

## **JNL Stables Amenities**

- **15 Perimeter Fenced Acres**
- **2 Houses**
- **2 Water Wells**
- **3 Septic Systems**
- **25 stalls with room to expand**
- **4 Horse European Walker**
- **Indoor Lighted Arena is 200 x 90**
- **Outdoor Sand Arena is 150 x 90**
- **Outdoor Grass Jump Field**
- **6 Turn out Paddocks**
- **2 Turn out Pastures**
- **Fly Spray Systems in all barns**
- **AG Exemption**
- **Easy Trailer Turn Around and Parking**

## **Main Barn**

- **9 Cinder Block Stalls (Renovated in 2020)**
- **3 Wash Racks with Hot Water**
- **3 Grooming Stalls**
- **Farrier Station**
- **Office**
- **Tackroom**
- **Bathroom with Washer/Dryer and Extra Storage**
- **Asphalt Parking Area**

## **Wellness Center**

- **Built in 2022**
- **Special Non-Slip Flooring**
- **6 Cinder Block Stalls**
- **Sunken Area for Horse Gym Water Treadmill**
- **Roll Up Doors on Both Ends of Barn**

## **6- Stall and Two 2-Stall Shed Row Barns**

- **Fully Lighted**
- **Feed Stall**
- **Connects to 6 more Covered Wash Rack/g Gooming Stalls**

## **Hay Barn**

- **Apartment Ready**
- **Converted into a Vet Clinic**
- **Currently Leased by Brazos Valley Equine Hospital**
- **Backside- Shaving Bin and Tractor Storage**

### **Main House**

- **Built in 1998**
- **3353 Square Feet, 3 Bedroom, 2.5 Bathrooms**
- **Oversized 2 Car Garage**
- **New Floors and Paint 2022**
- **Kitchen Renovation with new Appliances in 2023**
- **Subzero Refrigerator**
- **Master Bath Renovation in 2023 with new Tub and Shower**
- **2 new HVAC Systems Installed in 2023**
- **Pool and Deck Resurfaced in 2024**
- **Outdoor Kitchen with new Blaze Grill and Refrigerator in 2024**
- **Sprinkler System**

### **Guest House**

- **Built in 2003**
- **1927 Square Feet, 3 Bedrooms, 2 Bathrooms**
- **Propane Ready**
- **Separate Well and Electric Meter**
- **Automatic Gate Opener**
- **Fully Fenced with Predator Wire**
- **Sprinkler System**