

# 177.5 AC Beautiful Horse Facility

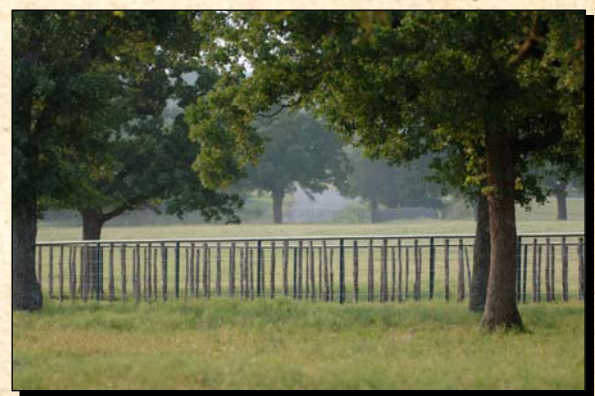
2488 Fairview Rd, Millsap, West of Weatherford, TX



A gorgeous 3600 sf 3-2.5-2 stone home with pool. Extensive pipe fencing.



Steel horse barn w/ apt. Covered arena 150x150. Covered round pen.



Coastal bermuda, scattered oak trees, extensive creek & paved frontage.  
Reduced to \$ 3,975,000.00.

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## **177.5 AC Horse Facility**

### **2488 Fairview Rd, Millsap, Texas**

**LOCATION:** 40 miles west of Fort Worth on Interstate 20, Exit 397 then north onto Fairview Road for 2.4 miles and the property is on the west / left side. Over one mile of paved frontage.

**TERRAIN:** Level to a gently rolling with very productive soils and scattered post oak trees. 62 acres in two coastal bermuda hay pastures.

**IMPROVEMENTS:** A fully customized limestone home featuring 3 bedrooms, 2.5 baths, and 3600 sq. ft. of living area. The home is very beautiful and impressive to the discriminating eye. High end western décor, knotty alder wood floors, limestone & cake icing tobacco stain walls, granite counter tops, Pella windows, limestone columns, and tall ceilings. The living room, kitchen and formal dining area are one large open concept. A granite kitchen with stainless steel dacor & subzero appliances. A beautiful living room with wood floor, limestone fireplace, limestone wall, 12' exposed beam ceiling and double sliding glass doors out to the Veranda and pool. The formal dining area also has sliding glass double doors out to the Veranda and pool for entertaining. A large master bedroom with sitting area. A beautiful master bath with heated tile floor, jetted tub with heated back rest and granite surround, granite vanities, huge tile shower with tumble marble floor, his and her large closets. Foyer with Durango front door. Office with built-ins. Fully wired for TVs and speakers throughout. Two large verandas with stone columns and tile floors, a screened in porch / dining area. Pool with pebble tec interior, stone accents, Oklahoma flagstone coping, scored concrete deck and stone hot tub. Pool house with inside and outside showers. Attached via porte cochere is a two car garage, storage room, safe room, and cedar lined storage clothing room. Covered front porch. 7500 sq. ft. under roof which includes the main home, garage & pool house area. A propane / electric home with units controlling 3 zones with air cleaning and humidity system. Moved in December 2006.

Guest house / horse barn – 2 stories with hardy board and stone exterior. Covered front porch with cedar posts. 2000 sq. ft. of living area, small living room with tile floor and functional kitchen with eating bar all open. Bath with shower. Office with built-ins and laundry room. Upstairs with butler kitchen and sitting area. Half bath, 2 bedrooms with carpet. Full bath with tile floor, jetted tub and separate shower. The horse barn area is all concrete floored with 16' alleyways, 4-12x12 and 6-10x12 aggregate tilt wall stalls, large saddling area with 2 small rollup doors to the tack room. Insulated roof, fly spray system, automatic waterers, 3 wash bays, lights with timers and six rollup doors. Near the Guest house is an outdoor party area with Oklahoma flagstone, koi like pool with small waterfall and stone accents, cedar bar, stone fireplace, stone columns with split cedar fence.

Covered Arena – 150x150 working area with treated plank exterior. An adjoining building for saddling, wash rack, tack, ½ bath, kitchen / break room, large storage room, and rollup door. Two large holding areas at the opposite end for cattle and horses. An adjoining lean to side area for working cattle and load outs for tractor trailer or regular. The “Cabin” is a 960 sq. ft. 2 bedroom 1 bath rough split cedar exterior home with a metal roof, a spacious functional kitchen, and a mud/laundry room. Open end all steel 4 bay barn, 100x50, for hay, shavings and equipment. Another open end barn / apartment with 2 bays for equipment and trailers, an 800 sq. ft. 2 story labor's quarters, and a 50x75 enclosed storage area with rollup door. Four large mare and colt traps. Two setup cow cutters. Extensive guttering on the property for proper drainage. Cedar entry with extensive pipe and cedar stave fencing.

