

# **184 Acre Jackpot Ranch**

## **4802 Old Agnes Rd, Weatherford, Texas**



**Custom stone 4 bedroom, 4.5 baths, 3 car garage main residence with pool.**



**Indoor arena with a/c & heat. 2 tilt wall horse barns, trainer's & laborer's quarters.**



**Rolling coastal and wheat land with scattered oak trees. \$4,700,000.**

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## **184 ACRE “Jackpot” Cutting Horse Facility 4802 Old Agnes Rd., Weatherford, Texas**

- LOCATION:** Approximately 15 minutes north of Weatherford on paved county road.
- TERRAIN:** Rolling to level terrain with coastal bermuda pastures, paddocks, wheat fields, and scattered trees.
- IMPROVEMENTS:** A large custom stone home boasting 4 bedrooms, 4.5 baths, and a 3 car garage. Large stone pillars and arches cover the front flagstone patio. A standing seam metal roof and landscaping. An open concept plan with wood floors, granite countertops, tall ceilings, and arched walk throughs are common. A large family room with wood floors, floor to ceiling stone gas log fireplace, large windows with a view. A beautiful large magazine type kitchen with wood floors, granite countertops, large cooktop island, stainless steel appliances – SubZero & Viking. Adjoining dining & bar areas with same flooring. Large master bedroom with carpet, large built-in, tall step up ceiling, French doors, and an awesome view of the pool and property through large windows. A huge master bath with tile floor, bi-level vanity, huge tile and glass shower, large jetted tub with tile surround, French doors, and huge closet. Back porch with flagstone throughout, covered patio with stone gas log fireplace and dining area, outdoor kitchen with ornate sink. A custom pool with spa and water fall overlooking the small lake and valley. Mud room, laundry room, and security system.
- Main horse barn: A Galvalume and aggregate tilt wall exterior with a large beautiful office, 8 large tilt wall stalls, wide rubber floored alleyways, full bath, laundry room, 2 tack rooms, wash rack & staunch, 4 rollup doors, insulated and guttered.
- Indoor arena: A Galvalume exterior, 20 rollup doors, insulated & guttered, air conditioned, two large working areas, holding pens on each end, and viewing stands.
- Outdoor roping arena: Lighted, 300x120?, Priefert chute, and covered viewing stand.
- 2<sup>nd</sup> horse barn: Galvalume & tilt wall exterior, 12 tilt wall stalls, rubber floored alleyways, 4 rollup doors, insulated and guttered, 2 upstairs apartments for help. Duplex for foreman and hands. Large Galvalume shop with concrete floor, 5 rollup doors, and guttered. Super nice all steel cattle working pens with covered working and load out chutes. Small outdoor lighted square pen. Many traps & paddocks with concrete water troughs. Horse walker. Large stone entry with privacy gates and extensive paving. Galvalume equipment and storage shed row building.
- WATER:** Water well(s). Large reservoir or small lake near the main home with a dock.
- COMMENTS:** A gorgeous facility and show place. Top notch!
- PRICE:** \$4,700,000.00

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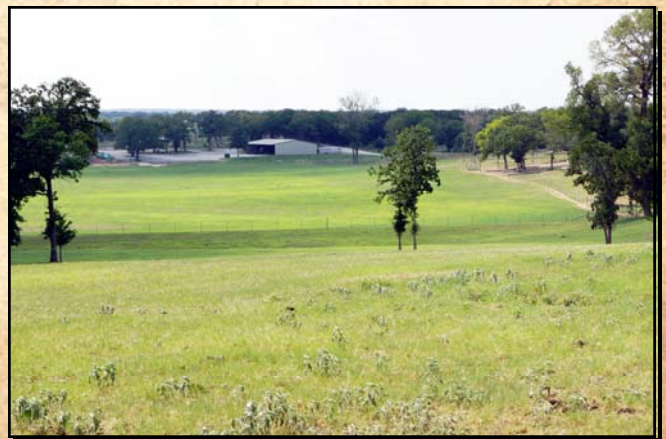








