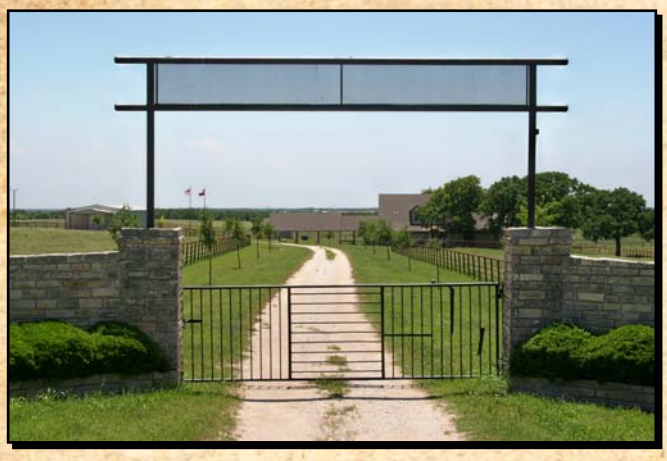
220 AC Cattle & Horse Ranch
NW Parker County, Texas



A beautiful custom 3,100 Sq. Ft. 3-3 2 story brick home

Gently rolling improved grasses. Pipe fencing & stone entry

Horse barn, steel cattle pens, hay barn, ponds, $1,495,000.

Office 940-682-4993
Office 940-682-7751

MAC A. COALSON
REAL ESTATE BROKER

Cell 817-925-3333
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088
E-Mail - Mac@Coalson.com
McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660
Cell 817-991-8300, Nights & Weekends 940-682-4940, E-Mail - McAllen@Coalson.com
WWW.COALSON.COM

220 AC Cattle & Horse Ranch
851-9 Logans Run Road, Perrin, Texas

LOCATION: Approximately 50 minutes west northwest of Fort Worth in NW Parker County. Directions – From the Weatherford courthouse take FM 51 / North Main north 1 mile to the second lighted intersection, turn west / left onto FM 920 / Fourth Street for 5.2 miles, then west / left onto FM 1885 for 9 miles, then north / right onto FM 52 for 4 miles into Whitt, then west / straight on Main Street for 2/10ths, then north / right onto North Whitt Road for 1.2 miles, then west / left onto Logans Run Road for 3/4ths mile and the property is on the south / left side.

TERRAIN: Level to gently rolling with open grassy pastures with scattered to thick post oak trees. Rye grass & coastal bermuda pastures with some cultivation.

IMPROVEMENTS: 3,100 sq. ft. living area & 4,096 sq. ft. slab, 1.5 story Austin stone 3 bedroom 3 bath home with two covered porches and an attached breezeway with 3 bay covered stone carport. The interior is an open concept. A large family room with tile floor and carpet in the center, stone fireplace, 20' ceiling, windows and French doors to back porch. Adjoining formal dining room with wood floors. Adjoining kitchen & breakfast area with tile floors and windows. The kitchen is all electric with granite countertops, dark stained cabinets, dishwasher, built-in microwave & oven. A beautiful wood staircase leads up to a balcony overlooking the family room. A large master bedroom with carpet, windows and back door. Adjoining master bath with tile floor, granite countertop with two drop-in sinks, jetted tub with two windows, separate tile & glass shower and a huge his & her closet. 2nd bedroom with carpet, ceiling fan & light with windows. 2nd bath with tile floor, granite countertop with two sinks, marble tub / shower with tile surround. Upstairs study / den overlooking the family room with picture frame paneling and a wood beam ceiling. 3rd bedroom with carpet and window. Adjoining 3rd bathroom with tile floor, tile vanity, drop-in sink and tub / shower combination. Second story outside balcony overlooking back yard and south view of the property. Side walk around the home and stone retaining walls. Matching stone well house with rollup door and 1500 gallon storage tank. An aerobic septic system outside the yard fence area (nothing in the back yard).

Horse barn – 40x100, all steel with concrete alleyway, small 1-1apartment, tack & feed room, 2 stalls currently with plenty of room for more. 2 rollup doors, lighted with skylights & front overhang. Excellent steel cattle pens with Filson squeeze chute & load chute. Large all steel open covered hay barn. Pipe & sucker rod fencing, stone entry with landscaping. The majority of the fencing is barbed wire with steel posts.

WATER: Water well with storage tank. One large pond with a super nice covered dock and many oak trees. A second pond of medium size.

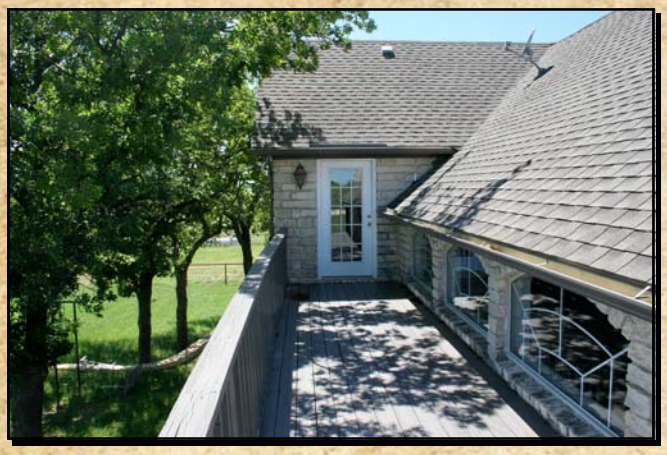
MINERALS: None owned with one producing well check from the rear of the property.

COMMENTS: An outstanding cattle ranch, a very nice custom stone home & very private.

