

THE SUNSET RANCH

10± Acres | Erath County, Texas



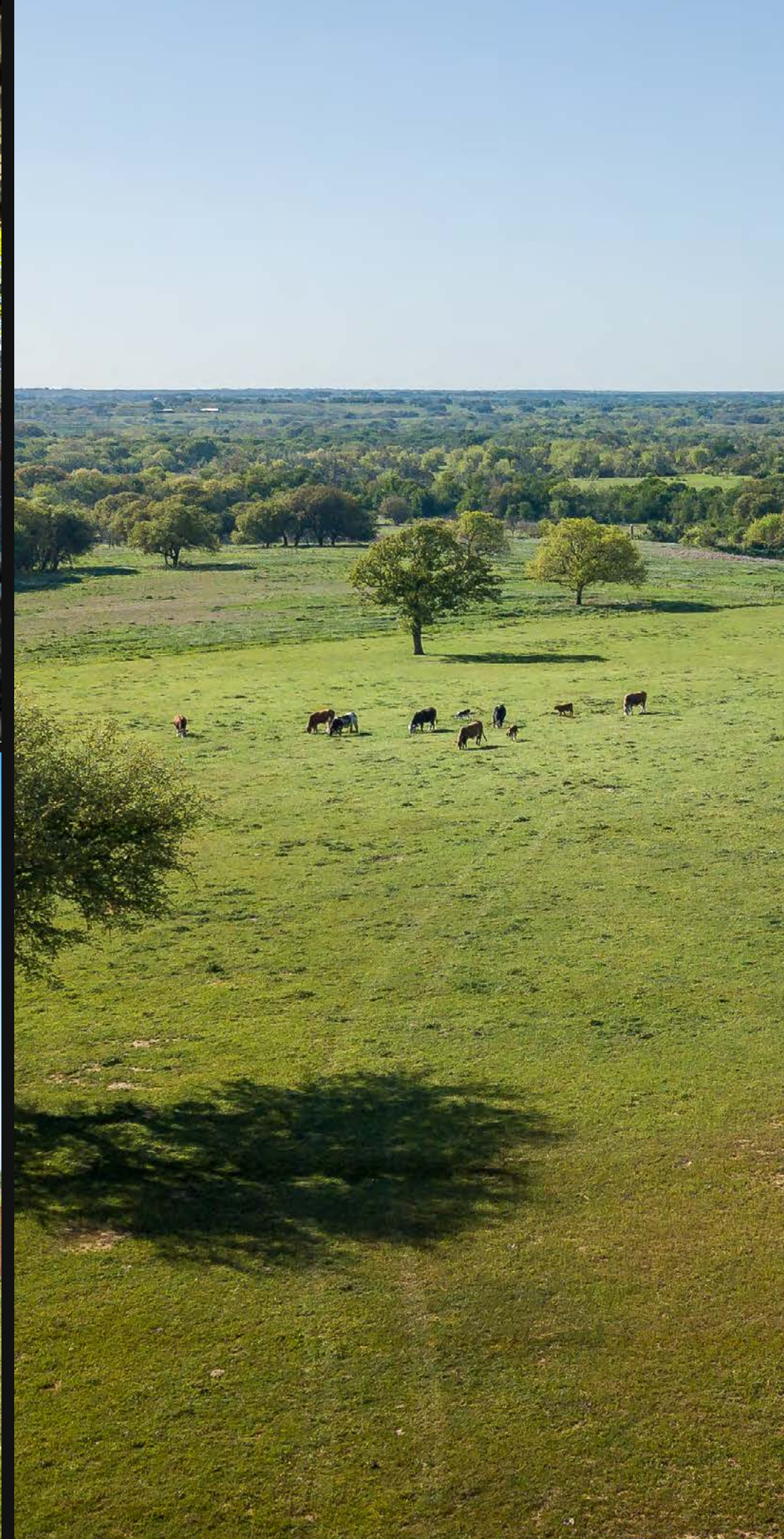
TEXAS RANCH SALES, LLC
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Property Details

