

TERRAMIGA | FICTIONAL DEMONSTRATION

Saddle Gate Horse Place [Demo]

Erath County, Texas | 32.00 acres | Illustrative price \$785,000

NOT AN ACTUAL OFFERING

A four-stall barn, outdoor sand arena and pipe-fenced paddocks put the horse facilities at the center of Saddle Gate. The 32-acre property also includes a three-bedroom, two-bath brick house with 1,650 square feet and a covered porch. It is a layout to consider for an owner keeping a few horses at home. The barn is separate from the house, with gravel access. A well serves domestic and livestock needs; arena drainage, fencing and water capacity belong on the list for a visit.

LAND AND IMPROVEMENTS

Four-stall horse barn; Outdoor riding arena; Compact ranch house

Three-bedroom, two-bath house; four-stall barn; outdoor arena and paddocks.

WATER

Well serving the house and livestock; capacity and water-quality testing needed. No surface water.

BUYER FIT

An owner who wants a house and facilities for a small number of horses.

PROPERTY REVIEW

Inspect arena drainage, stall ventilation and paddock fencing, and arrange well and septic checks.

All photographs supplied for this demo are generated illustrations, not photographs of an actual listed property.