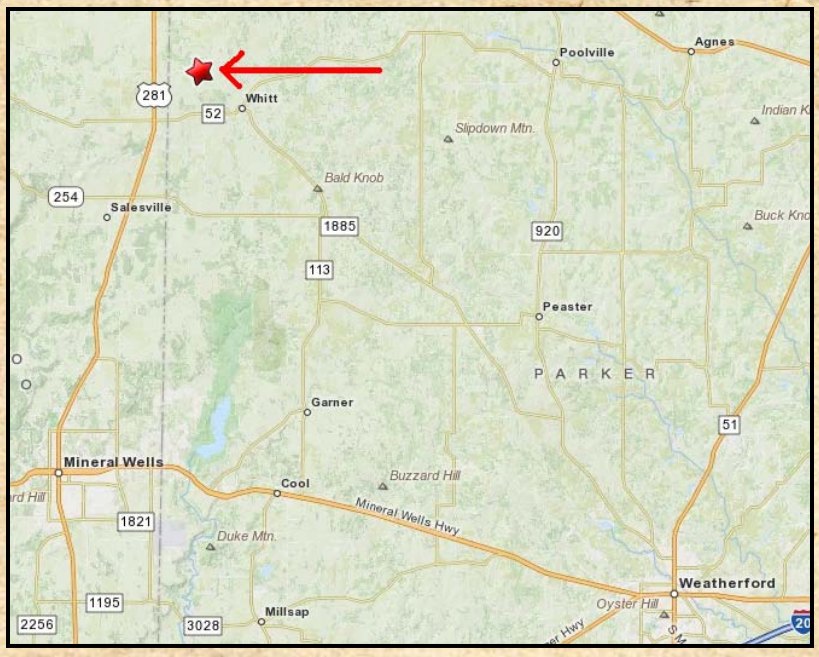
PRICE: $ 1,495,000.00.

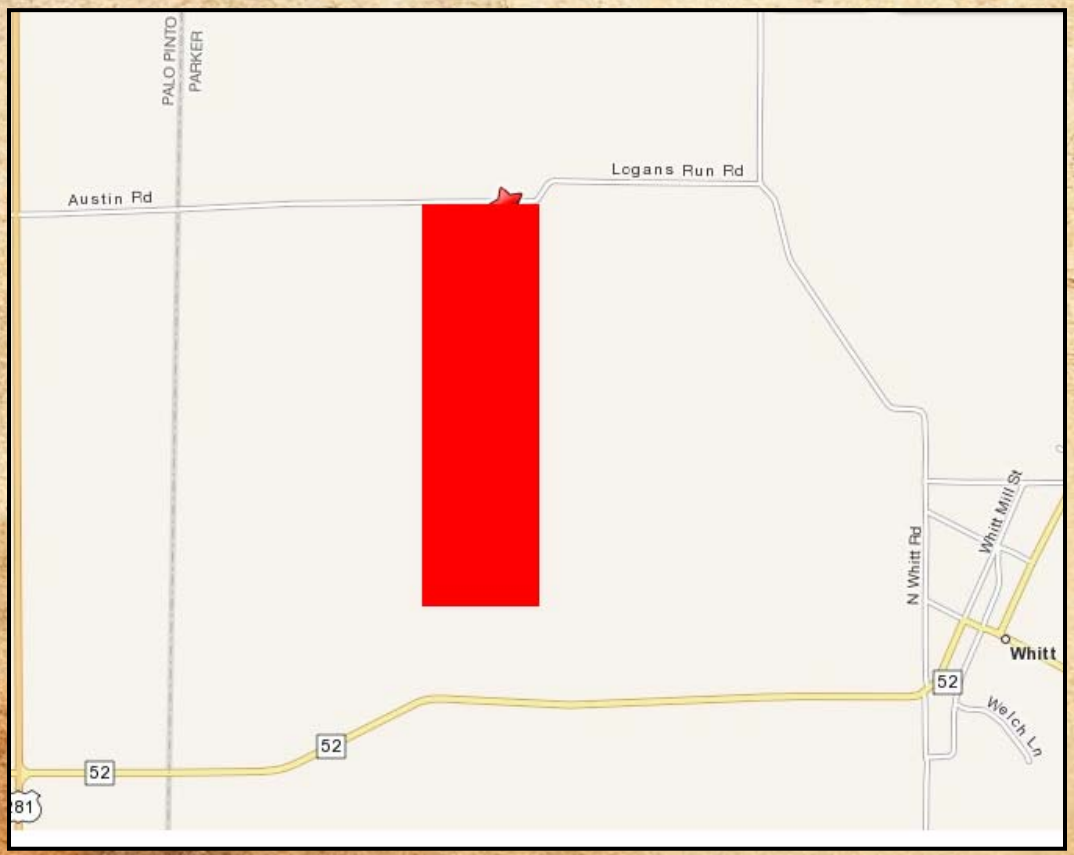
ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.

FOR SALE



Rhome
Briar
Reno
Azle
Carrollton
Grapevine
Lewisville
Saginaw
Fort Worth
Arlington
Irving
Dallas
Mineral Wells
Cool
Weatherford
35W
820
121
183
114
190
635
30
360
67
45
20


Poolville
Agnes
Whitt
281
52
Slipdown Mtn.
Bald Knob
254
Salesville
1885
920
113
Peaster
PARKER
Garner
Mineral Wells
Cool
Buzzard Hill
Mineral Wells Hwy
1821
Duke Mtn.
Weatherford
Oyster Hill
1195
2256
3028
Millsap
51


PALO PINTO
PARKER
Austin Rd
Logans Run Rd
N Whitt Rd
Whitt Mill St
Whitt
Welch Ln
52
281

Logans Run Rd
52
Red boundaries
are not exact.