

25 Acre Horse Ranch & Beautiful Home

Parker County, NW Weatherford, Texas



Approximately 18 minutes northwest of Weatherford on a paved county road.



A 4 bedroom 3.5 bath 3 car oversize garage stone, brick & siding home with pool.



Nice horse barn with apartment, covered parking, coastal Bermuda.

\$950,000.

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25 ACRE HORSE RANCH

5801 New Authon Rd., Weatherford, Texas

LOCATION: Approximately 18 minutes northwest of Weatherford on a paved county road. Directions – From the Weatherford Courthouse go north on North Main / FM 51 for 1 mile, then west / left onto Fourth Street / FM 920 for 5.4 miles, the west / left onto FM 1885 for 4.3 miles, then west / left onto New Authon Road for 1 mile and the property is on the left.

TERRAIN: Level to gently rolling coastal and native grasses with some trees.

IMPROVEMENTS: A 4 bedroom, 3 ½ bathroom 3 car oversize garage home with stone, brick, and siding exterior. Custom cabinets, hand forged lighting, and large walk in closets with custom built dressers. Nice office with custom built-ins, gas fireplaces, and laundry room with custom cabinets, large mud bench, granite countertops, custom cabinets, and built-in monogram freezer. Large gourmet kitchen with upscale Kitchen Aid appliances. Kitchen includes: 36" touch control Cook top, large oven with convection Microwave oven, built-in 48" Refrigerator/Freezer with custom cabinet, matching doors, and custom forged handles, Warming drawer in over sized granite island with custom pull-out drawers, extra large pantry, and Ashore hand forged lighting. Two new AC units controlling for zoned areas, wifi controlled thermostats, and wired alarm system. Outdoor patio living area includes: fireplace, grill and griddle, granite countertops, ceiling fans, and pool. 3 car oversized garage with walk-trough doors and work area with ceiling fans. 7 stall barn with gates can convert to 3 large foaling stalls, overhang sheds (2 sides), wash bay, tack room, vet room, and living quarters. 2 Automatic entry gates and 3 loafing sheds in each pasture.

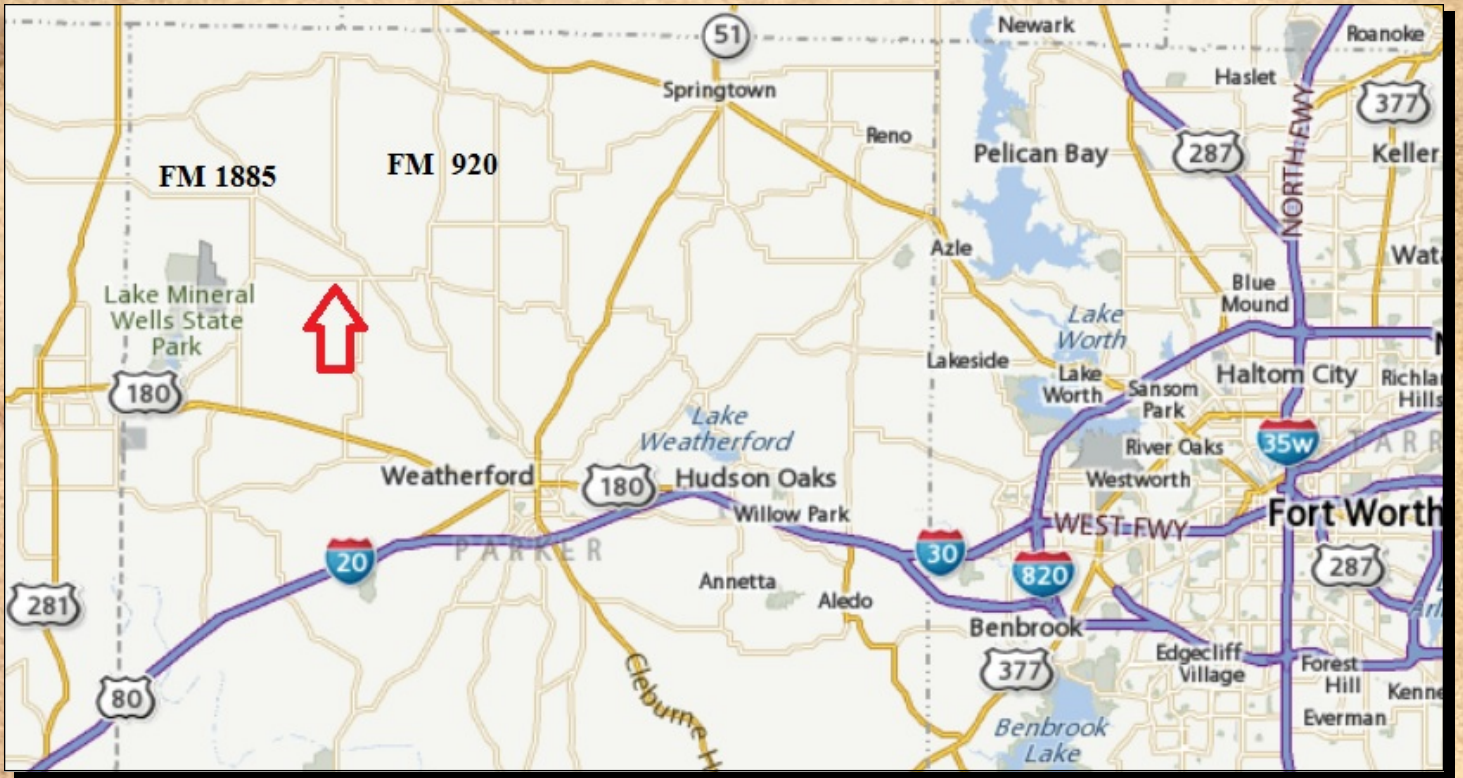
WATER: Two wells with well house, 4500 gallon water storage, and a water softener system. Two stock ponds.

TAXES: \$7,025.21

MINERALS: Seller owns none.

PRICE: \$950,000.00

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**Colored
boundary
lines are
not exact.**