

**UNDER CONTRACT!!! Barefoot Farms -
Income Producing Horse Facility**
9338 FM 2450
Sanger, TX 76266

\$2,450,000
20 +/- acres
Denton County



**MOSSY OAK PROPERTIES
OF TEXAS**

MORE INFO ONLINE:

MoreofTexas.com

UNDER CONTRACT!!! Barefoot Farms - Income Producing Horse Facility

Sanger, TX / Denton County

SUMMARY

Address

9338 FM 2450

City, State Zip

Sanger, TX 76266

County

Denton County

Type

Ranches, Residential Property, Commercial, Horse Property, Single Family

Latitude / Longitude

33.3415 / -97.2369

Dwelling Square Feet

1581

Bedrooms / Bathrooms

3 / 2

Acreage

20

Price

\$2,450,000

Property Website

<https://moreoftexas.com/detail/under-contract-barefoot-farms-income-producing-horse-facility-denton-texas/13551/>



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PROPERTY DESCRIPTION

Highly Successful Training Facility in the Heart of North Texas Horse Country. Perfect for serious horse enthusiasts and investors. Barefoot Farms has been home to some of the nation's top trainers and show horses over the past 20+ years. This ranch is both income producing and profitable. Featuring 5 residences, 88 stalls, and 5 show barns. Facilities include a 60 foot covered round pen, 200 x 100 covered arena, 155 x 350 outdoor roping arena with excellent footing, 20+ turnouts/pastures, and much more. Great location 5 miles from I-35 near Sanger, Texas, with road frontage on both FM 2450 and Crow Wright Road. This is a turn key property! Current tenants would like to remain on property after sale, if possible. Financials are available upon request. Call George Wiley for more information at (940) 784-3646

LOCATION:

- 52 miles to Dallas
- 45 miles to Fort Worth
- 14 miles from Denton

WATER:

- All pastures have automatic watering capabilities

CLIMATE:

- Average 228 Sunny Days in Denton County
- Average of 38 inches of rain per year

UTILITIES:

- Electricity and Bolivar Water

MINERALS:

- Seller does not own mineral rights

VEGETATION:

- Coastal Bermuda grass
- Produces 50+/- round bales a year

TERRAIN:

- 40 FT of elevation across the property
- No Floodplain



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SOILS:

- Mix of Somervell Gravelly Loam 1 to 5 percent slopes; and Ponder Loam 1 to 3 percent slopes

TAXES:

- 2020 taxes were \$6,429.01

IMPROVEMENTS:

5 Residences

Main residence is 3 bed 2 bath; 1,581 square feet

Apartment #1 2 bed 1 bath; 1,216 square feet

Apartment #2 2 bed 1 bath

Apartment #3 1 bed 1 bath

Mobile Home 3 bed 2 bath; 1,216 square feet

- 88 horse stalls
- 49 stalls are oversized and 12 ft x 16 ft
- 13,500 feet pipe fencing
- 100x200 covered arena with engineered steel frame and excellent footing
- 155x350 outdoor roping arena
- 20+ turnouts/ pastures
- Pipe and cable fencing throughout
- 60ft covered roundpen
- 6 horse walker
- Trojan Equicizer
- 60 ft by 85 ft Hay barn

FINANCIALS: (Full details available upon request)

Estimated Year 1 Net Operating Income: \$300k+

CURRENT USE:

- World class horse training facility

POTENTIAL USE:

- Horse training facility
- Investment opportunity
- Future Development

FENCING:

- 13,500 linear feet of pipe and cable fencing in very good condition

ACCESS:

- 3 gated entrances- 2 are accessible off Crow Wright Road, and 1 off FM 2450



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- 1900 ft of road frontage

EASEMENTS:

- No easements in place

LEASES:

- Professional horse trainers with established clientele.

SHOWINGS:

- Buyers agent must be identified on first contact and must be present at initial showing of the property listing to the prospective buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of the listing agent.

