

159 Acre Horse, Cattle & Hunting Ranch

1101 Ballard Rd, Weatherford, TX 76088



Diverse land, semi level to gently rolling, coastal bermuda & native timber.



A 3-2-2 siding home, horse barn, traps, loafing sheds, pipe fencing & entry.



A 3-2 doublewide home, steel pens, water wells & stock ponds. \$ 997,500.

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**159 Acre Horse, Cattle & Hunting Ranch
1101 Ballard, Weatherford, Texas**

LOCATION: Approximately 18 minutes northwest of Weatherford on paved county road. Directions – From the Weatherford courthouse go north on FM 51/N. Main to the second lighted intersection, turn west / left onto FM 920 for 5.4 miles, then west / left onto FM 1885 for 5 miles, then north / right onto Advance Road for 4.2 miles, then west / left onto Ballard Road for 1.1 miles and the property is on the south / left side. Gatlin Road is the eastern boundary and Fox Lane is the western boundary.

TERRAIN: The land is diverse. From semi level to gently rolling. Approximately - 29 acres in coastal bermuda with open to scattered oak trees, 39 acres in thicker timber , and the balance in native grasses with scattered mesquite and elm trees. A small grove of larger pecan trees near the home.

IMPROVEMENTS: The home and detached 2 car garage is a siding exterior with a composition roof. The home is a 3 bedroom, 2 bath, with a fireplace in the family room, and has a slab foundation. Front covered porch and a sun room on the back. Large live oaks near the east side of the home.

Horse barn – steel pipe frame with corrugated sheet iron, 4 Priefert steel stalls with wood inserts, and a dirt floor. Four traps with loafing sheds, pipe fencing with non-climb wire, and a pipe entry. A doublewide home with 3 bedrooms and 2 baths for guests or help. Good condition with new carpet and walls. Steel cattle pens.

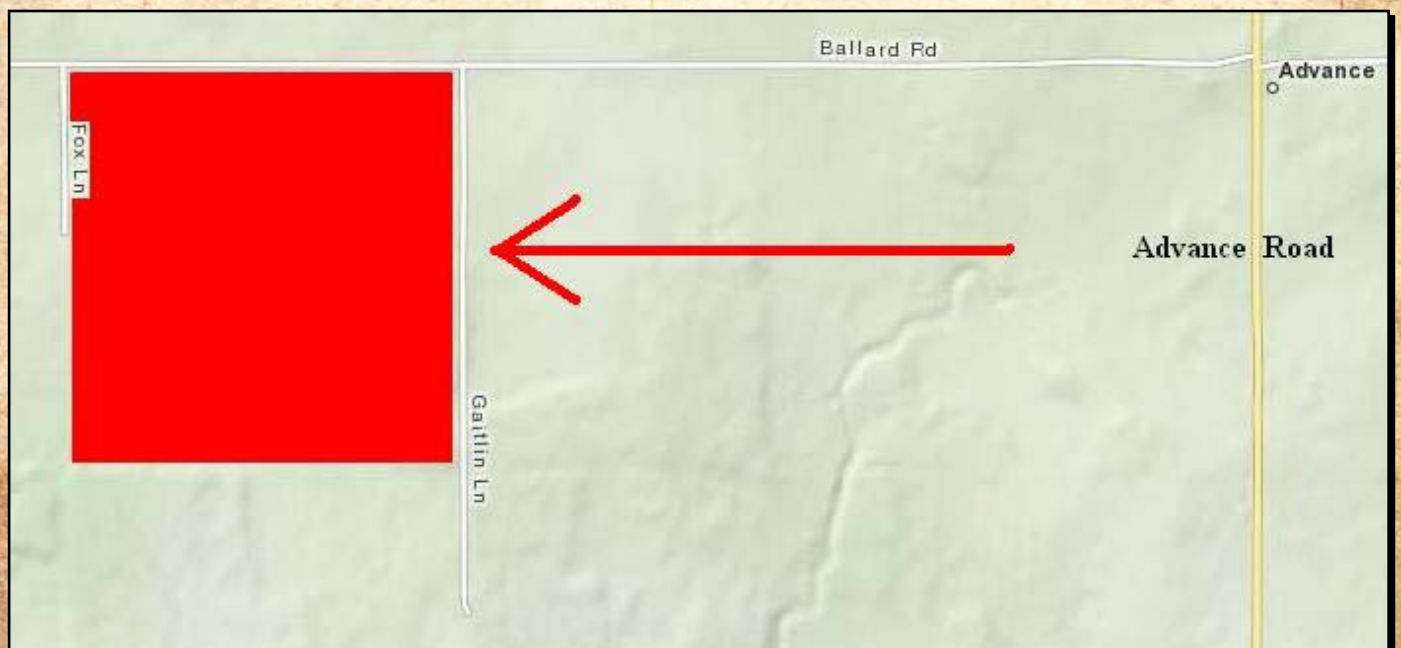
WATER: Two water wells and stock ponds.

COMMENTS: A private setting, diverse land with coastal & good hunting cover.

PRICE: \$ 997,500.

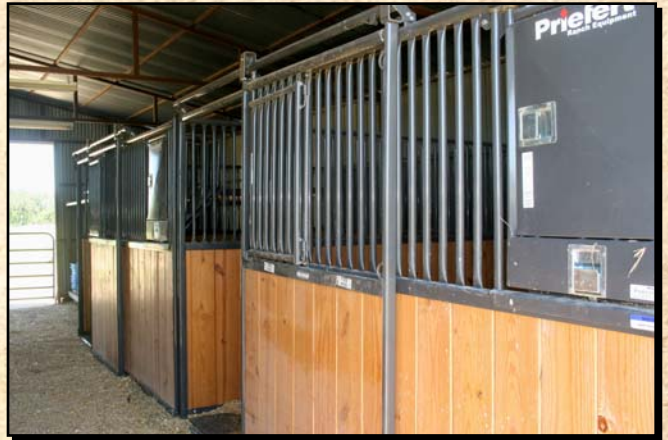
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Ballard Rd



Red boundaries are not exact.