- 15± minutes from Stephenville
- Low fenced with frontage on CR 370
- 4BR/1BA home
- 3-stall horse barn & RV hookup
- 1 water well
- Rolling terrain with manicured pastures and Post Oaks
- Large neighboring ranches
- Income-producing potential





Property Description

Located just 15± minutes from the bustling heart of Stephenville, Texas, The Sunset Ranch offers an idyllic 10± acre horse property for sale. This exceptional ranch is conveniently situated near Walmart Supercenter, local eating establishments, and only a short drive from Tarleton State University. With frontage on the tranquil County Road 370 and easy access to FM-219 and HWY 67/377, this is the perfect blend of country living and modern convenience.

Picture yourself coming home to rolling terrain, impeccably manicured pastures, and stunning sunsets framed by majestic Post Oak trees. The Sunset Ranch boasts a lush, weed-controlled coastal field, and is low fenced, providing a seamless blend with the picturesque, large neighboring ranches.

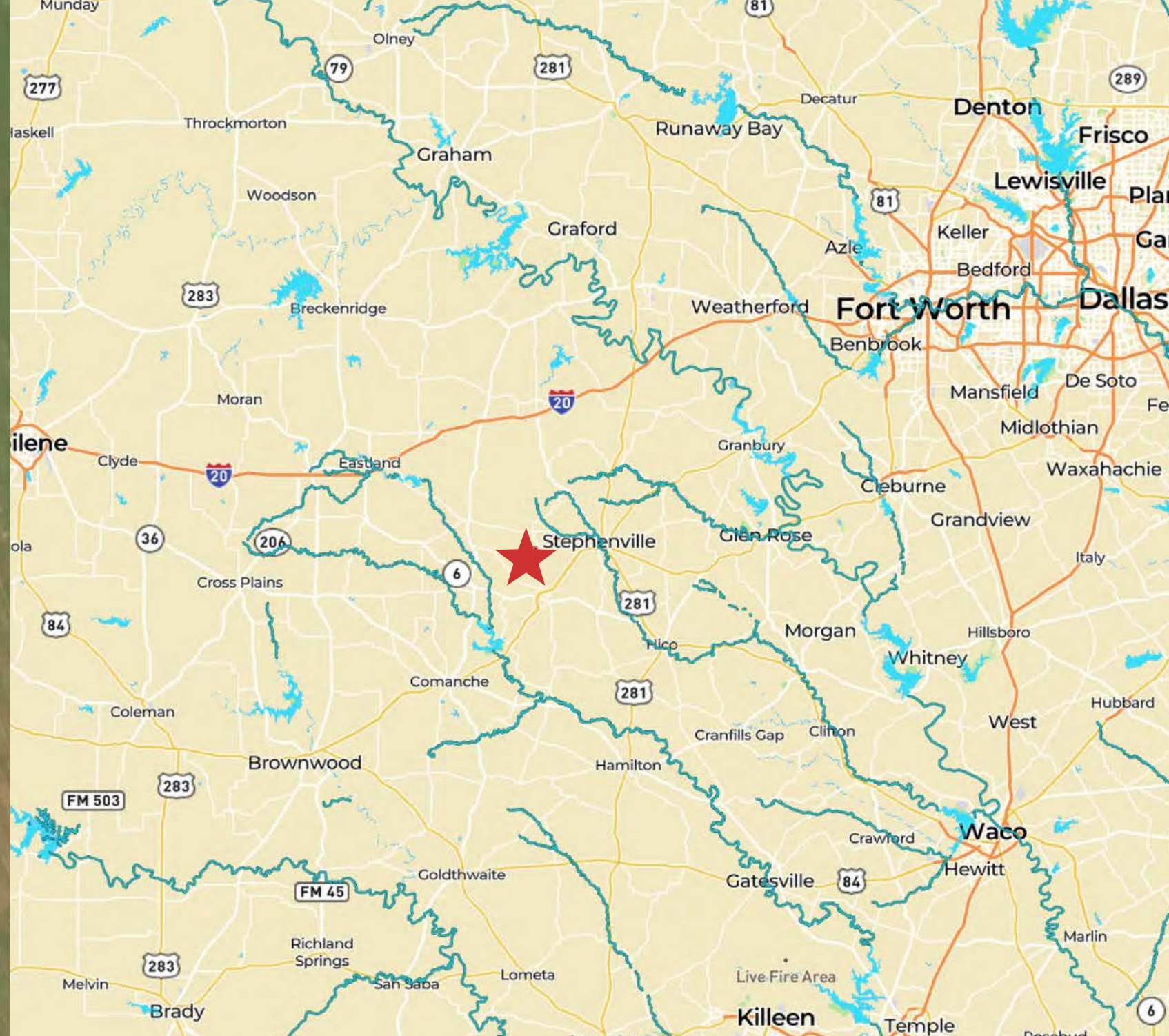
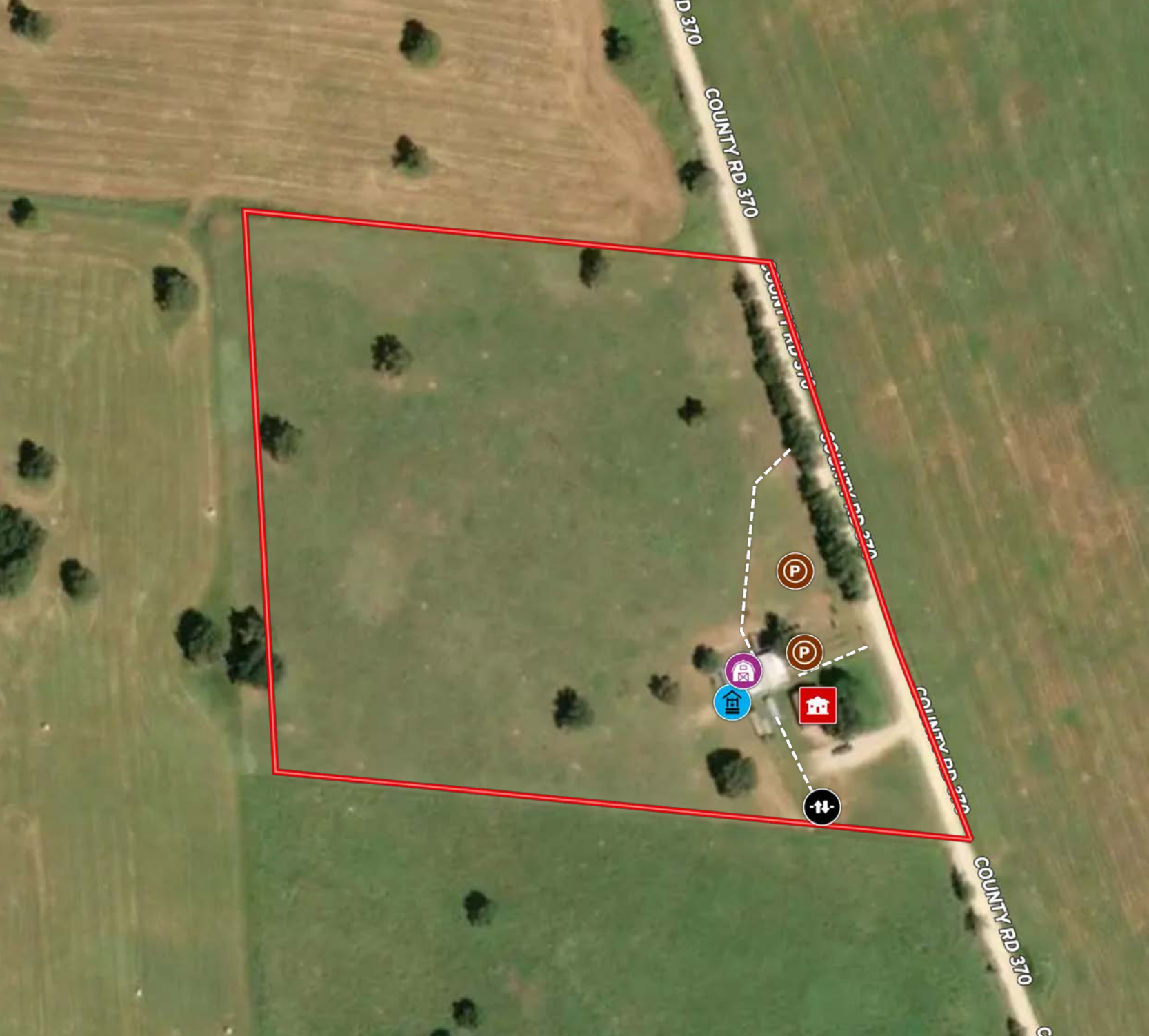
The property features a charming, 1,040± square-foot, four-bedroom, one bathroom home, thoughtfully perched on the highest point of the acreage. The open-concept floor plan, vaulted ceilings, and stained concrete flooring create a spacious and inviting atmosphere. The home includes a cozy living room, a kitchen/dining area equipped with custom Formica top cabinets, a dishwasher, electric range, and oven, and a bathroom with a bathtub/shower combo and built-in sink cabinet vanity. Additional features include central HVAC, cedar wood siding, a metal roof, custom screens on windows, slab foundation, and a welcoming covered front porch.

