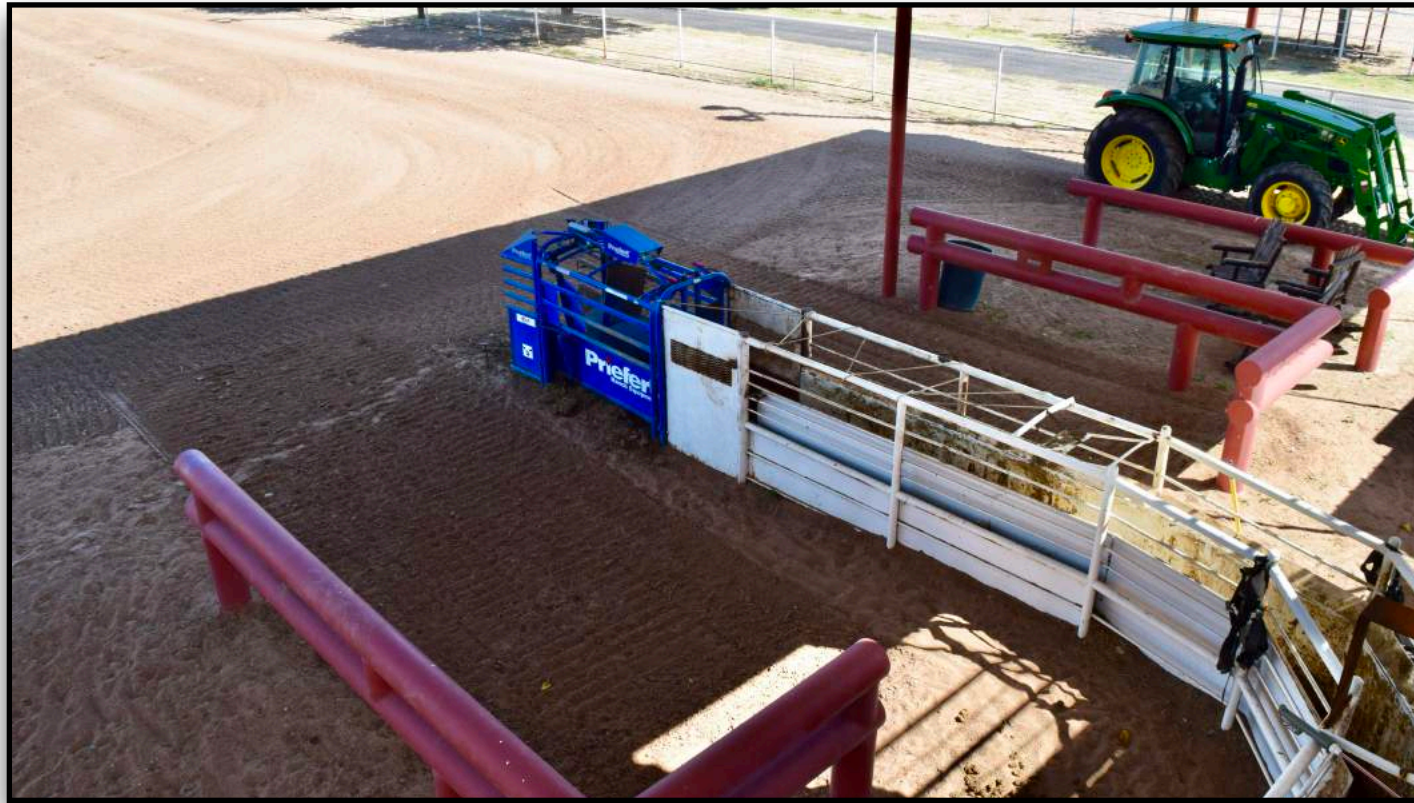
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