

1910 Prochnow Drive

PROPERTY FEATURES

KUPER SOTHEBY'S INTERNATIONAL REALTY

Main House

- Custom log construction
- 2,700± square feet
- Wrap-around porch; partially screened
- Outdoor fireplace
- Covered front porch
- Screened back porch

MAIN LEVEL

- All wood floors
- Open living/dining room with stone fireplace
- Kitchen with quality wood finish and appliances
- Master bedroom and bath with sophisticated bath/shower
- Stairs to a third level loft with an exterior-covered deck

LOWER LEVEL

- Two bedrooms and bath
- Large living area
- Laundry room with washer and dryer
- Double door access to exterior lower deck and yard; stairs up to the main level

Classic Barn

- Custom log construction
- Standing seam metal roof

FIRST FLOOR

- Four 12'x12' interior stalls with covered exterior runs
- Two 12'x24' exterior stalls with partial cover
- All stalls on natural footing framed by a concrete slab
- Water tap in the aisle
- Fans to each interior stall
- Tack room

SECOND FLOOR

- Upper finished tack room with A/C room
- Hay loft converted to storage

ADJACENT

- Covered wash rack and tie-up area
- Portable tool shed

Hay Barn

- Assembled from two shipping containers positioned 20 feet apart
- Covered with a standing seam metal roof providing 400 square feet of covered space
- Each container is 20 feet x 40 feet; 9 feet 5 inches tall x 8 feet width
- Providing hay and shavings storage in a fire-proof structure

Genesis Barn

- Steel frame with “hardy plank” exterior
- Standing seam metal roof
- Walls constructed with standing seam steel panels above 2x6” and 2x12” stained and sealed pine
- Two 16’ aisles with floor drains provide easy access and maintenance
- Sixteen 12’x12’ interior stalls with exterior runs
- Four 12’x12’ interior stalls
- All stalls on natural footing framed by a concrete slab
- Water taps, lights, and fans at each stall
- Two wash racks with hot/cold water
- Three cross-ties with electrical outlets
- Feed room secured with roll-up door
- Office area and owner’s private tack room
- Tack room with half bath and laundry room

SECOND LEVEL - FRONT

- Upper tack room/lounge area with exterior deck overlooking the main arena
- Air conditioning; WIFI access; TV
- Multi-use room; Kitchenette; Full bath
- Double doors to the upper breezeway with railings providing a view of the stalls below

SECOND LEVEL - REAR

- Two 12’x36’ one-bedroom apartments with a loft
- Lofted ceilings, wood floors, air conditioning, ceiling fans
- Full bath and kitchen
- Main access via stairs at the rear of the barn
- Additional access through the upper breezeway

Paddocks

- 11 large paddocks plus a one-acre jump field
- One small paddock for the mini ponies
- Three-rail fencing with (usually) non-climb gates
- Water to each paddock with a tap and hose
- Paddocks 3, 4, and 10 have run-in shelters for the horses

Fencing

- Approximately 5,000 linear feet of three-rail, stained and sealed, 2x6” pine fences
- All 6” round posts are set in concrete on 8’ centers
- Sealed and stained pine fences have an expected life of 20 or more years
- Perimeter completely fenced
- One entrance with a 16’ automated gate

Property

- 15.15± acres

Water Well

- Edwards and Trinity Aquifers
- Produces 10 GPM
- New Sub Pump installed in 2019
- Ozone System installed in 2022

Riding Arenas

MAIN ARENA

- 25,000-square-foot classic arena
- Two-rail fencing
- Lighted for evening use
- Covered viewing pavilion

COVERED ARENA

- 7,000 square foot arena covered by a standing seam metal roof



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