

105 AC with Executive Home & Horse Improvements

1412 Cougar Rd, Lipan, Texas



Level productive loamy land with improved grasses and oak trees.



A very impressive 9000 sq. ft. 2 story 5 bedroom limestone home.



5 stall horse barn, equipment barn, extensive pipe fencing, \$2,295,000.

Office 940-682-4993
Office 940-682-7751

MAC A. COALSON
REAL ESTATE BROKER

Cell 817-925-3333
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088
E-Mail - Mac@Coalson.com

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660
Cell 817-991-8300, Nights & Weekends 940-682-4940, E-Mail - McAllen@Coalson.com

WWW.COALSON.COM

WWW.COALSON.COM

MAC A. COALSON

REAL ESTATE BROKER

Office 940-682-4993 • Office 940-682-7751

Cell 817-925-3333 • Fax 940-682-4322

E-Mail - Mac@Coalson.com

McALLEN COALSON

AGENT / BROKER

Direct 940-682-7660 • Cell 817-991-8300

Nights & Weekends 940-682-4940

E-Mail - McAllen@Coalson.com

105 AC HORSE RANCH

1412 Cougar Road, Lipan, Texas 76462

- LOCATION:** Approximately 40 minutes west of Fort Worth and 20 minutes southwest of Weatherford. Directions – From Fort Worth proceed west on Interstate 20 and Exit 397 Brock Junction FM 1189, then south (left) onto FM 1189 for 2.1 miles, continue south for 5.4 miles crossing the Brazos River, continue south for another 1.9 miles, then west (right) onto Cougar Road for 1.4 miles and the property is on the north side (right). Approximately 2407.48' of frontage on Cougar Road.
- TERRAIN:** Level with loamy soils and approximately 85% seeded in giant bermuda & coastal bermuda grass. The balance is in oak timber.
- IMPROVEMENTS:** Home – A 2 storied Mediterranean style with limestone exterior & standing seam metal roof. Four tall impressive stone columns with slate front porch. The interior is a Tuscan décor featuring 5 bedrooms, 3 full baths, (2) ½ baths and a 2.5 car garage. Super high end amenities in the home are granite countertops, wood floors, 30 foot ceilings, Viking kitchen appliances, Theatre / media room, 3rd floor look out tower & a Caterpillar 60kw 400 amp auto transfer backup generator. Landscaping consists of crepe myrtles, live oaks, hollies, junipers & sage brush.
Horse barn – BarnMaster with 5 stalls, 3 runs, tack room with a/c & heat, heated auto waterers, concrete alleyway, foil insulated roof, overhang 10x36, porch 36x12 with wash bay & 200 amp service Stud pen with BarnMaster loafing shed 12x24. 6 separate horse traps with 4 BarnMaster loafing sheds. 125x160 exterior arena. All steel equipment barn 42x70 with 2 sides open & 2 sides closed with 100 amp service. Schedule 40 black pipe fence (4.5" posts & 4" horizontals) on Cougar Road with a large impressive private gated entry made of limestone and black wrought iron. Extensive black pipe fence. Long gravel driveway with live oaks on each side. Circle drive out front with a large Mountain Man statue (a Remington replica). Small steel dog kennel & 1,000 gallon propane tank.
- WATER:** 2 water wells with 2,000 gallon storage tank and manual transfer switch for alternate electrical power. Reverse osmosis in the home. Nice size stock pond.
- MINERALS:** Seller will convey all executive rights and royalty owned which is thought to be all executive right and ½ of the royalty.
- COMMENTS:** The home impressive! The land is productive. The location is private yet convenient and there are minerals to convey!! An extensive amount of pipe fencing completed.
- PRICE:** \$ 2,295,000.00

ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.







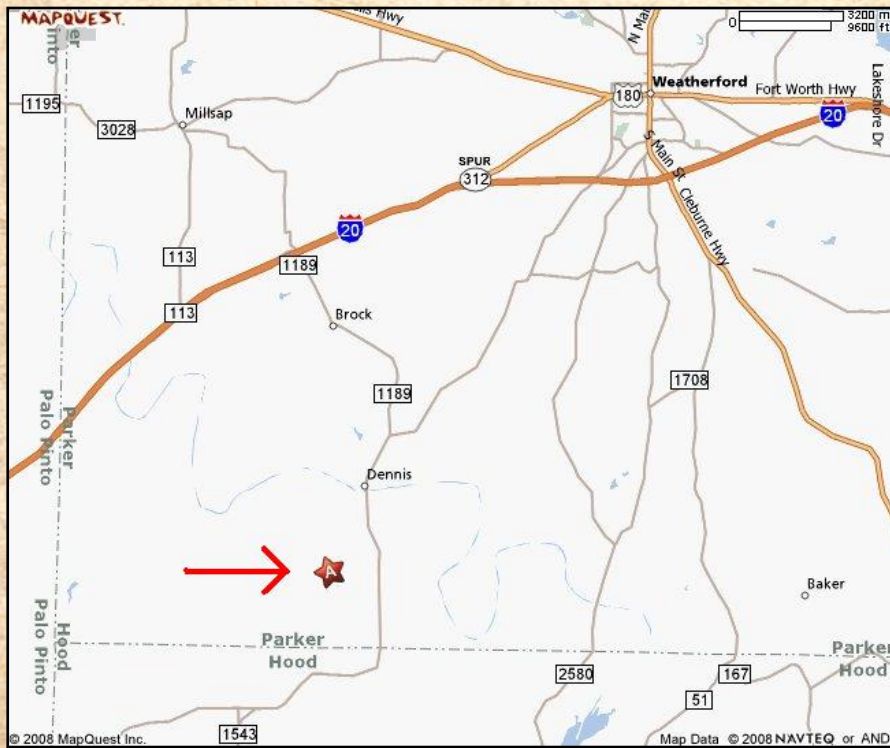
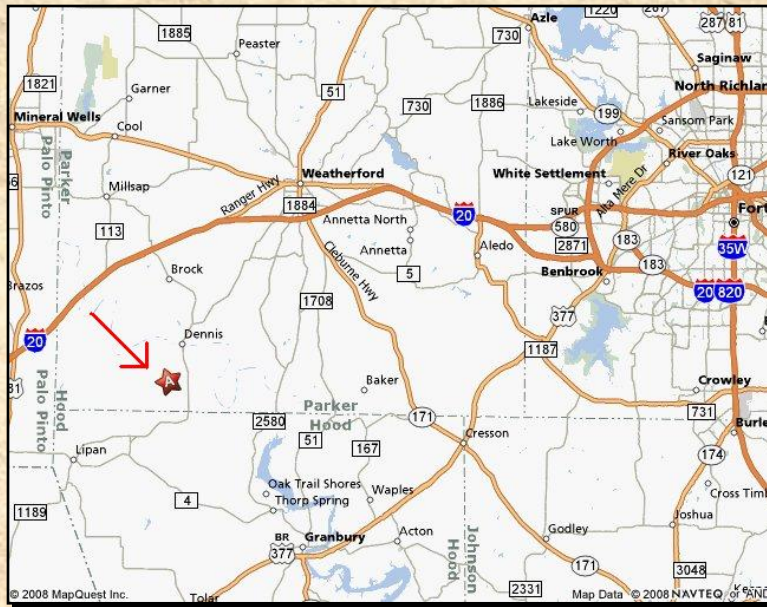














1412 Cougar Rd, Lipan, TX 76462

Colored boundaries are not exact.

Cougar Rd