

143 Acre Horse Facility

751 Leech Road, Poolville, Parker County, Texas



2300 sq. ft. 2-2-2 stone main home, 2nd home with brick exterior.



13 stall barn with adjoining 100x100 covered working area.



Pipe fencing and entrance, arena, shop, guest quarters, barn, \$1,500,000.00.

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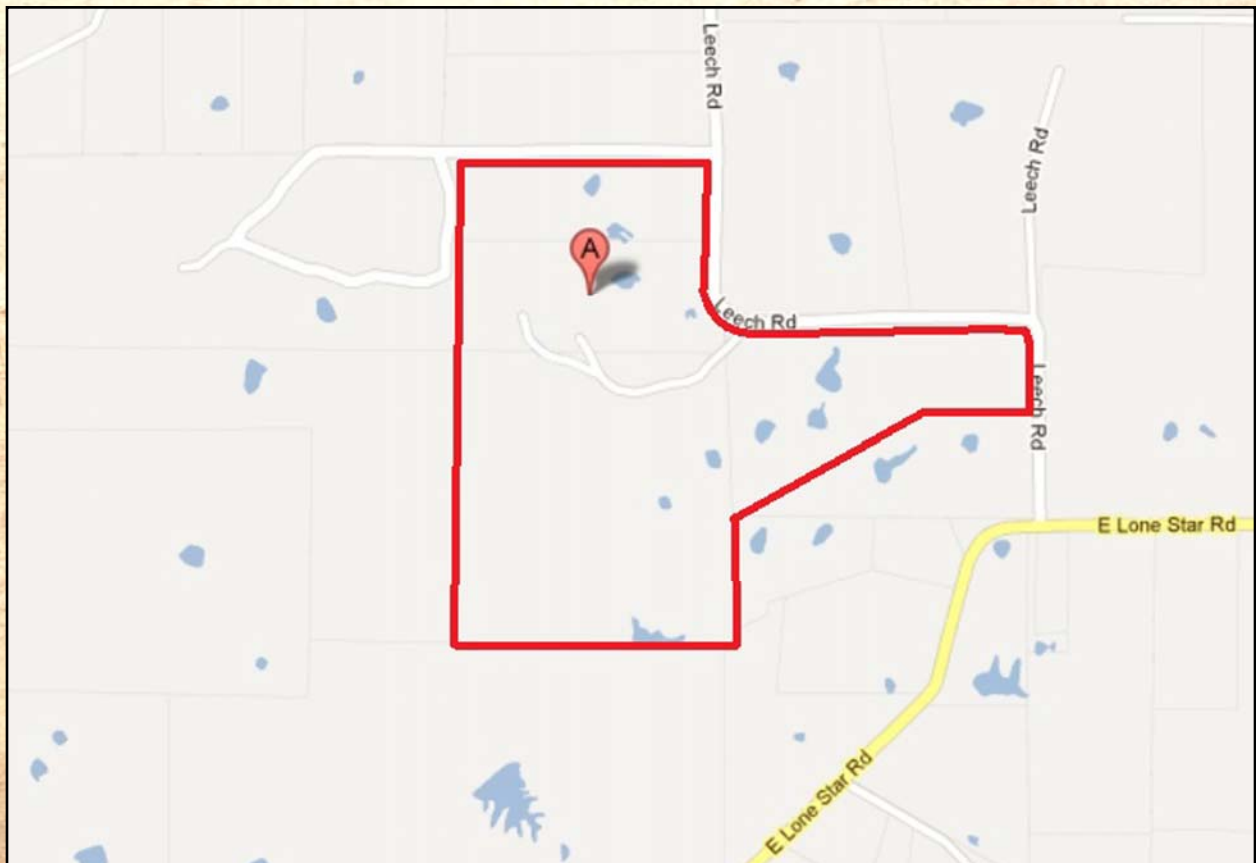
143 ACRE HORSE & RECREATION RANCH

