

250 Acre Country Estate

381 Olive Branch Road, Brock, Parker County, Texas



A gorgeous 5,000 sq. ft. 2 story 4-4.2-3 stone home with a covered outdoor kitchen.



A large bus barn, hay barn, equipment / storage barn, office building, cattle pens, and arenas.



Outstanding land with trees and coastal bermuda. Timber for deer and turkey. \$3,750,000.

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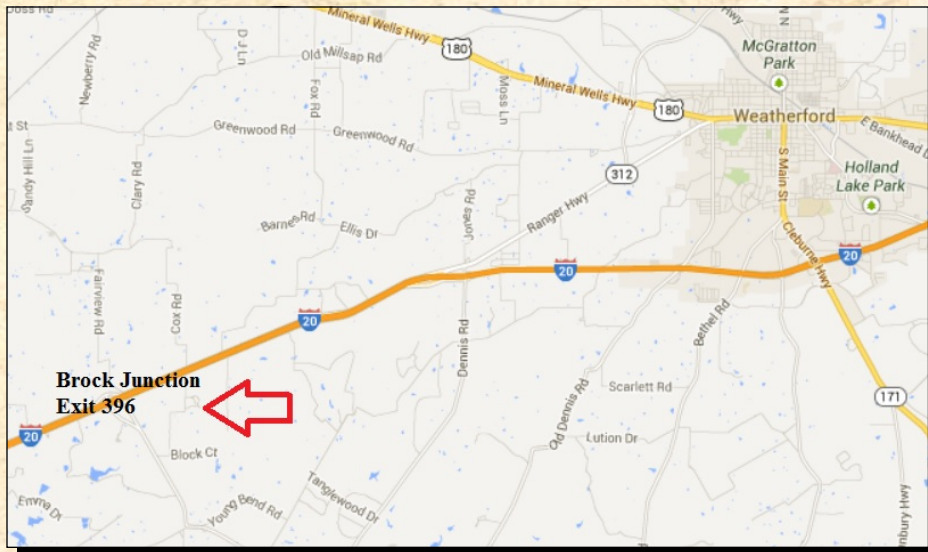
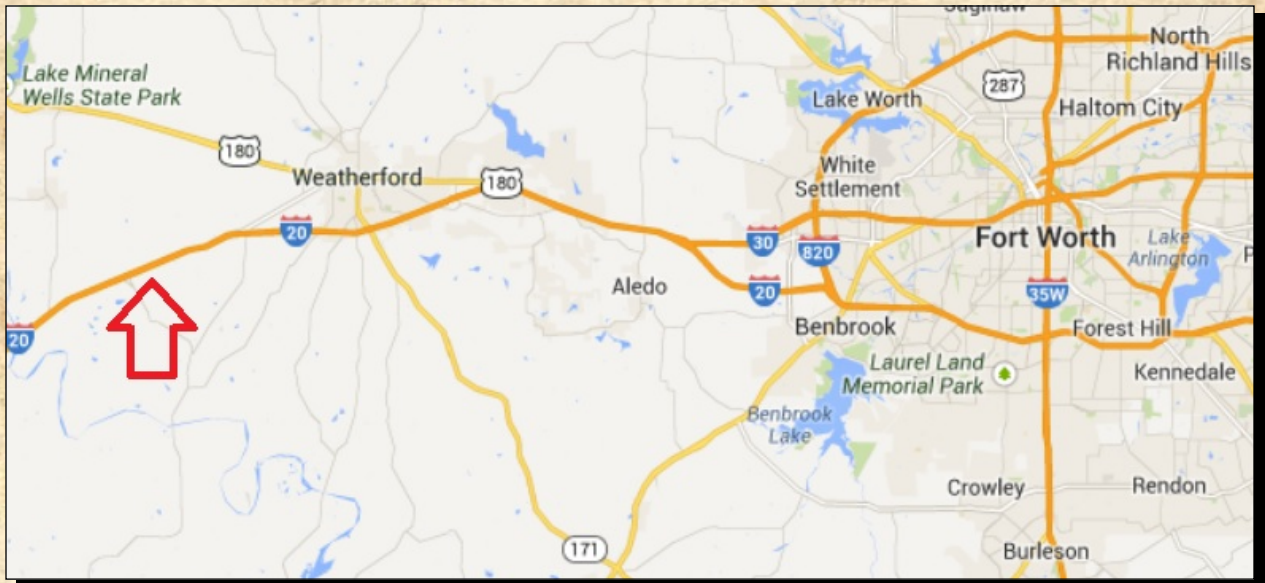
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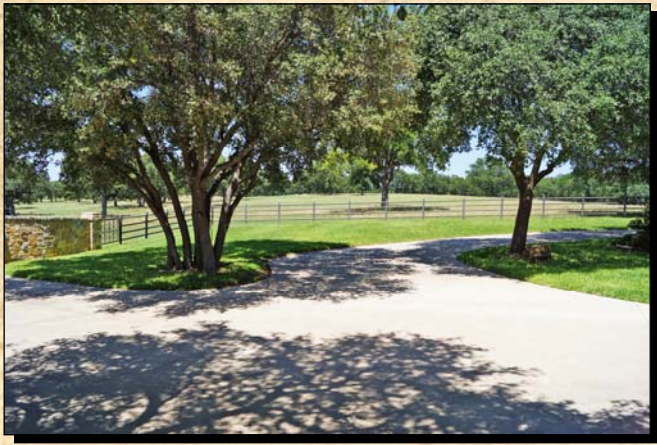
Gorgeous & Productive 250 Acre Country Estate 381 Olive Branch Road, Brock, Parker County, Texas

