

# Barrett Horse Property

10.19± acres | \$949,000 | Wolfforth, Texas | Lubbock County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

chassmiddleton.com • (806) 763.5331

# Barrett Horse Property

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We are proud to have the exclusive listing on the 10.19-acre Barrett Horse Property in southwest Lubbock County. This outstanding horse property is located at 7714 CR 7650 Wolfforth, Texas on pavement just south of Woodrow Road.

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## Improvements

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The Barrett Horse Property is very well improved and features a 3,218± sq. ft. 4 bed/3 bath ranch style limestone and stucco home with a metal roof. The home features a large open concept living room, kitchen, and dining room. The kitchen features all granite countertops, a large walk-in pantry, KitchenAid stainless appliances, custom rustic alder cabinets, and a large bar area. The living room and dining area consist of a large limestone wood-burning fireplace, limestone columns, and hardwood floors throughout.

The master suite is located on the opposite end of the house from the other bedrooms and features a large bedroom with a nice-sized master bath with his and her vanities and sink, whirlpool tub, large shower, and walk-in closet. Two of the other three bedrooms feature en-suite bathrooms and large walk-in closets. The last bedroom is smaller but also has a walk-in closet and has hall access to one of the en-suite baths. Other aspects of the house include a large laundry room, large front and back porches, a two-car garage, a circular drive, and a sprinkler system.

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## Equine Improvements

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The horse facilities on the property are excellent and feature a nice barn that has a concrete aisleway and three large run-style stalls with automatic waters, three covered runs off the north side of the barn, and an additional three non-covered runs on the east side. There is a 125' X 250' pipe arena with a return alley, cattle holding pens with a loafing shed, Priefert air chute, and boxes.

There is a nice 40' x 60' shop with a concrete floor and is fully insulated. There is a 20' x 60' overhang off the east side of the shop, and a 40' x 20' overhang off the front.

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## School District

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The property is located in the Frenship Independent School District.

## Water

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Water to the Barrett Horse Property is provided by two electric submersible water wells.

## Brokers Comments • Price

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If you are looking for an exceptional horse property in the Lubbock area, please give the Barrett Horse Property your full consideration. You will be hard pressed to find a nicer horse property in and around Lubbock. The property is realistically priced at \$949,000. The Barrett Horse Property is listed exclusively by Chas. S. Middleton and Son, LLC.

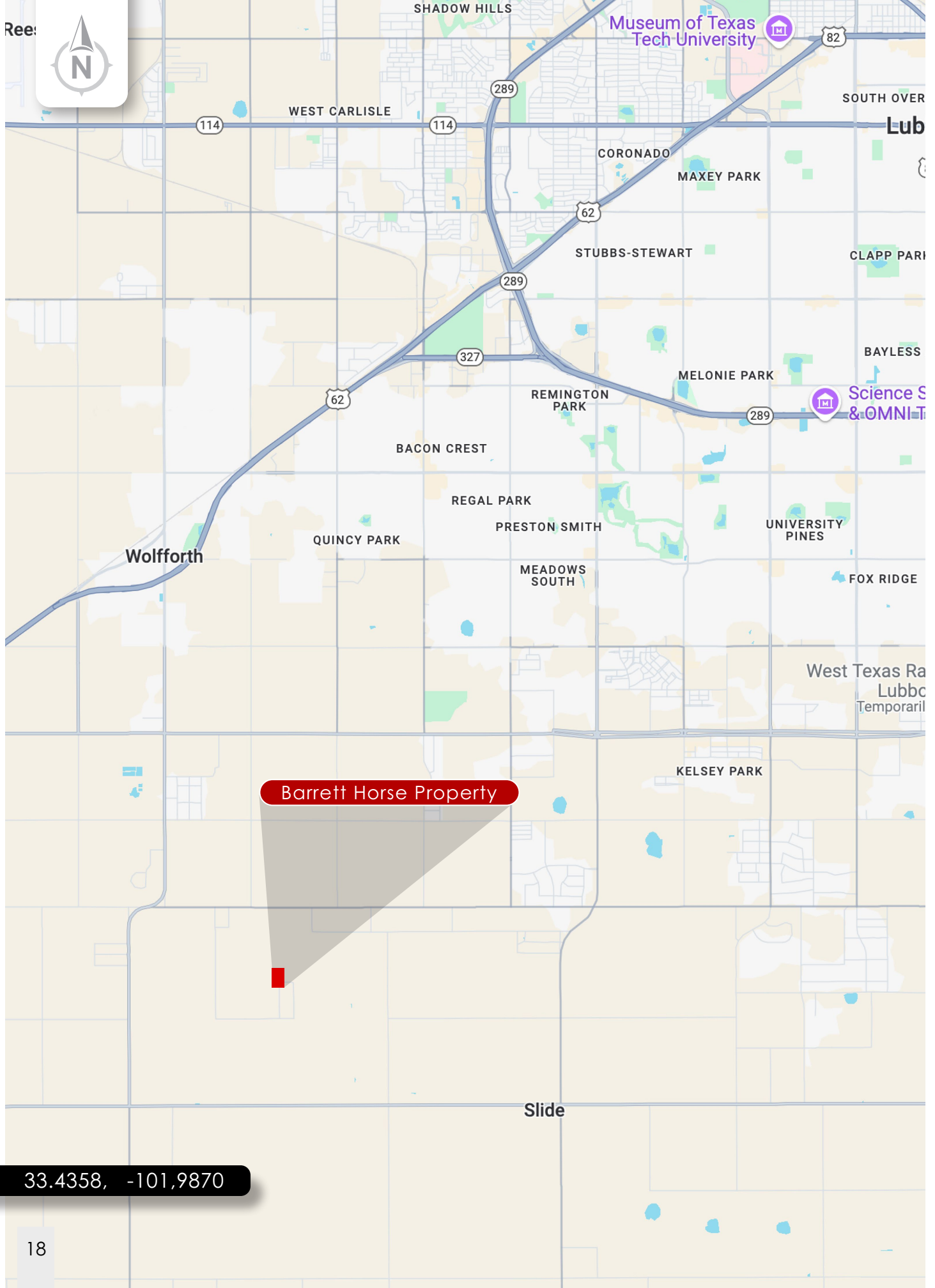
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For more information or to schedule a showing, please give Brendan Garrison a call at (806) 790-5900.





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Barrett Horse Property

33.4358, -101.9870







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## Brendan Garrison

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