Horse enthusiasts will be captivated by the impressive, 1,800± square-foot, three-stall barn, complete with mid-gates, 100' runs, a tack room, and a feed room. The barn also offers LED lighting, multiple electrical outlets, and a 400-amp breaker with 3-phase setup capability. An added bonus is the 50-amp RV full hookup with water and septic, providing opportunities for additional income or guest accommodation.

The Sunset Ranch is an equestrian haven, with ample room for horses and livestock. The sandy loam soils make it easy to add an arena, and the excellent perimeter fencing ensures secure turnout for your animals. Utilities include single-phase and three-phase electricity, one electric water well at the barn, and septic.

This versatile property is perfect as a starter property, college student housing, or even an income-producing investment. With its proximity to the Tarleton Rodeo Team Equestrian facility, The Sunset Ranch is an ideal location for rodeo athletes. Wildlife enthusiasts will also appreciate the native Whitetail, turkey, dove, and quail that frequently visit the property.

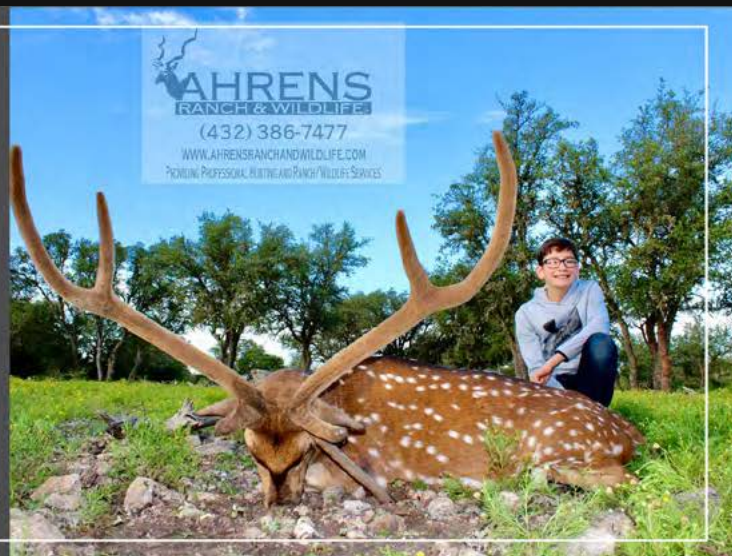
Don't miss this incredible opportunity to own a slice of equestrian paradise at The Sunset Ranch. With its unbeatable location, breathtaking landscape, and thoughtfully designed improvements, this property is a dream come true for horse lovers and country living enthusiasts alike. Seize the chance to make The Sunset Ranch your own today!



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