



DEVELOPERS DREAM 70+ ACRES

7445 County Road 1232, Godley, TX 76044



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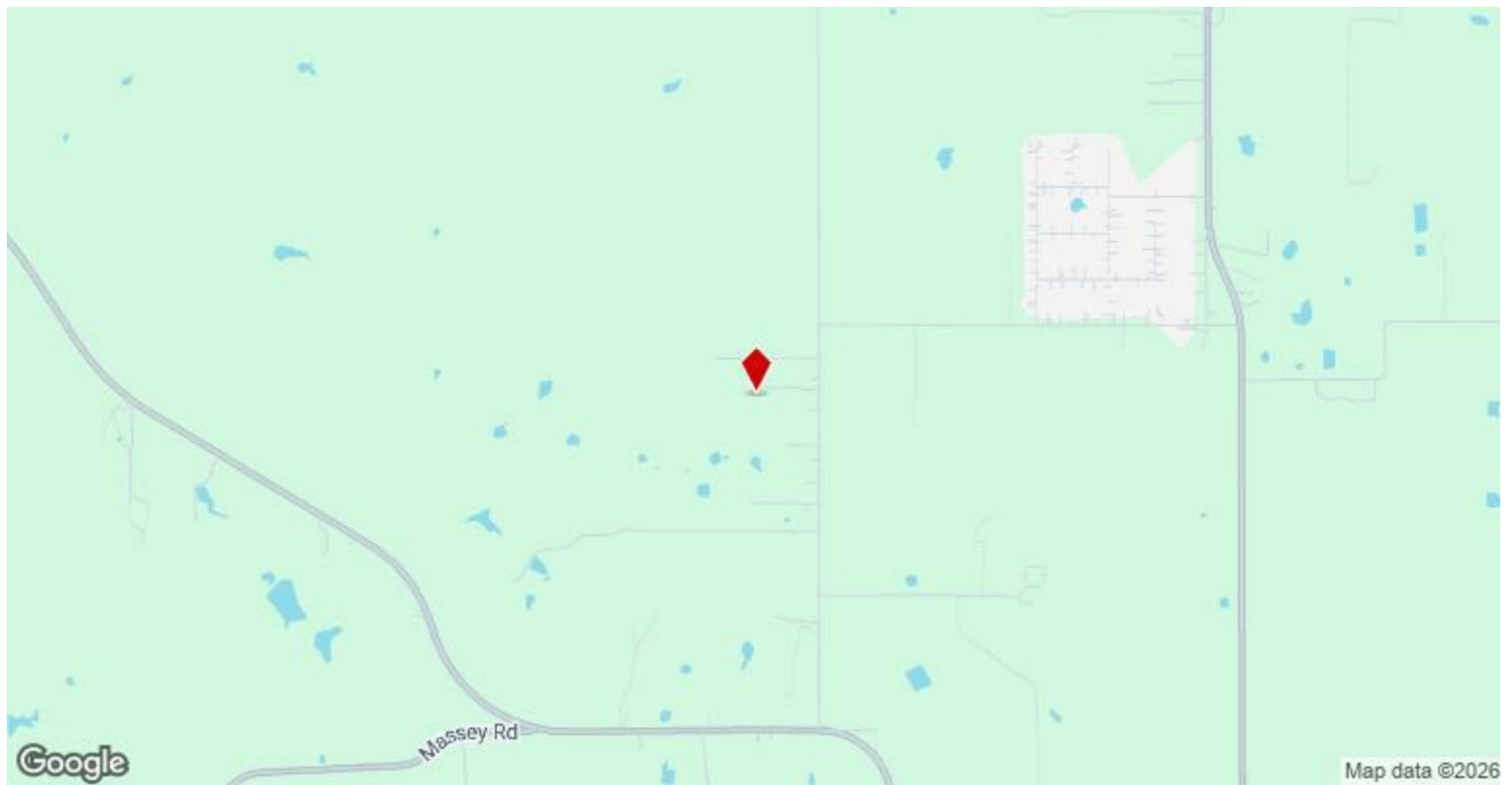
\$2,250,000

A RARE FIND! PRIME INVESTMENT OPPORTUNITY!
70.467 ACRES ALL UNDER ONE SURVEY. +27.32 AC., +25.20 AC., +12.00 AC., +5.845 AC. = 70.467 ACRES...

- 70+ ACRES LAND OPPORTUNITY FOR DEVELOPMENT!!
- HORSE LOVERS DREAM WITH HUGE BARN!
- 5-7 MILES FROM THE NEW AMAZON FACILITY & DISTRIBUTION
- 30 MILES FROM DOWNTOWN FORT WORTH!
- CLOSE TO TEXAS STATE HIGHWAY 171
- MINUTES FROM CHISHOLM TRIAL PARKWAY TOLL ROAD



Price:	\$2,250,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Horse Stables
Sale Type:	Investment or Owner User
Total Lot Size:	70.46 AC
No. Lots:	1



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Gorgeous 70+ Acre Country Retreat!! This 70.467-acre property offers privacy, stunning views, and the perfect country living experience, just minutes from Godley. Enter through a private electric gate and enjoy panoramic vistas that stretch across the land, creating an idyllic setting for relaxation or ranching. With a spacious barn featuring nine stalls, a tack room, wash bay, and vet room, this property is ideal for horse lovers. Two paddocks, a round pen, and a walking area provide plenty of space for training and exercise. The lush pastures offer ample grazing space, making it perfect for equestrian operations or a hobby farm. The two-bedroom, 1,100-square-foot living quarters offer a cozy, rustic retreat with stunning views. Whether for weekend getaways or full-time living, the cabin is a peaceful escape, providing a comfortable base to enjoy the surrounding nature. Although secluded, this property is only minutes from shopping, dining, and the top-rated Godley schools, offering the perfect balance of rural serenity and convenience. With over 70 acres of land, this property offers endless possibilities for a dream home, ranch expansion, or future development, all while maintaining controlled access and privacy.

Property Photos



Pipe Fencing



Barn -9stalls 60X70

Property Photos



Tack Room/Wash Bay/Vet Room



Crossed Fenced

Property Photos



Great Horse Facility



Living Quarter Above Barn

Property Photos

