

# 42.9 AC Show Horse & Broodmare Ranch

## 500 Fletcher Road, Weatherford, TX



A 3500 SF 3-2.5-3 limestone home. Outstanding horse barn with covered panel walker.



Foreman's home & apartment. Equipment, storage & shed row horse barn.



Gently rolling sandy soil with scattered trees & seeded. Pipe & stave fencing. \$1,795,000.

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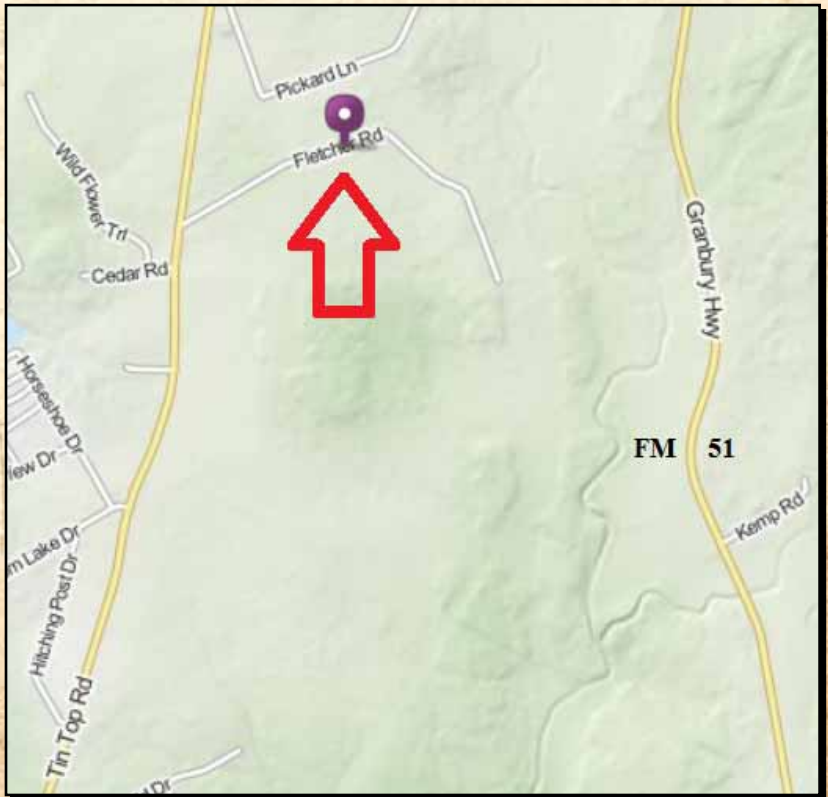
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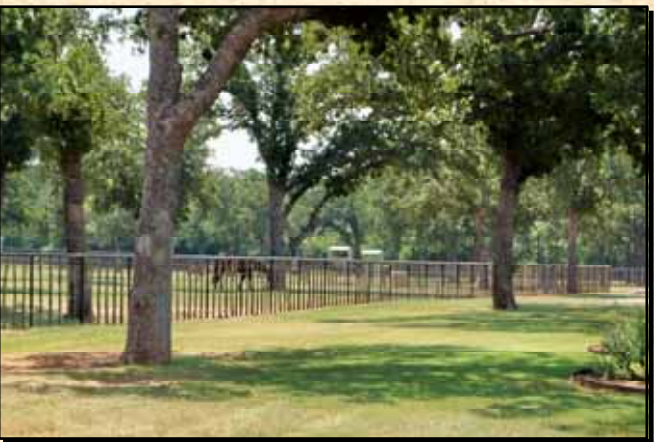
## 42.9 AC Show Horse / Broodmare Ranch 500 Fletcher Road, Weatherford, TX 76087

- LOCATION:** Approximately 7 miles south of Interstate 20 in Weatherford off Tin Top Rd.
- TERRAIN:** The property is very gently rolling to sloping with outstanding sandy loam soils and scattered oak and pecan trees. 8 pastures with shelters and 4 turnouts. Custom fertilized, seeded and over seeded with Texas Tuff Bermuda.
- IMPROVEMENTS:** A beautiful custom limestone 3500 sq. ft. 3 bedroom 2.5 bath 3 car garage farm style home. Wide plank pine floors & craftsman style woodwork throughout. Living & dining room with a tall cedar vaulted ceiling and a stone double sided fireplace & entertainment center. Kitchen - Granite countertops, walk-in pantry, Sub Zero refrigerator, vintage porcelain farm sink, restored 1949 Roper 6 burner gas stove with two ovens. Alder custom cabinets with pull out shelves. Master suite - Large walk-in closets, sliding glass door to side patio, and a tall ceiling. An adjoining master bath - Granite countertop vanity, and tile shower. 2nd & 3rd bedrooms with a Jack & Jill connecting bath with a gorgeous granite vanity and tile shower. Covered porches and decks with recessed lighting. Solar attic fans and 2 Rinnai tankless hot water heaters. Paver stones in the garage and carport. A limestone back yard fence with landscaping.
- An outstanding show barn - Galvalume exterior, double walled, fully insulated, paver stone alleyway, 11-12x16 stalls with southern pine fronts & interiors, mat over concrete, fans, lights, auto waterers, fly spray system, tack room, feed room, two large wash racks with tankless heaters, restrooms, electric roll up on all doors. An attached covered Priefert 6 horse walker. Hay storage & equipment barn - 3200 sq. ft. Galvalume exterior, tool room, enclosed shavings area with electric roll up door, 3 attached exterior stalls with covered shed row. 2nd house - 1500 sq. ft. 2 bedroom 2 bath, electric & propane, 2 master suites, open floor plan, fireplace, covered front porch & covered back deck. Studio apartment - 900 sq. ft., electric, full kitchen with dishwasher, stained concrete floor, and washer & dryer. Utility building - 12x36, roll up doors, fly spray system, concrete walk way to barn. Insulated well house - 5000 gallon storage tank with secondary pump, and room for storage. Arena - 125x125. Everfresh automatic waterers & custom feeders in the pastures. Fully fenced & cross fenced with pipe and cedar staves. Improved drainage, drainage structures throughout the property. Private double entry gates with solar key pads. All utilities are underground.
- WATER:** Trinity water well with 25 gpm.
- MINERALS:** Seller owns significant mineral rights and will convey all at closing and funding.
- TAXES:** \$14,000 ag exempted.
- PRICE:** \$1,795,000.

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An aerial photograph showing a large, irregularly shaped property outlined in red. The property is situated along a road at the top of the image, which is labeled "500 Fletcher Rd.". The property contains several buildings, including a large, light-colored rectangular structure, and a significant area of trees and vegetation. The surrounding area includes other fields and roads.

**500 Fletcher Rd.**

**Colored boundary lines are not exact.**