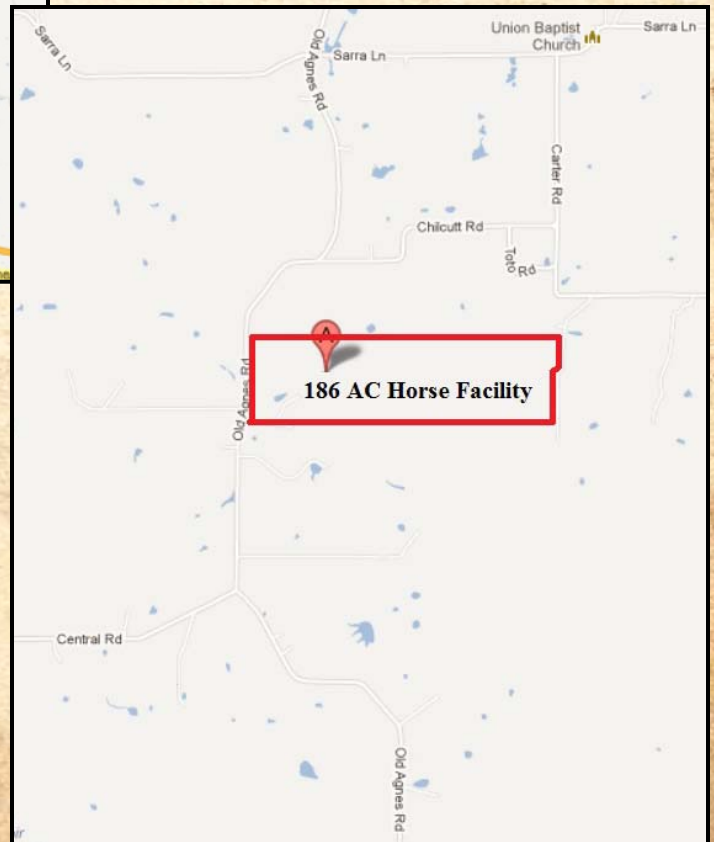
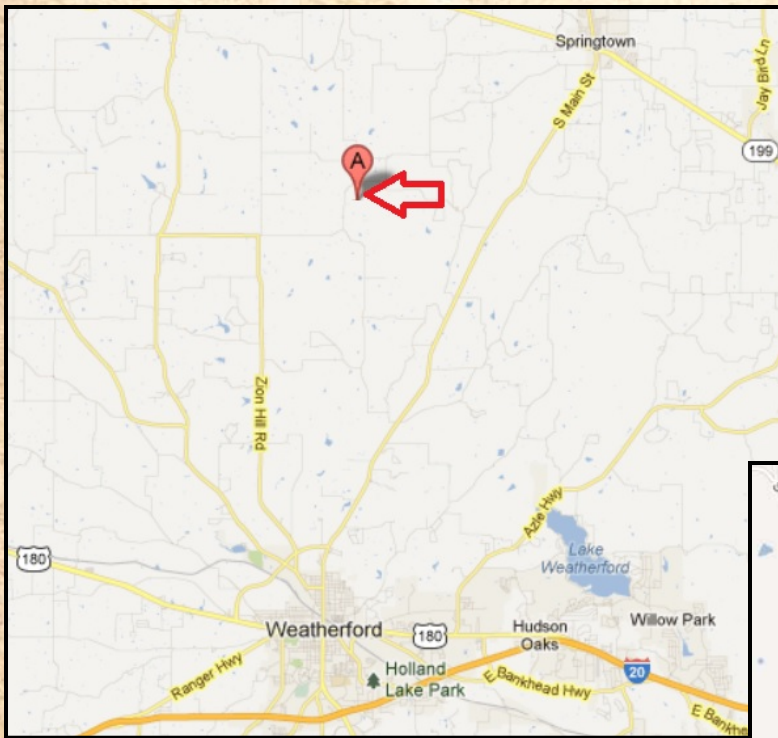
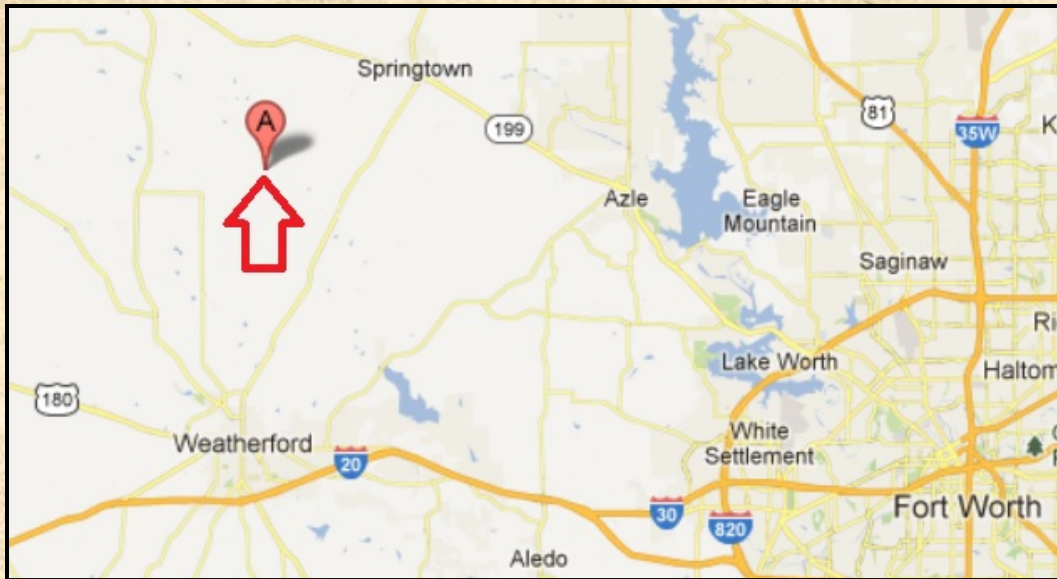
















The colored boundary lines are not exact and should not be considered a survey.