



5T Horse Farm

72± Acres

Midland County | Midland, TX 79706



Presented By:

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Residential - Horse Farm
Updated Home
1300 S County Rd 1130 | Midland, TX



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CM Ranch Real Estate

6800 W. County Rd. 48 | Midland, TX 79707 | 432-219-2220 | RanchSpecialist@CMRanchRealEstate.com

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Property Details:

Approximate Building Sq. Ft.	5642
Lot Size:	72± Acres
Current Zoning:	Agriculture - No Restrictions
County:	Midland

Property Overview:

The 5T Cutting Horse Farm is truly an equestrian's dream come true. This incredible property is located on 72± fenced acres in Midland County with a large 25,000± square-foot covered arena, round pen, 20+ stalls, vet room complete with an office, kitchen, bath, washer/dryer, wash rack, workshop, three luxurious apartments with granite, a six-horse Equicizer walker with timing controls, & an alluring 5,600+ square-foot updated Mediterranean-style main house.

The 5T is a horse training facility that is a turnkey operation that is set up and ready to go. The incredible 5T facilities, arenas, barns, pens, shop, & luxurious main house are situated to the front of the property on about 22 acres leaving the back 50 acres for a pasture. The horse barn is equipped with 8 stables, 3 upscale apartments, and one vet room, wash rack, and palpating chute. At both ends of the extravagant horse barn are 14-foot overhead doors, which are perfect for letting a breeze roll through on your warmer spring & summer days. The stalls are 15 x 12 in size complete with a 30 x 15 run off each stall. The 5T's vet room comes with an office, kitchen, full bath with a walk-in shower, as well as a washer & dryer. The 3 amazing apartments are one bedroom, one full bath, kitchen, dining, & living area complete with concrete that accents the gorgeous granite. In addition to the remarkable horse barn, there is a six-horse Equicizer Walker with timing controls. This horse barn is truly one of its own kind & is something you do not run across every day. The Covered arena is 25,000 sq. ft. & perfect for running a pen full of steers. At each end of the arena there are additional horse stalls 20x20 in size, & 5 large turnout pens.

The 5T horse farm also has a magnificent, updated two story 5-bedroom, 4-½ bath Mediterranean style home that is absolutely gorgeous. The living area is spacious & creates a "right at home" cozy feel. It has big high ceilings with lots of natural lighting that brings a cozy feel into the home. Overlooking the open living area, the gourmet kitchen has beautiful granite counter tops, large island, & walk in pantry, & adorable breakfast nook. The elegant but rustic dining room is absolutely flawless for all gatherings. The sequestered master suite is alluring in every way imaginable, is enormous in size & is adorned with a gorgeous built in entertainment center, fireplace, & lovely sitting area. The master bath is heavenly with its jetted tub, separate steam shower, complete with dual sinks & vanities. The generous walk-in closet is dazzling. The 5T main home is very charming & is the perfect combination of western & class into one.

The location of the remarkable 5T Cutting Horse Farm is ideal. Located just south of I-20 on CR 1130 with exits on & off I-20 at this junction, all just minutes away from Downtown Midland.

Updates on the Property

New entry gate lights, New paint inside, New faucets in bathroom and utility room, 2 New A/C units, New dining room light, New light in wine cellar, New carpet, New hot water heater, New nimbus RO unit, New plantations shutters, New weather box put over water well, Installed gutters, New fan upstairs and outside patio
In the process of; land scape, fixing sprinklers & replacing all the door handles

[Property Website](#)

[Property Video](#)



