

# 192 AC Horse Facility NW of Weatherford



- Custom gated entry



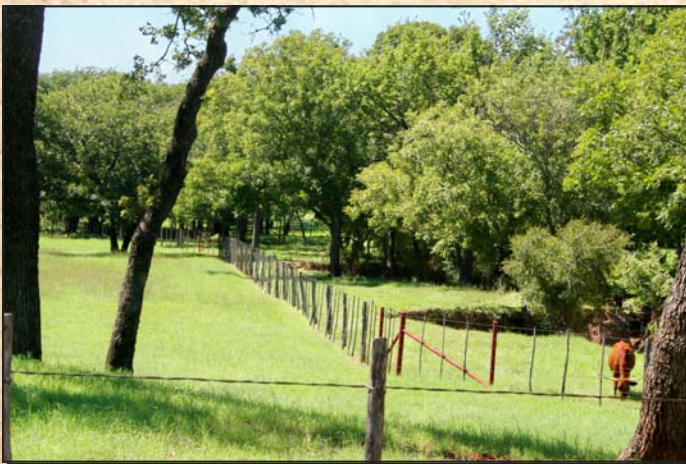
- Horse barn and indoor arena



- Extensive landscaping



- 3,329 s.f. home with pool



- Gently rolling land with tall scattered oak, elm & pecan trees
- \$3,575,000.**



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# 192 AC HORSE FACILITY

## 613 FM 1885 West, Weatherford, Parker Co., Texas

- LOCATION:** 24 minutes west northwest of Weatherford or 5 minutes north of Garner. Directions – From the Weatherford courthouse go north on North Main / FM 51 for 1 mile to the second stop light, go west / left onto Fourth Street / FM 920 for 5.3 miles, then west / left onto FM 1885 for 10 miles and the property is on the south / left side.
- TERRAIN:** Gently rolling sandy loam with coastal bermuda and scattered post oak, elm and pecan. Beautiful creek with many large trees.
- IMPROVEMENTS:** Very nice 3,329 sq. ft. 3 bedroom 3 bath 1.5 story log & stucco home with 1202 sq. ft. of covered porches. Metal roof and stone under penning. Large living room with vaulted tongue & groove exposed beam ceiling, stone fireplace, two ornate ceilings and light fixture. Open kitchen with wood floor, many light stained cabinets, granite countertops, hammered cooper sink, tile backsplash, island with gas cook top, stainless steel double ovens, stainless steel refrigerator / freezer, exposed beam ceiling. Adjoining dining room with same décor and French doors out to back porch. Large bedroom with carpet, many windows, French doors, exposed beam vaulted ceiling. Adjoining bath room with stone shower, tile floor and granite vanity. Mud / laundry room with stained concrete floor, pine cabinets, tile countertop vanity, older ornate wood closet. Wood stairs. Upstairs – Office with wood floor, windows, banister overlooking living room and wood ceiling. Bedroom with wood floor, windows, tongue & groove wood ceiling with exposed beams and custom older wood built-ins. Bath room with tile tub. Full length covered back porch with older wood floor and wood ceiling. Pool with flagstone decking and stone landscaping. Covered north porch with wood decking & wood ceiling. Excellent landscaping.
- Guest house – log exterior with metal roof and stone under penning, very cute. Second story deck and covered back porch. Great horse facilities: Indoor arena 120x175 with bi-fold airplane hangar doors and two overhangs on each end for cattle holding, truck & trailer storage. Horse barn - large office with Saltillo tile floor and cedar walls & ceiling, with 12-14x14 tilt wall stalls and 1-14x28 foaling stall, large tack room, bath room, bi-fold airplane hangar doors, six rollup doors, concrete alleyways, covered porch. Upstairs apartment, wood deck and excellent landscaping. Covered panel walker. 12 stall horse barn and another small horse barn with 5-14x16 stalls. Extensive steel cattle working, 4 small feed lots 50x100, 2 large lots and load out chute. 4 bay all steel storage barn. 2 helper's mobile homes with porches. Excellent smooth wire and cedar stave fencing. Roping arena & chute. Beautiful custom gated entry. 15 stone horse water troughs. Custom bridge, 14 loafing sheds, 3 large pastures and 13 smaller traps.
- WATER:** Excellent Trinity water well, windmill, stock pond and small creek.
- COMMENTS:** One of the finest and most beautiful horse facilities around with an excellent location back into Weatherford and Ft. Worth.
- MINERALS:** Negotiable.
- PRICE:** \$ 3,575,000.