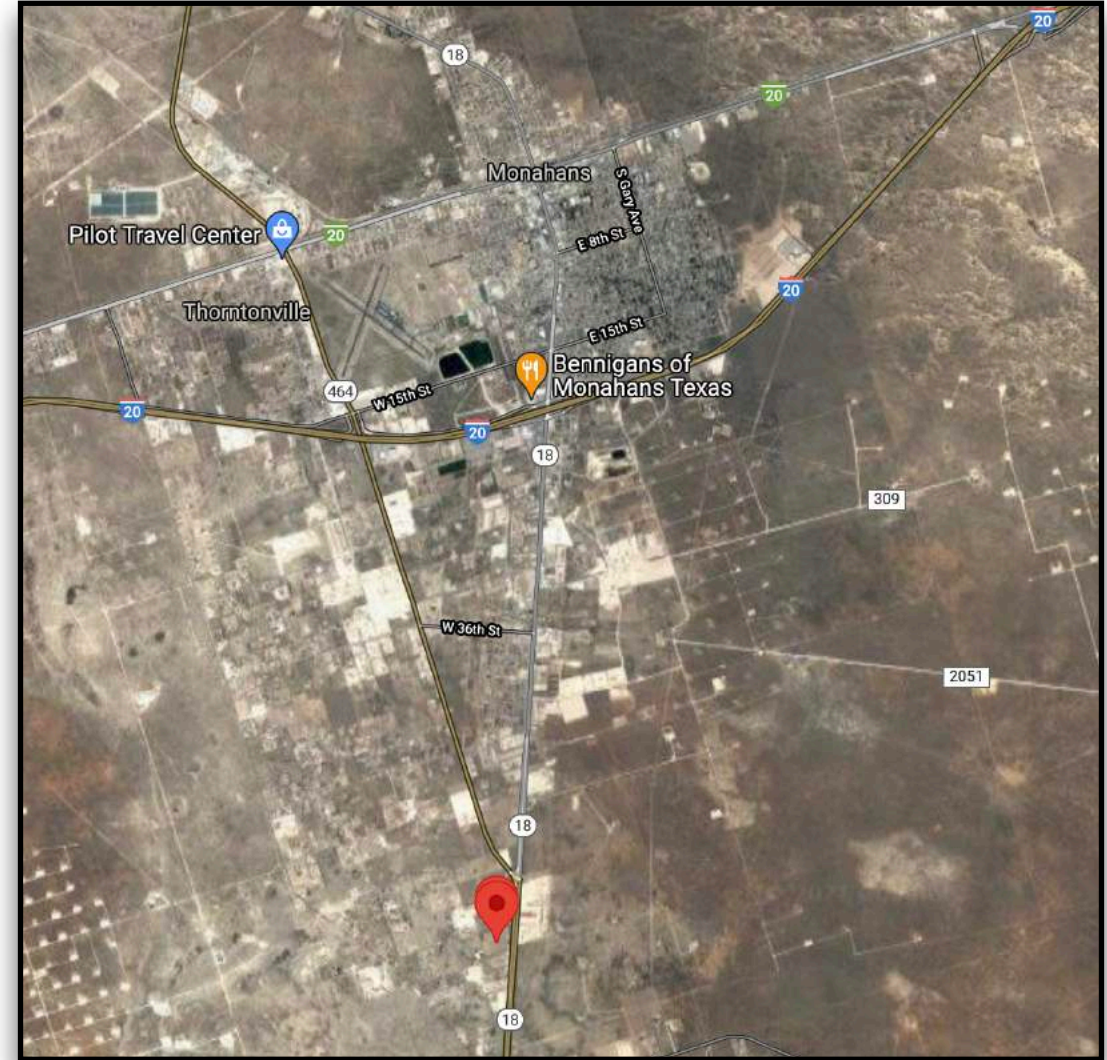
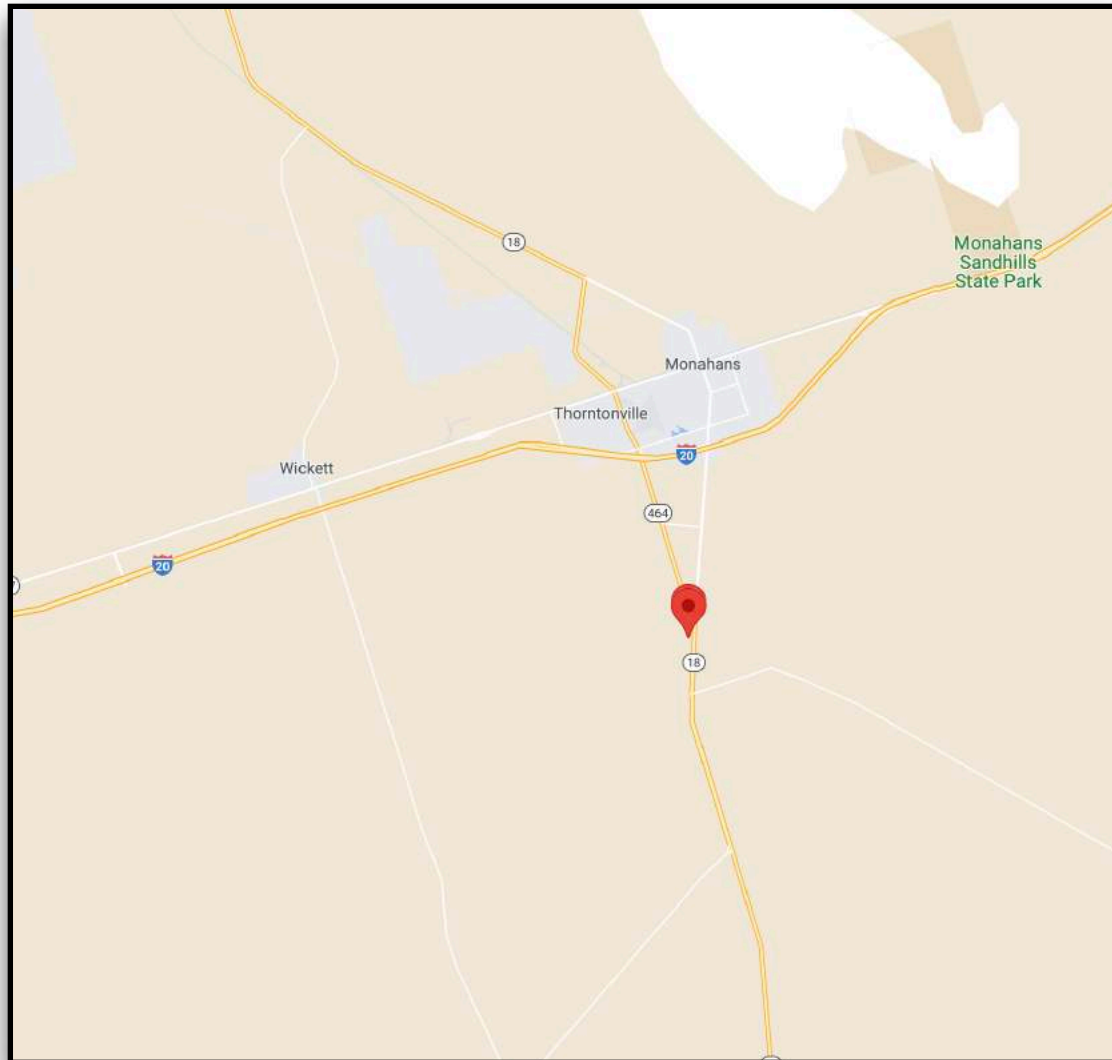
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