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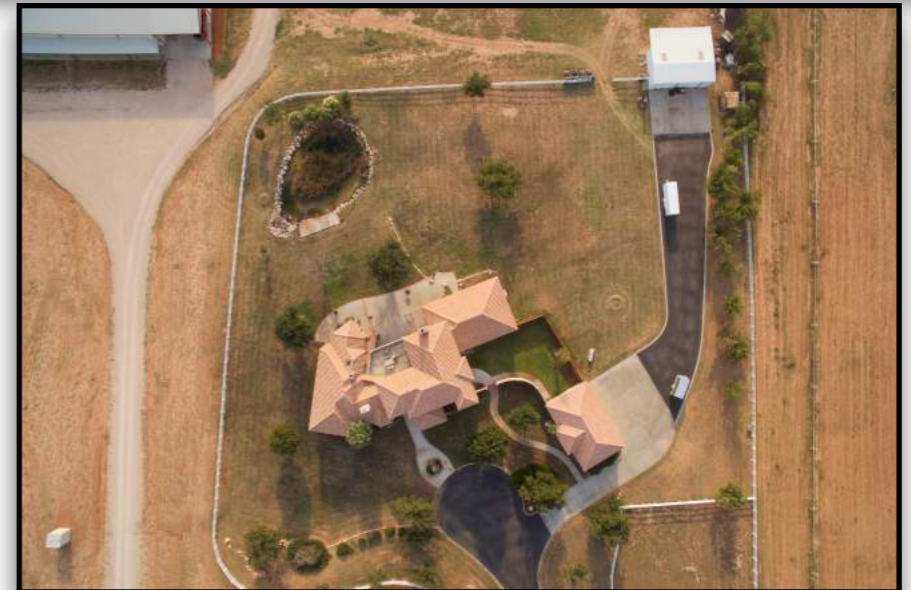


