



Real Estate Brokers
Licensed in Texas, New Mexico and Colorado



Bar M Rentals & Horse Stables

10 Acres
Stephenville, Erath County, Texas

Nick Philipello, Jr., Broker



We are pleased to offer this outstanding student rental with horse boarding facilities that have just been completed within the last 6 months. Included in the offering are 12,152 square feet of student housing, 7,000 square feet of horse stalls, a riding arena, and support facilities.

The property contains 10 acres total and is approximately 5 miles north of the City of Stephenville, Texas on F M 3025.

The City of Stephenville is home to Tarleton State University a learning institution noted for students with a passion for horses and rodeo events. The majority of the tenants in the Bar M are currently students at TSU. Tarleton State is a 4-year university with emphasis on agriculture with schools of Arts and Teaching included. Because of its affiliation with Texas A & M research is a vital part of the school's structure.



The housing features a 10,000 square foot 6 unit apartment building, each having 2 bedrooms, 2 baths, with a large living, dining, and kitchen area. Each apartment can accommodate 4 persons.



There is also a 952 square foot 1 bedroom house, located near the apartment units that can house 2 persons. Additionally there is a nearly completed 2-bedroom house that will be able to house 4 persons.

Horse runs or stalls are provided for each tenant and a rodeo sized riding arena is centrally located for the tenants to exercise their horses.



The horse runs each have 180 square foot loafing sheds and are designed to be shared by the tenants. All structures are designed and built for low maintenance with simple but functional interiors, Hardie Plank siding, and decorative metal roofs.





The property contains 10 acres total and is approximately 5 miles north of the City of Stephenville, Texas on F M 3025. Water for the animals and tenants is provided by a deep water well and the water is of excellent quality.

The rentals are powered by electricity from the local power company while the approved aerobic system handles all wastewater. The local phone company also provides telephone service if tenants so desire. All interior roads are built of caliche limestone and are solid.



Also included in the lists of structures is an equipment shed to house the maintaining equipment to assist in yard mowing and arena maintenance. This equipment can be purchased from the Seller by private treaty.



All of the fencing is new and is net wiring with Cedar and metal post. All stalls are constructed of pipe fencing and included in the stall area is a tack room for tenant's use. Ample parking for the residents and guests and their trailers is also provided.



Presently the income generated from the facility is \$7,950.00 per month, including the unit that is not completed.

It is the opinion of the Broker that the rental rates may need to be increased and additional income can be derived from adding a roping chute to the arena and host weekly roping events, adding a concession facility to serve food and drinks, and possibly boarding and training non-resident owned horses. Income statements can be provided on request.



The property is priced at \$798,000.00 cash at closing to the Seller. No minerals are offered with the sale of the surface and immediate closing is available to a potential Buyer.

Only serious and qualified prospects will be offered a tour and more detailed financial data of the property.

All information contain herein is obtained from the Sellers and others with knowledge of the offering or the locale of the property. However, this information is not warranted by the Seller or the Broker.

To obtain more information or to schedule a tour of this facility please contact the Seller's exclusive Broker:

Nick Philipello, Jr.
Circle P Real Estate Brokers
1420 F M 2223
Bryan, Texas 77808

Phone 979-778-6711
Toll free 877-589-2444



Stephenville

Cowboy Capital of the World... And a Whole Lot More!

Cowboy Capital? Definitely! But that's not all. Whether your focus is commerce, education, culture, recreation or just a great place to settle down, Stephenville is a "capital" idea. Stephenville is known as one of the country's most desirable places to live and earn a living. In fact, it is included in Norman Cramp-ton's "The 100 Best Small Towns in America," published by Prentice Hall.

As the Cowboy Capital, you can certainly find all things you'd expect. From the largest private Country and Western club in the state, with live bands and two steppin' all night long, to the Country Gospel Opry. Horses, cows, and people shopping with spurs on, can be seen everywhere all the time and it's not uncommon to see a world champion cowboy or musical celebrity around the town, sharing in day-to-day community life.

Speaking of community life, City Hall is committed to aggressively providing services that encourage the highest quality of life to the citizens of Stephenville.

Promoting a business? Nobody helps you maximize your business capital like The Chamber... the Stephenville Chamber of Commerce, that is! As a business professional, you'll definitely want to capitalize on Stephenville's ready and able workforce, many of whom attend our local university.

Where Reading, Writing, and Arithmetic are concerned, we spell "Education" with a capital "E!" The Stephenville Independent School District has a total enrollment of over 3,350 students. There are two elementary schools for children in grades K thru 4, and intermediate school for grades 5 thru 6. Junior High includes grades 7 and 8 and High School, grades, 9 thru 12. Scholastically, musically, athletically... The success of these schools have truly made Stephenville a City of Champions!

Located in the heart of Stephenville is Tarleton State University. Founded in 1899 as John Tarleton College, in 1917, the college became a part of the Texas A&M University System, gaining official status as a university in 1973. Tarleton University has experienced considerable growth over the past decade, with a current enrollment exceeding 8000. Students come from over 200 Texas counties, as well as 30 states and ten foreign nations. Tarleton is dedicated to providing outstanding instruction and concern for the individual, ensuring that students acquire the tools they need to achieve successful careers, gain cultural enrichment, and become productive citizens and leaders in a diverse and ever-changing culture. Tarleton offers the community the Clyde H. Wells Fine Arts Center as well as the TSU Planetarium, giving the community a wonderful array of visual sensations to enjoy.

While we're on the subject of higher education, let's talk about the Highest Education, developing one's spiritual life. Whatever your worship preference, you'll find it here in Stephenville. With a large variety of churches to choose from, you're sure to find your next home church here!

Yes, we're the Cowboy Capital of The World... and we're proud of it. But overall, whether your interest includes business, family, education or recreation, we think you'll find Stephenville, Texas to be the "capital" idea you've been looking for!

Location Map



Bar M Photos

