

# Awesome 34 Acre Horse Facility

## 7297 New Authon Road, Weatherford, Texas



A beautiful high end rustic 2408 sq. ft. 2br - 3ba home with stone & cedar exterior.



Awesome covered arena 130x260, 2 barns with 16 stalls, covered free flow walker.



2 helper quarters, equipment sheds, cedar stave entry & fencing. \$ 1,850,000.

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 E-Mail - McAllen@Coalson.com

**WWW.COALSON.COM**

MAC A. COALSON, Sr. Broker - Direct Office Line 940-682-7660

E-Mail - Mac@Coalson.com

McALLEN COALSON, Broker - Cell 817-991-8300

E-Mail - McAllen@Coalson.com

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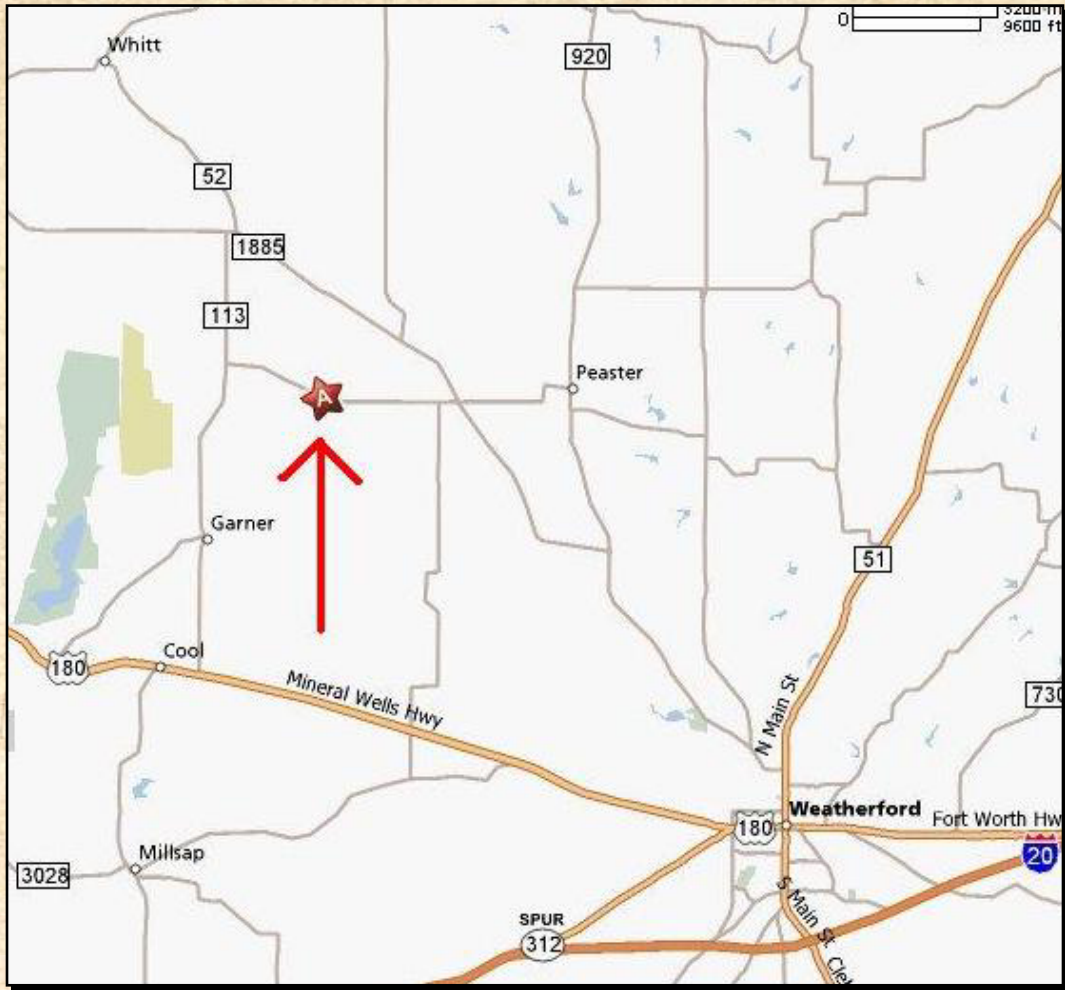
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### 7297 New Authon Road, Weatherford, Parker County, Texas

