

# 40 AC Horse Ranch Millsap, Parker Co., Texas



Totally remodeled 2600 sq. ft. 3-2 brick home with tile & granite.



Horse barn / shop, hydraulic walker, large arena, pipe pen & open shed.



Coastal bermuda, large pond, gravel road, paved frontage - Reduced to \$495,000!

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## **40 AC HORSE RANCH**

### **Millsap, Parker County, Texas**

**LOCATION:** Just north of Millsap on the edge of town & west of Weatherford.

**IMPROVEMENTS:** TOTALLY REMODELED 3 bedroom 2 bath brick home with large front porch and back porch, with guttering. Pipe fencing around the yard. Large living room with tile floor, large wood burning fireplace, paneling, and trimmed in cedar. Kitchen with granite countertops and island, tile floors, and new stainless steel appliances. Study with built-ins and paneling. Master bedroom with carpet and pine beaded ceiling. Master bath with tile floor, double sink granite vanity, large tub with tile surround, separate tile shower, pine beaded ceiling. 2<sup>nd</sup> bath with tile floor, single granite vanity, and tub/shower combination. 2 additional bedrooms. Horse barn 40x75 with two large rollup doors and one small rollup door, 3 stalls, tack room and living quarters 22x40 with shower, sink and toilet. Adjoining 40x23 overhang. Front covered area 20x16. Drover hydraulic horse walker. 7 stall steel and concrete dog pens. Steel & sucker rod catch trap with 19.5 x 40 open end shed. Outside arena 250x150 with roping chute and return alley.

**TERRAIN:** Level to mostly gently rolling native grass lands with mostly scattered mesquite trees.

**WATER:** Coop water to the home. One large pond and one small pond.

**MINERALS:** No minerals owned.

**PRICE:** Reduced to \$495,000.

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