

2755 Hwy 752
Opelousas, LA 70570



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MLS# 2020024307



\$459,999

Are you searching for a turn-key horse farm? Look no further! This 36-acre mini-ranch features several amenities that must be seen to be appreciated. These facilities include an 1,100sf 2BR/1BA cottage-style home, exercise track around the pond, training track with 4-horse starting gate, barn, roping arena, horse walker, and round pen. The 60'x100' enclosed steel barn contains 23 horse stalls, a feed/tack room, and two wash racks. The barn is on its own 200-amp main, has 2 "Big Ass Fans" (one is not working), LED lights and a security & surveillance system. The 2-bedroom home has recent upgrades that include interior and exterior paint, new HVAC (2022), on-demand water heater, and a security system. Additional home renovations include new flooring, kitchen cabinets with granite counter tops, new appliances, electrical and plumbing upgrades, custom shower in bathroom and a bathroom added in the bunkroom off of the carport. The property is completely fenced and divided amongst the 3 paddock sheds. No need to fret over nightfall in the 150'x240' lighted arena equipped with roping boxes, roping chutes and stripping chute. Nearby you will find the 60ft (diameter) round pen for your livestock. The large pond has a gradual slope on the house side and is 15-deep at the center. It also has an overflow pipe installed on the backside. Are you ready to



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