- LOCATION:** Approximately 20 minutes northwest of Weatherford on paved county road. Directions – From the Weatherford Courthouse go north on North Main (FM 51) to the second stop light, then west (left) onto Fourth Street / FM 920 for 5.3 miles, then west (left) onto FM 1885 for 4.2 miles, then west (left) onto New Authon Road for approximately 2.3 miles and the property is on the south side.
- TERRAIN:** Gently rolling sandy loam soil & coastal bermuda. Scattered live oak, pecan & oak trees.
- IMPROVEMENTS:** The main home is a special customized ornate high end 2408 sq. ft. 2 bedroom, 2.5 bath with office. The exterior is stone and cedar. Amenities in the home include: granite countertops, custom dark bronze hardware for the kitchen and master bath. Hand forged custom sconces and decorative forged hardware throughout. Travertine Noche tile floors in the new addition. A large, gorgeous, ornate, entry hall with decorative, reclaimed, hand hewn, pine timber beams, tall ceiling, and a wrought iron, chandelier. Living room with spark free ribbon vent free steel fireplace with remote control, pine floor and walls, and aged sheet metal ceiling. Open to the kitchen with a large granite island / eating bar, and stainless steel appliances. An adjoining dining room with textured walls, wood floors & ceiling. Large master bedroom with tile floor and textured walls. Master bath with tile floor, granite vanity, and a steam shower with a stone floor & three heads. Large office with many windows, aged sheet metal ceiling, and built-in large desk, book cases and cabinets. Heavy sliding wood doors. 1.5 baths with brick floors, antique desk vanities & hammered copper bowl sinks. Large covered back porch with flag stone decking. Adjoining the main home is an 8 stall insulated horse barn with 2 BA fans, wash area, 20x40 storage area, refrigerator and washer & dryer. Another 8 stall barn with excellent ventilation near the arena. Covered arena 130x260x18 with custom wind screens on the north side. Covered free flow horse walker 75x75x16. Hay & equipment barn 100x50x18. Equipment shed 15x35. Two ranch help doublewide homes (1 yr old) 16x40 with 14x60 porches on both. Cedar stave entry & fencing with custom gates.
- WATER:** Water well.
- MINERALS:** Some owned & negotiable.
- TAXES:** \$ 8,684.74
- COMMENTS:** A great location, beautiful property, an incredible home, and an awesome covered arena.
- PRICE:** \$ 1,850,000.

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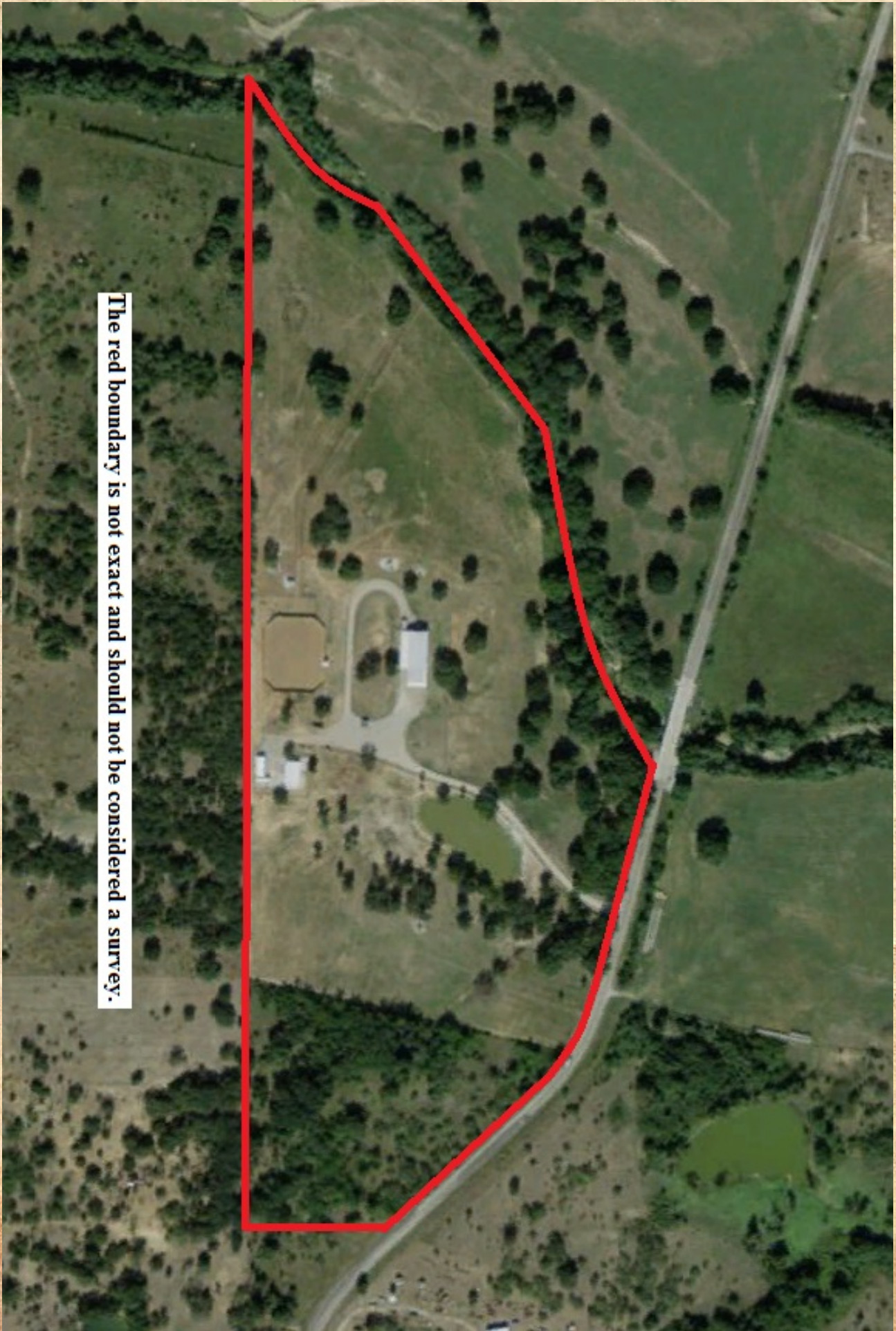












The red boundary is not exact and should not be considered a survey.