



600 S. Pecan Creek Trail, Valley View, TX 76272

A warm, welcoming feeling is what you get when you step on to this 16 acre property. The many big trees surrounding the house and large fenced-in yard add to the overall charm. Layout of the horse facilities is set up for efficiency. This property is ready to move you and your horses on to.

Park with paved walking trail, playground equipment, and softball field within 2/10 of mile. New fire station within 9/10 of mile. The property is located in the Valley View ISD school district.

Property is easily accessed 1 1/2 mile East off of Interstate-35.



1732 sq. ft. home has an updated open floor plan with several improvements.

- Tile Floors
- New Back Door
- New Heat Pump installed 6-1-11
- Lateral lines, furnace and water heater all replaced during current ownership



Main Horse Barn 70 X 45 Concrete flooring except horse stalls

- Efficiency apartment with full bath, new heating/cooling unit
- Five Stalls 12 X 14 with mats
- Enclosed tack room
- Hay/Feed area
- Wash rack with hot water heater
- 15 ft. aisleway
- Fly system
- Automatic timing system on lighting
- Automatic waterers



Mare Motel 60 X 60

- Concrete breeding area with double stocks
- Hot water heater
- Lab insulated & dry wall finish
- Toilet
- Enclosed Foaling stall
- 16- 12 X 12 pens can be opened to 12 X 24
- Automatic waterers
- Automatic timing system on lighting



Hay Barn with 3 storage areas
Workshop with concrete floor



Pipe and cable road frontage fencing
Seperate drive to barns with circle drive
100 X 180 pipe & cable lighted riding arena
14 acres of pasture

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