- LOCATION:** Minutes west of Weatherford just south of Interstate 20, Exit 396 (Brock Junction / FM 1189) at 381 Olive Branch Road.
- TERRAIN:** Rolling terrain with excellent coastal bermuda turf. Scattered post oak, live oak, pecan and elm trees. Timbered areas for deer and turkey habitat.
- IMPROVEMENTS:** A gorgeous and impressive 5,000 +/- square foot, 2 story stone home featuring 4 bedrooms, 4 full baths, 2 half baths, and a 3 car garage. The higher end interior displays granite counter-tops, hand scrapped wood floors, custom windows, custom drapes and shutters, solid wood doors, many wood built-ins, stainless steel appliances including a Viking cook top/stove, 2 ovens, griddle, grill, refrigerator/freezer, and an elevator. Two living areas with fireplaces, formal and casual dining areas, open kitchen with island, and eating bar. Taller ceilings, crown molding, heavy wood base boards, rough trough textured walls with earth tones, gorgeous decor, custom iron and glass front door, and arched doorways. A large master bedroom suite with carpet, bay windows, and a double step up ceiling. An adjoining beautiful master bath with a jetted tub and tile surround, a walk-in tile shower, bi-level vanities, and a tile floor. An elegant study with picture frame paneling. A wine bar with chiller and mural. A large utility room. A wood and iron stair case with carpet. An upstairs walk way with beautiful iron banisters overlooking the formal living room and the property. A large game room with a bar, built-in, and a large media room with executive luxury seating. A large covered outdoor kitchen with flagstone decking and stone arches. An adjoining flagstone patio. A 3 bay garage with stained concrete floor and large outside carport. Custom awnings over outside doors, security cameras, a circle concrete driveway with beautiful landscaping, a Porte Cochere, and stone flower beds. Composition roof with guttering. A pipe yard fence, electric canine fence, and stone entry with flower beds. Beautiful large live oaks around the home. Large insulated bus barn or shop. Office and basketball barn with bathrooms. Equipment storage building with storage rooms. Outstanding steel cattle pens. Exterior riding arenas. Extensive pipe fencing, hay barn, old log cabin replica. Extensive paved driveway from pipe entry to the main home and a concrete low water crossing with bridge. Barbed wire and steel post exterior fencing.
- WATER:** Three good water wells. One small lake and 2 ponds. Little Grindstone traverses through the property.
- MINERALS:** Seller owns 1/2 of the minerals will convey all owned. No current production.
- COMMENTS:** This property is very scenic, highly productive, an outrageous executive home, well maintained barns, and an outstanding location.
- PRICE:** \$3,750,000.00

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**Red boundaries
are not exact.**