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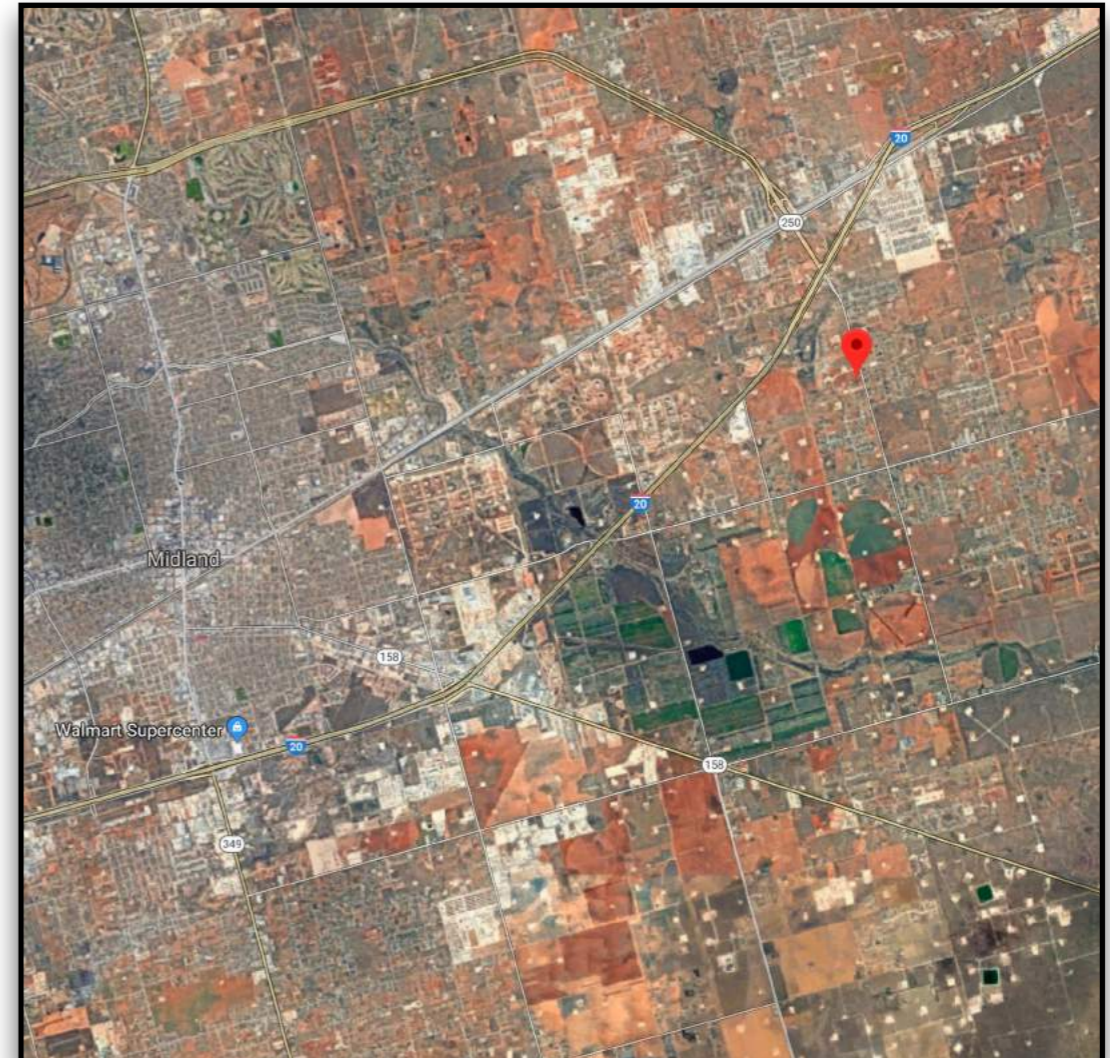
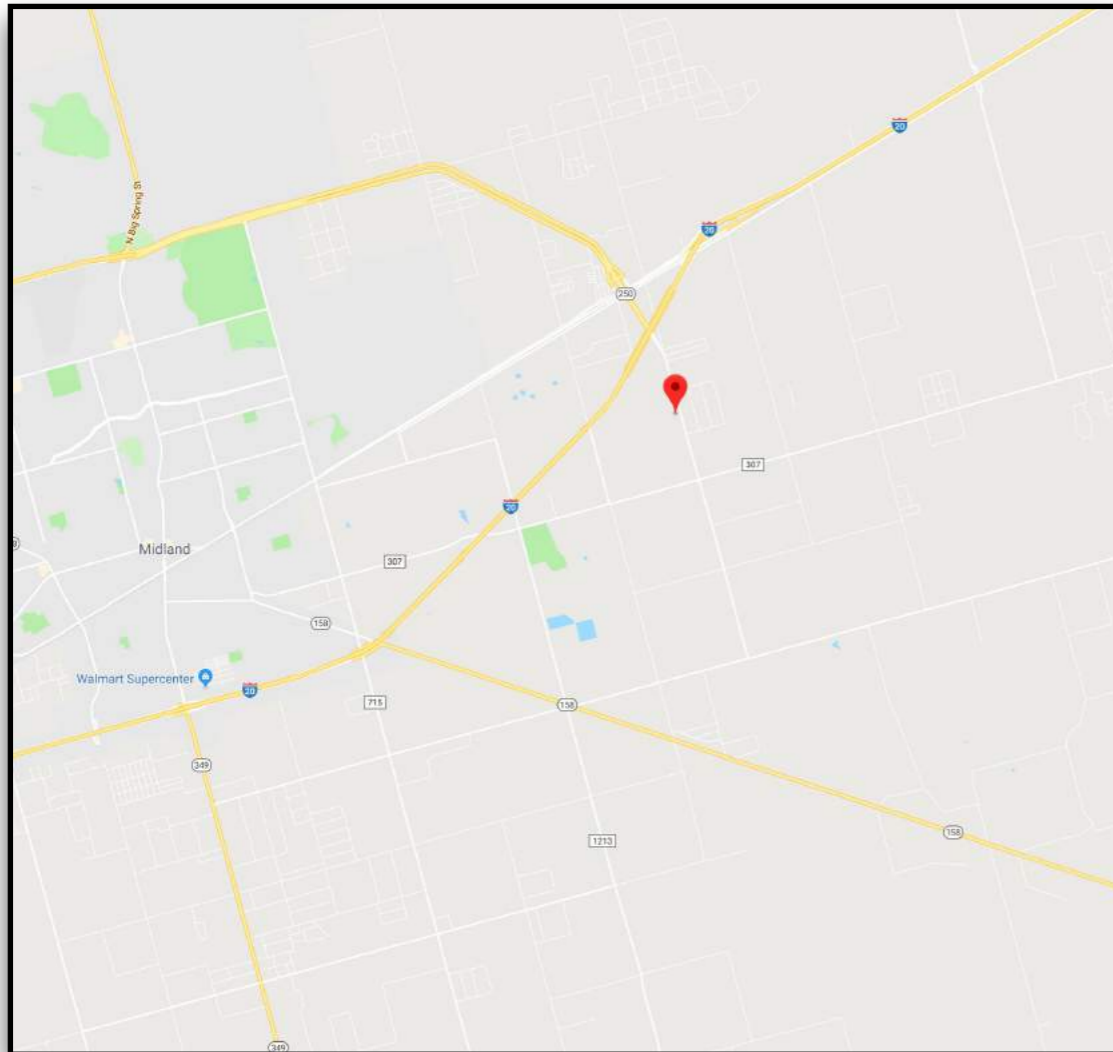
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Midland County | Midland, TX - 72± Acres

\$1,850,000.00



[Click for Interactive Property Map](#)

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