

42 Acre Horse Facility

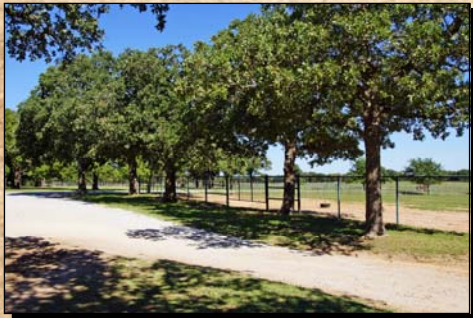
400 Sandy Hill Lane, Millsap, Parker County, TX



3-2.5-2 stone home with pool, and stone guest house. Sandy soil with coastal bermuda.



Covered arena, outdoor arena, nice 13 stall horse barn, and 4 stall horse barn.



Covered round pen, equipment barn, pipe traps & paddocks, water wells.

Reduced to \$ 1,550,000

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42 ACRE HORSE FACILITY

400 Sandy Hill Lane, Millsap, Parker County, Texas

LOCATION: Approximately 40 minutes west of Will Rogers Coliseum and 18 minutes west of Weatherford. From the Weatherford courthouse take US 180 West 6 miles, just after passing under the RR overpass turn south (left) onto Newberry Road for 3 miles, at the intersection of Old Millsap Road turn west (right) and go for 1.5 miles, then turn south (left) onto Sandy Hill Lane for 1/2 mile and the property is on the west side or right OR from Interstate 20 exit 397 / Brock Junction, go north on Fairview Rd for 3 miles, then right onto Sandy Hill Lane for 1/2 mile & the property is on the west / left side.

LAND: Wonderful sandy soil with coastal bermuda turf. Level to a gentle roll. 5 one acre turn out pens, 2 turn out stud pens with alley between and 4 additional pastures.

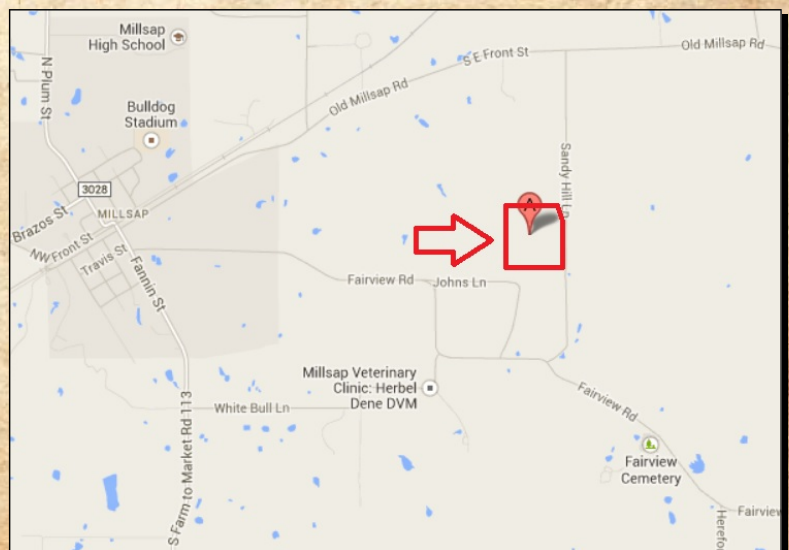
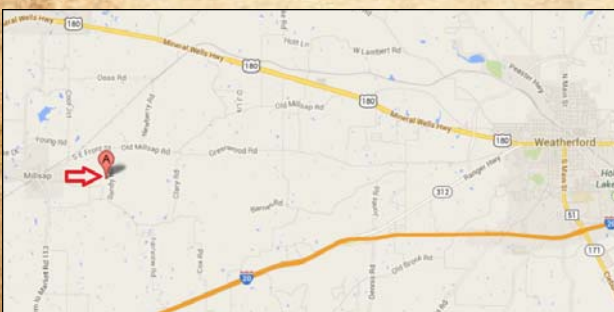
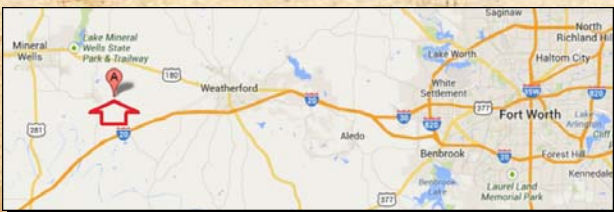
IMPROVEMENTS: Main Home - 3,350 square foot 3 bedroom 2.5 bath 2 car garage with limestone & cedar exterior. Pool with flagstone coping & large aggregate deck, Palo Pinto stone and wrought iron fence and great landscaping. Built in 1994, all electric and wired for Direct TV & Direct Way. Many large oak trees around the home. Guest house - 1,000 sq. ft. 2 bedroom, 2 bath matching exterior with tin roof. Covered arena barn 150x100 all steel with I-beams, cow critter. Adjoining over hang of 96x25 with breaking pen & holding pens. Outdoor octagon (8 sides) arena with cedar staves. Nice main horse barn 138x42 with all steel structure, 13'4" alleyways, 2 - 12x24 foaling stalls, staunch / palpation chute. 11- 12x12 stalls, vet / lab room with 1/2 bath, wash rack, 12x24 tack room, insulated, automatic waterers and rollup doors. 4 stall open end shed row barn 25x60 with creosote wood, 14X14 stalls, steel structure. 3 bay all steel open end barn 40x60 for hay, equipment & shaving storage. Covered 60 foot round pen or breaking pen with cedar staves and steel structure. All steel insulated well house 24x12 with two 300 gallon pressure tanks, concrete floor and lawn equipment storage. 2 outside large water storage tanks. 4 ton galvanized bulk feed bin. 56x14 Singlewide worker's quarters with siding exterior. Pipe fence with mostly non-climb wire and some barbless wire with cedar staves. Large steel & cedar stave entrance with 22' wide graveled driveway. Excellent cattle working pens and alley system.

WATER: Coop water and 3 water wells with 8,500 gallons of storage. The best produces around 12 GPM.

COMMENTS: A scenic place with quality everywhere. Outstanding soil, nice views and good location.

PRICE: Reduced to \$ 1,550,000.

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Colored boundaries are not exact.