Call George Wiley, owner/agent, for more information at (940) 784-3646

Directions:

- Take Exit 478 off I-35 and proceed west to 4 way stop at FM 2450. Turn left and go south to Barefoot Farms on left side of the road.

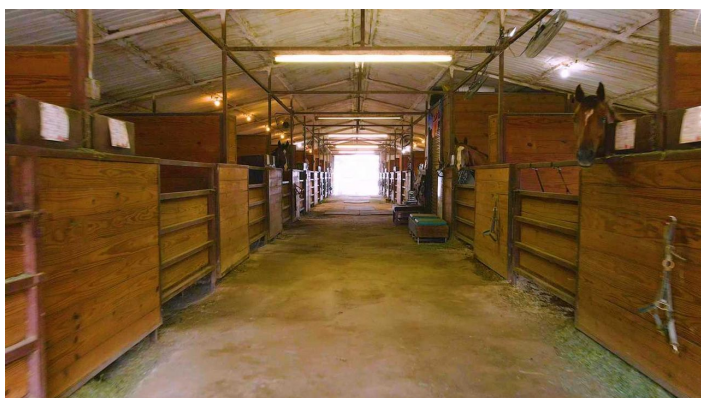
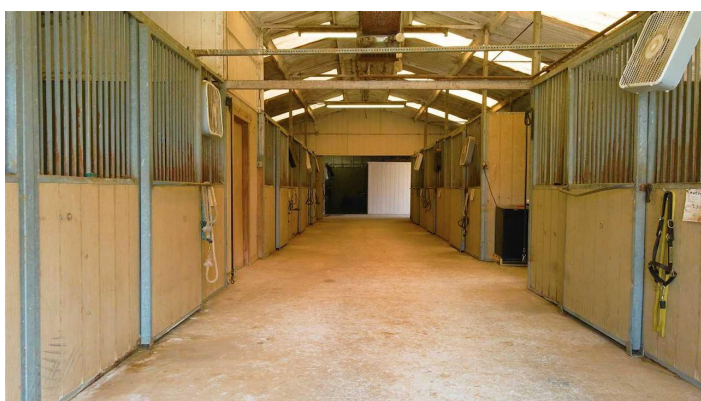