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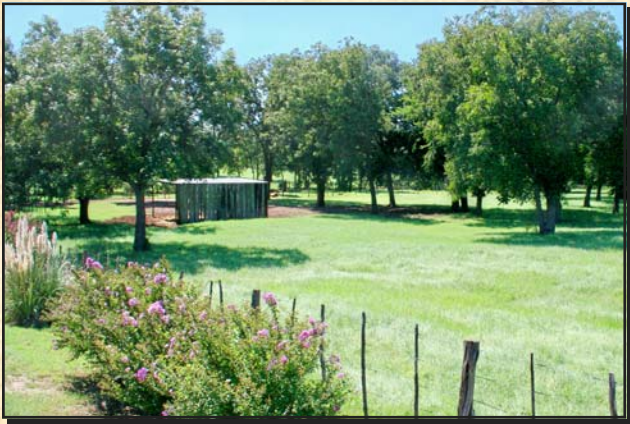
# Arena and Horse Barn



# Guest House and Main House

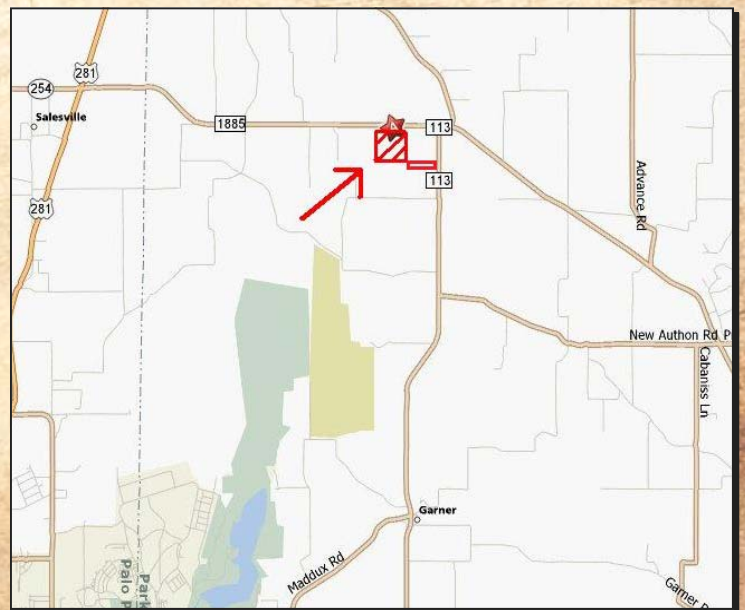
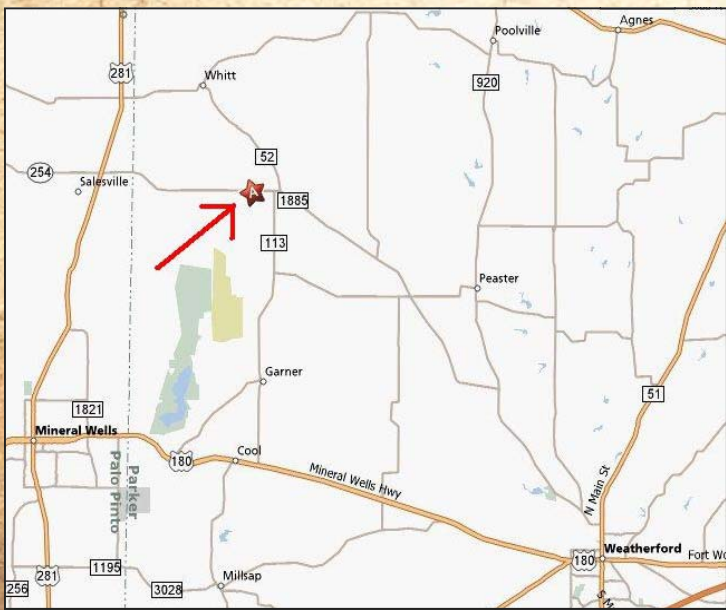


# Gently rolling land



# Home Interior





# Aerial Photo