751 Leech Road

Poolville, Parker County, Texas

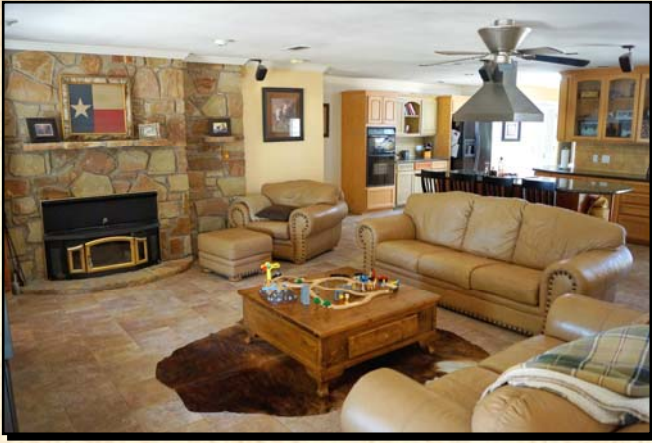
- LOCATION:** North central Parker County about 22 minutes northwest of Weatherford. Directions – From the Weatherford courthouse go north on North Main (FM 51) to the second stop light, turn west (left) onto FM 920 for approximately 16 miles to Poolville, then west (left) onto Lone Star Hwy (FM 3107) for 4.7 miles, then north (right) onto Leech Road for 6/10ths mile and the property is on the west side (left).
- TERRAIN:** Rolling to heavily rolling with sandy and clay soils. Mostly open with coastal bermuda, native grasses, scattered oak trees, native oak timber.
- IMPROVEMENTS:** Horse barn – Super nice, all steel with I beam & concrete alleyways & insulated. 100x140 shell with adjoining 100x100 covered arena open on two sides. 7 original 12x16 stalls (pipe & creosoted wood slats) with 12 foot of outside cover in a 50 foot run. Wash rack, grooming rack, 3 rollup doors, tack room with small rollup door. All size pipe traps with loafing sheds. Main home – 2300 sq. ft. 2 bedroom 2 bath 2 car garage stone home. Totally remodeled in 2000. Tile floors in all rooms except bedrooms & baths. Beautiful large living & dining room with matching Santo stone fireplace, open concept and well suite for entertaining. Adjoining kitchen with granite countertops, custom cabinets and nice appliances. Large master bedroom with stone fireplace (backside of living room fireplace). Master bath with large shower and huge closet. Propane hot water heater & furnace. 4 solar tubes for natural lighting. 2 wood burning fireplaces. Front porch with stone deck and flagstone steps. Back yard patio with cedar 6x6 arbor & chain link fence. Yard & flower beds with sprinkler system. 2nd home - brick exterior, tile floors, and large rooms. Shop – 30x50, all steel with concrete floor, ¾ bath, electric hot water heater & separate septic system. Guest quarters – Efficiency apartment with T111 siding, window A/C, bath & shower. Equipment & hay barn – all steel 48x30 with 48x12 attached shed cover. Outside arena – strong fiberglass 120x240. Extensive pipe fencing with V mesh wire. Pipe entry and loafing sheds.
- WATER:** 2 wells @ 245 feet with 6,000 gallon storage tank. 2 nice ponds.
- MINERALS:** None owned, no current production.
- COMMENTS:** Very beautiful diverse property. Nice horse barn with landscaping and many extras. Nice comfortable home with many trees. Very private.
- PRICE:** \$ 1,500,000.

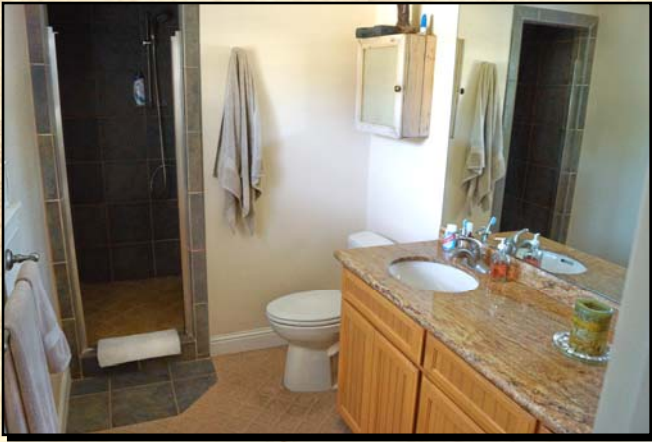
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📍 751 Leech Rd, Poolville, TX 76487, USA

Colored boundary lines are not exact.

