

# 66.46 Ac, Hm & Horse Facility Taylor County

The WLA Performance Horse Ranch is a luxury equestrian property you will not want to miss! The key fits your hand for this premier equestrian training facility located on paved road frontage, just 15 min from Abilene. You can go play or shop and be back on your horse in no time! Stalls and stables are located in 2 separate facilities that provide next-level care and comfort to the finest horses. Featuring 100'x100' covered riding arena with 1 Big Ass fan, 11 gated stalls, & 8 tie down stalls. The Main Barn is a spacious Sweetwater Barn with vet/tack rooms, 14 - 12'x16' gated stalls with automatic water, managers office space, and an indoor washing station. Fly prevention system is also installed in the barn/arena. A Priefert 40' - 6 horse free flow walker. A 240'x24' outside roping arena with a 37' breaking pen. Strategically placed are 7, 1-6.5 ac turnout traps with pole barn & automatic water. 2 ac pen cross-fenced with cover, automatic water, cattle loading & squeeze chute. 36+/- ac pasture/cultivated fenced area with stock pond (dry at the moment). Built in 2012, the custom-built home has all the rustic charm and offers 3 bedrooms, office (that could be a 4th bedroom) oversized 2 car garage, utility room with lots of storage, tile bathrooms, tile & hand scraped wood floors. Hay barn with tractor & implement storage also houses 2 - 1 bedroom 1 bath apartments, kitchenette. & RV hookups. Also on the property is a 3/2 single-wide foreman home.



## \$1,999,000

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225 SW 5<sup>th</sup> Street  
Cross Plains,  
Texas 76443  
254-725-4181



SELLING TEXAS RANCHES AND HOMES

601 I-20 Frontage  
Cisco, Texas  
76437  
254-442-4181

All information contained herein is supplied by the seller to the best of his/her knowledge. Trinity Ranch Land assumes no responsibility for misprints for misinformation provided to us. We will assist all buyers in verifying the information contained herein to the best of our ability.

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- County – Taylor
- Schools – Wylie I.S.D.
- Tanks – 1
- Creeks – 0
- Terrain – Flat/Slight Roll
- Soil – Sandy Loam/Clay
- Outbuildings – 5
- Ag Exempt – Yes
- Taxes – \$5,066
- Price – \$1,999,000
- MLS – 20175964



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