



## KOONTZ HORSE PROPERTY

AMARILLO, TEXAS | 9 ACRES | \$725,000

Set on approximately 9.78 acres, Koontz Horse Property offers wide-open Panhandle skies and room to roam. This exceptional horse property is located between Amarillo and Bushland offering the best of both worlds: peaceful country living with quick access to town. This barndominium-style home and well-planned equine setup create an easy, ready-to-enjoy ranch lifestyle.

When you're ready to head to town, Amarillo delivers big-city convenience with a friendly Panhandle vibe. Enjoy shopping and dining, explore the Historic Route 66 District, catch a game with the Amarillo Sod Poodles, or make a quick day trip to iconic nearby spots like Cadillac Ranch, Lake Meredith, and Palo Duro Canyon State Park — the second-largest canyon in the United States. Amarillo also offers a growing arts and entertainment scene, family-friendly attractions, convenient regional air travel, and strong healthcare services. Education opportunities include Amarillo College and nearby West Texas A&M University in Canyon. With its rich ranching heritage, wide-open landscapes, and easygoing pace of life, Amarillo blends modern amenities with classic Texas character.



## IMPROVEMENTS

Just over 2,400 square feet of comfortable living space designed for everyday ease and entertaining. The private primary suite features a spacious bath with double sinks, a walk-in shower, a separate soaking tub, and a generous walk-in closet with plenty of room for clothes and boots. Three additional bedrooms are thoughtfully set apart from the primary and offer roomy closets, while a second bathroom with double sinks serves the guest wing. The kitchen is the heart of the home with KitchenAid appliances, granite countertops, abundant cabinetry, and a handy pantry. Gather in the dining area or step outside to the covered patio for West Texas sunsets. Highlights include an Austin stone fireplace, crown molding throughout, and a bonus room that leads to the oversized garage/shop.

The attached garage/shop offers over 1,500 sq ft—ideal for vehicles, a tractor, a workshop, and even RV parking with power. Above the living area, an expansive storage space (accessed by staircase) means you can keep everything organized without renting extra storage. Two large roll-up doors make access simple: one is 12 x 14 and the other is 10 x 10.

Outside, the horse amenities are set up to work. Two pens are approximately 50 x 100 each and include automatic, heated water, sections of no-climb fencing, and loafing-shed cover. Two additional pens are approximately 150 x 150, each with cover—plenty of space for turnouts and easy daily care. You'll also appreciate a plowed area ready to set up a barrel or pole pattern. Ropers can easily drop in panels and a chute to run steers or rope calves.

## SUMMARY

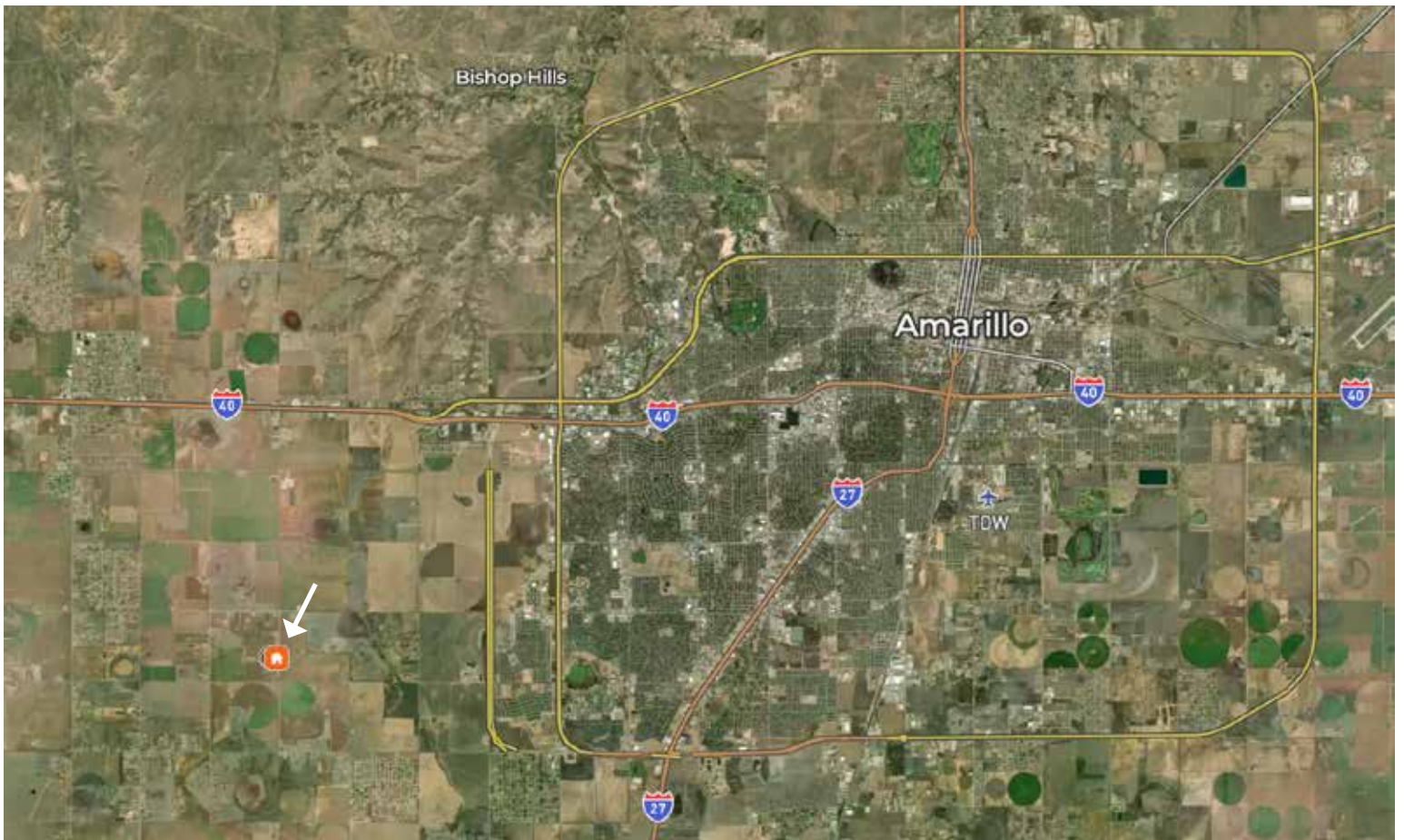
Don't miss your chance to own a well-cared-for home with a turnkey equine setup in a prime Panhandle location. With Amarillo's jobs, events, and everyday amenities close by, Koontz Horse Property is a rare blend of comfort, function, and West Texas lifestyle—schedule your private showing and come see how easy country living can be.











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