

# 131 AC Horse Ranch, Parker Co., Texas

## 2004 Newberry Road, Millsap



Outstanding sandy loam soil with established coastal bermuda grass.



2 bedroom home, 10 stall horse barn, cattle holding pens, and hay shed.



Cedar stave fencing and convenient to Weatherford. \$ 1,095,000

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

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## 131 AC HORSE RANCH - West of Weatherford 2004 Newberry Road, Millsap, TX 76066

- LOCATION:** Approximately 10 miles west of Weatherford on paved county road. Directions – From Weatherford go west on US 180 for 9 miles and just after going under the railroad overpass turn south / left onto Newberry Rd for 1.8 miles to 2004 Newberry Rd.
- TERRAIN:** Level to gently sloping with excellent sandy loam soils, Coastal Bermuda grass, seven pastures, and large oak trees.
- IMPROVEMENTS:** Comfortable 1398 sq. ft. 2 bedroom 2 bath home with Hardy board exterior and metal roof. Wood, tile, and carpet floors. Open concept kitchen, dining, and living area. Cute kitchen with stove, dishwasher, built-in microwave, Formica countertops, and island. Adjoining dining area in nook. Adjoining living room with wood floors and vaulted ceiling. Pier and beam foundation. Built in 2006. Horse barn 108x40 insulated – all steel with 10 stalls (steel frame & wood slats) and dirt floor alleyway. Wash rack, tack area, and office area. Cattle holding pens and round pen pad site. Hay shed. Pipe fence along front and cedar stave interior fencing.
- WATER:** Water well and three stock tanks.
- TAXES:** \$ 3,133.54
- MINERALS:** Executive rights and ¼ of the royalty are owned. Sellers wish to retain ½ of the royalty owned.
- COMMENTS:** Excellent location, scenic and productive property.
- PRICE:** \$ 1,095,000.00

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