**WATER:** Co-op water in all dwellings and well water to all outside areas. 20,000 gallon storage water tank fed by the water well and freeze protected. Extensive Grindstone Creek frontage and one stock pond.

**TAXES:** Approximately \$ 14,000.00 with agricultural exemption.

**MINERALS:** The owner believes to own 100% of the mineral rights which are negotiable.

**COMMENTS:** The location is very nice, quiet, and convenient to Interstate 20 and Fort Worth. The main home is simply awesome. Very nice guest quarters and super nice horse barn. A classy covered round pen. An excellent functional covered arena. Super soil and a beautiful property.

**PRICE:** Reduced to \$3,975,000.00.

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## SELLER PROVIDED INFORMATION

**Main residence:** 3 bedrooms 2 ½ baths, 3600 sf, heated/cooled space; 7500 sf under roof, including two large verandas, screened porch, pool house, two car garage, plus storage room, safe and cedar lined clothing storage room. The main home is separated from the garage and storage by a porte cochere. Knotty alder hardwood floors in main living area including foyer, dining, living, kitchen, resource room, bar, pantry, hall and half bath. Tiled mud room includes two coat closets, cleaning supply closet, three cubbies with coats hooks, counter with cabinet, and bench. Laundry room with ample cabinets for storage, plus a stainless sink. Kitchen boasts barrel ceiling, Dacor six burner cooktop, Dacor double wall ovens, Dacor warming oven, two Asko Asea dishwashers, vegetable sink on the island, double sink on the outside wall, microwave oven and Sub Zero refrigerator. Granite counters throughout the kitchen with fabulous lighting. Off the kitchen is a bar, wine storage, icemaker, copper sink, granite counters, and seeded glass storage. Walk in pantry includes floor to ceiling shelves and additional refrigerator. Adjacent to bar is a cozy banquette with lowered ceiling and built in seating. Beautiful powder room with marble top vanity, and knotty alder floor. Living and Dining room are separated by a half wall, built in bookcase. The dining room boasts a built in china cabinet with seeded glass, vertical storage for trays, and pull out drawers behind doors. The living room has twelve foot ceilings with Larry J. Wheeler custom beams, a rock wall with built in entertainment center, cupboards and shelves for display. The beautiful corner rock fireplace burns wood, and has a gas starter. Pella doors in the dining and living rooms slide open to a large veranda. The veranda has a living and dining area, along with an operating fireplace that also has a gas starter. Beyond the veranda is a pebble tec pool and spa, pool house with changing area, bathroom including a shower, a rock enclosed outdoor shower, and lots of storage. Off the dining area is a wonderful screened porch, with access to the veranda. The master suite includes a spacious bedroom with a comfortable sitting area, bookcase, and gas fireplace. The bathroom has a heated tile floor, his and her vanities with granite counters, large tiled shower with tiled bench and glass brick exterior. Two walk in closets, separate water closet and small exercise area complete the master suite. The guest wing has a large guest room with coffee bar, large family bathroom and smaller guest room. A pocket door separates that wing from the rest of the home for privacy. The home has Pella windows and doors, and the front door is a custom Durango door. The home has a central vacuum system, two tankless hot water heaters, top of the line American Standard gas heating systems and central air. All cabinetry in the home is custom built. The garage has two oversized bays for cars or trucks, along with cupboards. The third bay includes a workbench, and floor to ceiling cupboards. An additional room behind the workroom includes a safe room more shelving and floor to ceiling cupboards. Next to the third bay is a separate room lined in cedar for out-of-season clothing.

**Guest Home in barn:** Two story, 2000 sf. First floor tile with small living area, good, functional kitchen, large walk-in pantry, laundry room, office and 3/4 bath. Second floor is carpeted in hall and bedrooms, with sitting area with butler kitchen and half bath. Large master bedroom with large tiled bathroom featuring private water closet, separate shower and jetted tub. Two walk-in closets and linen closet in master. Second bedroom on second floor.

**Cabin:** Well built two bedroom, one bath home with spacious kitchen, mudroom/laundry room.

**Hired Man living quarters:** Approximately 850 sf of living space. Two bedrooms, laundry room, one bathroom, small kitchen and living room.





