



# TX Real Estate Group Farm & Ranch Division

Residential | Farm & Ranch | Commercial



## 30.99± Acres Garza County

POST, TX

LISTED AT: \$642,369

Located in Garza County, this exceptional 30.99± acre horse property is fully fenced and thoughtfully designed for both serious equine operation and comfortable country living. With quality improvements and a well-planned layout, this turnkey setup is ready to go from day one.

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The property features four fully fenced traps, allowing for efficient livestock rotation and management. The 2.2± acre NW corner trap includes a loafing shed, complemented by a 7.4± acre West trap, 8± acre East trap, and 1± acre Central trap all designed to offer versatility and convenience.

These Equine facilities are built to perform. A 125x125 foot cutting pen and a 150x240 foot riding arena will both convey with the property, providing ample space for training, schooling, or competition preparation. The main barn measures 96x40 feet and in prime condition, it contains twelve 12x12 stalls with concrete footers, rubber floor lining, and automatic watering systems in each stall. Additional features include a 12x12 wash rack, 12x12 feed storage room, and a 12x24 enclosed tack room. Double doors on both sides of the barn allow for easy access and excellent airflow. Completing the improvements are eight partially covered 12x40 runs that extend the functionality of the facility.

The residence is a 2021 model home, purchased brand new in 2022, offering four bedrooms and two bathrooms. Inside, you'll find a spacious open-concept kitchen, dining, and living area, along with a secondary living space—ideal for entertaining, relaxing, or accommodating guests.

This well-maintained, fully equipped property presents a rare opportunity to own a turnkey horse property in West Texas, combining performance-ready facilities with modern living accommodations.



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**Presented By:**

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