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Locator Maps



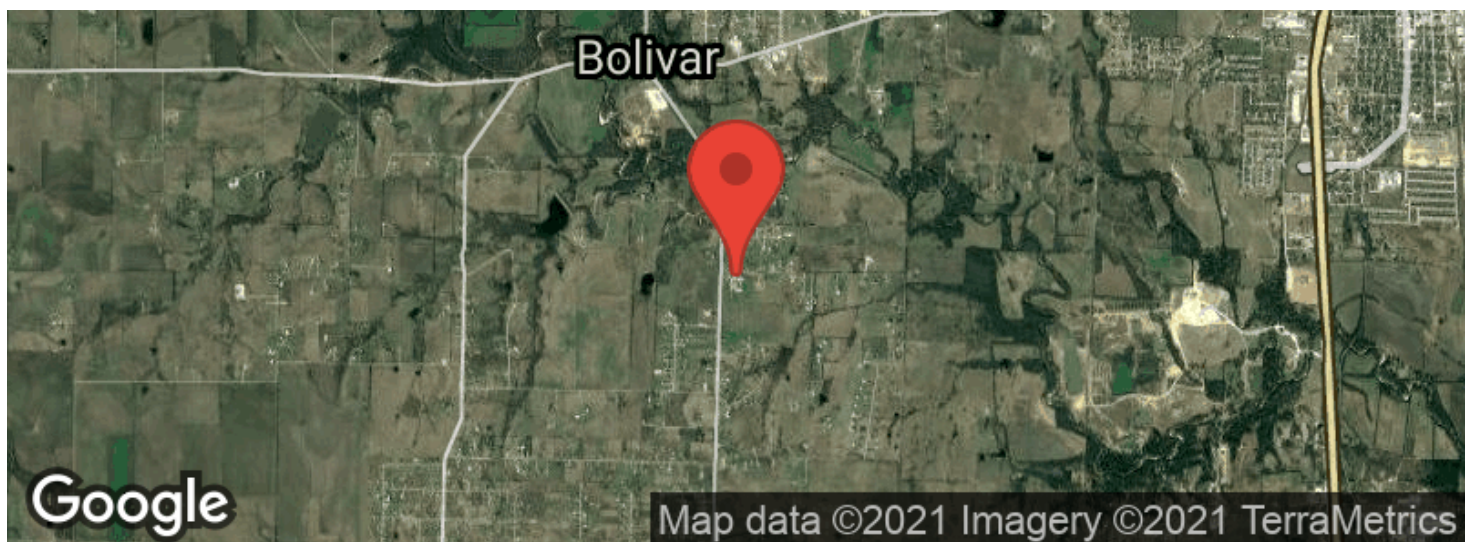
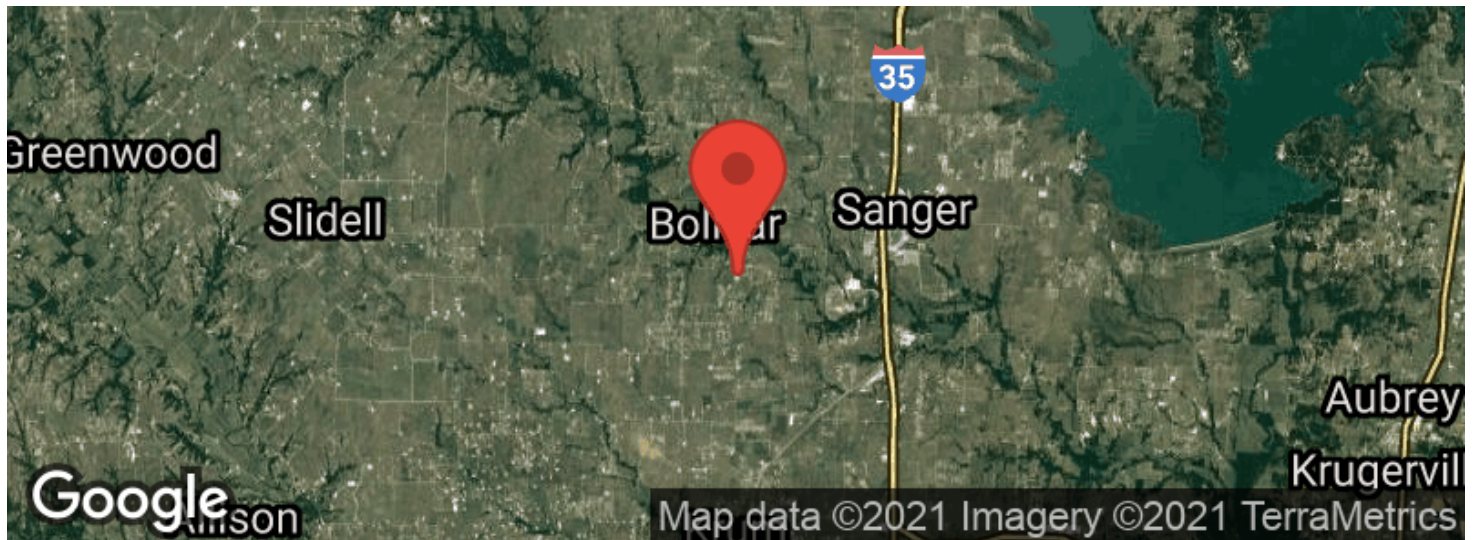
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

George Wiley

Mobile

(940) 784-3646

Email

gwiley@mossyoakproperties.com

Address

4000 W University Dr

City / State / Zip

Denton, TX 76207

NOTES



MORE INFO ONLINE:

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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