

TxLS # 103511

HAR #

# 13823 State Highway 159 New Ulm, TX

Country Property—An investment to enjoy!



FOR LEASE - 5 Acres | Horse Barn

**\$4,000/month**



Listed by **Lois Shanks Orr**  
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### HORSE FACILITY FOR LEASE:

Rare opportunity for horse professional or enthusiast! Beautifully constructed horse facility in Austin County just Northwest of the town of Bellville, Between the communities of Nelsonville and Industry! This setting creates a wonderful location opportunity for your horse operation.

The barn is perfectly constructed with 11 stalls built in the manner for excellent horse care. Ten of the stalls have nice horse runs. Each stall has automated watering system in place. There are 9 more stalls that can be constructed as needed with layout in place. The barn itself has a large air conditioned tack room with 20 lockers for personal items and is well appointed. Large wash area also in place. There is an air-conditioned office and rest room inside the barn. Four large turn-out paddocks are strategically located near large barn. Also three small traps serving as outdoor stalls are adjacent to one of the paddocks. As an added bonus, a large fenced arena, adequate for many horse activities, is located near the barn. An electronic gate at the entrance of the facility provides extra security. This facility has the potential to provide horse care to many horses and for many types of horse disciplines.

The facility will also boast of the ability to trail ride and/or exercise horses on limited long trails located on the main ranch. A plan of trail riding is in place by Ranch Owner. Soil is sandy and terrain is horse safe for riding.

This horse operation is an outstanding opportunity for someone looking for a move in ready place to train and enjoy.

