

# Gruber Ranch Sales

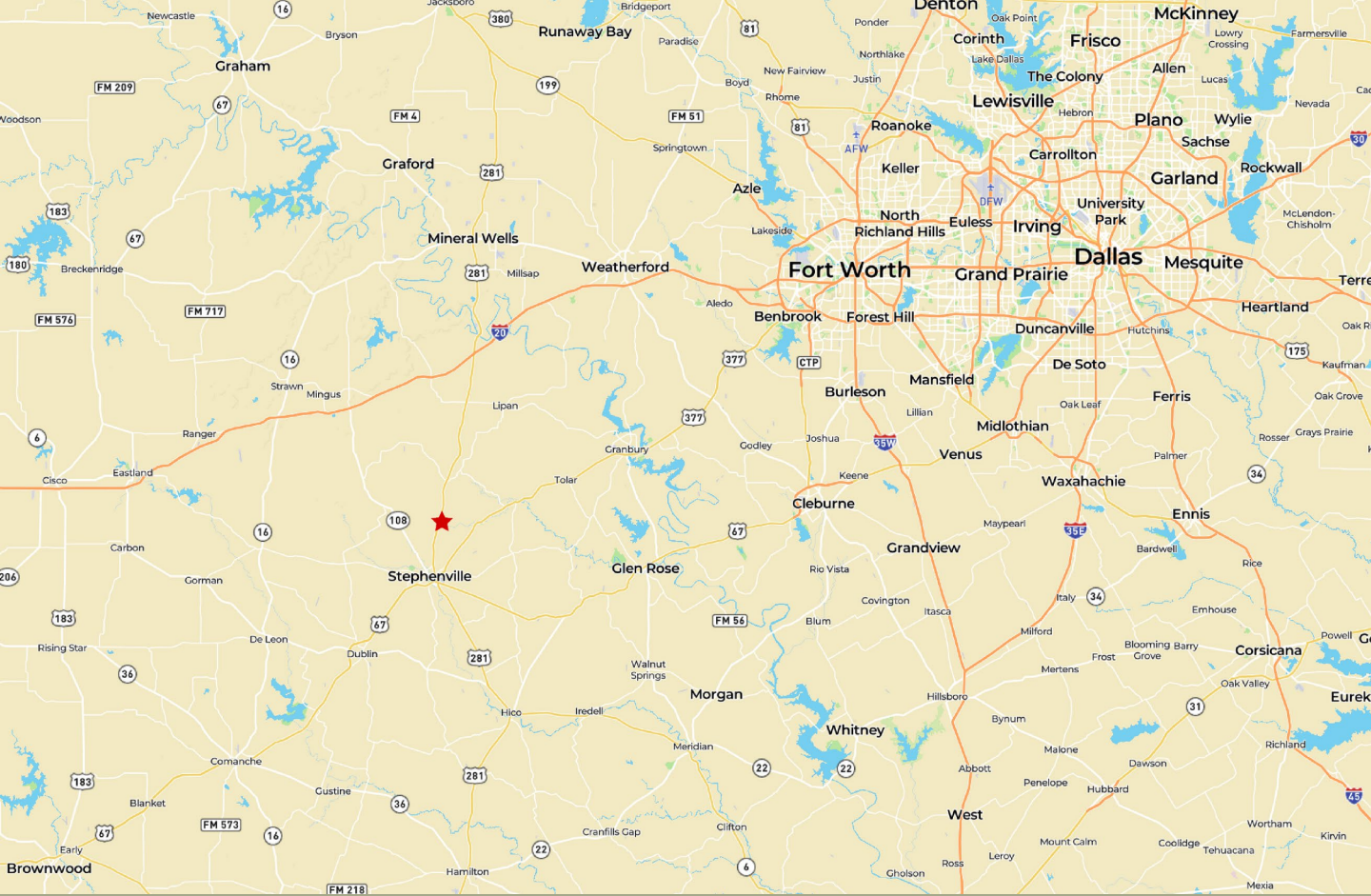
*Representing the Best of Texas*



570 PR 1562  
Stephenville, Texas











Discover the perfect haven for horse enthusiasts with this exceptional 4.5+- acre equestrian property, meticulously maintained and turn key. This rare find boasts a custom-built metal home, a pristine spring-fed pond spanning approximately 0.25 acres, and five top rail with horse wire 200' X 300' turnouts and custom sheds in each pen. Only a short 13 minute drive from Tarleton State University and Downtown Stephenville.

#### Home Features:

- Custom Metal Home: This 2-bedroom, 1-bathroom residence is crafted with exquisite custom solid wood cabinets, providing ample storage throughout
- Open floor concept kitchen and living room
- Extensive Carport: A 5-stall carport ensures plenty of space for vehicles and equipment and includes a small shop/ patio flex space
- RV/Trailer Hookups: The property includes two 50-amp RV/trailer hookups, perfect for guests or additional living spaces.

Embrace the tranquility and elegance of this equestrian paradise, a perfect blend of functionality and rustic charm. Don't miss the opportunity to own this exquisite property designed for the ultimate equestrian lifestyle.







## Property Highlights:

- 4.5+- Acres: Spacious and beautifully maintained grounds, ideal for equestrian activities.
- Spring-Fed Pond: Enjoy the serene beauty of a 0.25-acre spring-fed tank, adding to the property's charm.
- Equestrian Facilities: Five spacious top railed turnouts with custom plumbed sheds, ensuring the comfort and safety of your horses.
- 8 miles from the Tarleton State University rodeo arena
- Ideal for investment property, college kids, short term rental, etc.
- Close proximity to US- 281
- Approx. 1.5 hour drive from DFW Airport, and 1 hour 10 minutes drive to Downtown Fort Worth



