

# 518 Acre “Waggoner Ranch” & Horse Facility

## Boonesville, Wise County, Texas



A 3 story 6034 sq. ft. 4 bedroom 3.2 baths and a 4 car garage stone home.



2 covered riding arenas, a stone garage & bus barn, and a 14 stall horse barn.



Rolling native & bermuda grasses, open to scattered tree cover. \$3,250,000.00.

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](mailto:Mac@Coalson.com)

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660

Cell 817-991-8300 E-Mail - [McAllen@Coalson.com](mailto: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

7801 New Authon Road, Weatherford, TX 76088

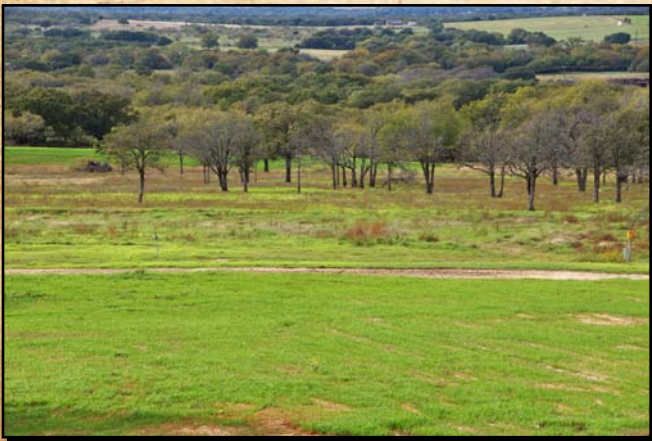
WWW.COALSON.COM

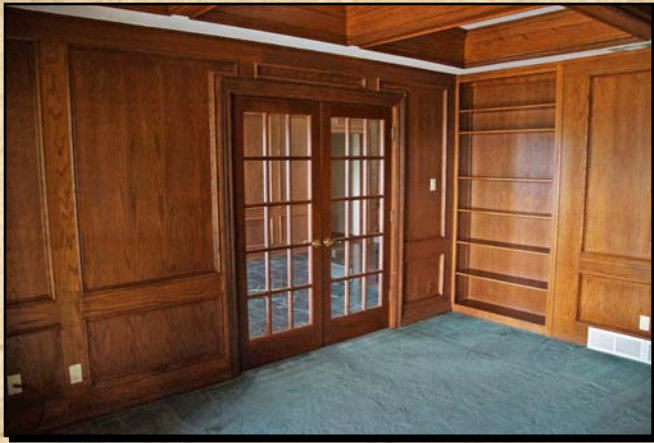
## **518 AC "Waggoner Ranch" & Horse Facility 740 Private Road 3744, Boonesville, Wise County, TX**

- LOCATION:** Approx. 55 minutes west northwest of downtown Fort Worth, 21 miles north of Weatherford and 10 miles south southwest of Bridgeport with frontage on FM 920 and County Road 3655 in southern Wise County. Directions - From Fort Worth go west/northwest onto hwy 199 for 36 miles, then north on FM 920 for 4.2 miles and the main entrance is on the east / right side.
- TERRAIN:** Rolling with native grasses and bermuda grass pasture. Scattered to thicker timbered areas with oak and mesquite cover.
- IMPROVEMENTS:** A 3 story 6034 sq. ft. 4 bedrooms, 3 full baths, 2 half baths, 4 car garage, stone home. 2 Stone fireplaces, carpet, tile, wood flooring. textured and wood walls with stained trim. 3rd floor game room. A large foyer with marble floor and picture frame paneling walls. An adjoining office / library with carpet and picture frame paneling. A formal dining room with a marble floor. A nice living room with a 20' ceiling, floor to ceiling fireplace and large windows. A very large family room with a wood floor, cedar walls, a huge floor to ceiling stone fireplace, exposed cedar trusses in a tall cathedral pine ceiling with sky lights, and a wet bar. A large kitchen with a tile floor, whitewash cabinetry, and an island with a vegetable sink. Appliances include an electric cook top, a double oven, dishwasher, microwave, warming drawer and a Sub-Zero refrigerator freezer. A large counter top with eating bar on the family room side. A large master bedroom with carpet and step up ceiling. The master bath features a tile floor, 2 marble vanities, a jetted tub with tile and marble surround, a tile and glass door shower and two closets. Covered porches front and back. An upstairs with 3 bedrooms 2 full baths with a huge front and back covered decks. 3rd floor with a large bonus room with built in shelving and desk area. A 23,000 sq. ft. covered riding arena with cattle holding pens. Another 18,200 sq. ft. covered arena. A 936 sq. ft. 2 bedroom 1 bath ranch hand house. 5,040 sq. ft. garage, bus barn, and office with 1/2 bath. 5010 sq. ft. barn, office with upstairs sleeping loft, 14 horse stalls with automatic waterers, and fly spray system. Loafing sheds - 1- 12x12 & 1 - 12x24. 6 livestock holding / feed lot pens with covered sheds. 1- Trojan 6 horse panel walker. Extensive pipe fencing. A large stone main entry with custom private electric double gates.
- WATER:** Five water wells with large storage tanks and system. 8 stock ponds (2 stocked with fish). Several ideal sites for building larger reservoirs (lakes)
- WILDLIFE:** Excellent hunting for deer, turkey, and hogs with great oak cover habitat.
- ISD:** Bridgeport
- MINERALS:** None owned by seller.
- TAXES:** \$23,598.00 for the year end 2012.
- COMMENTS:** The Ranch boasts the highest point in Wise County, providing grand views from the main ranch house and good hunting.
- PRICE:** \$3,250,000.00

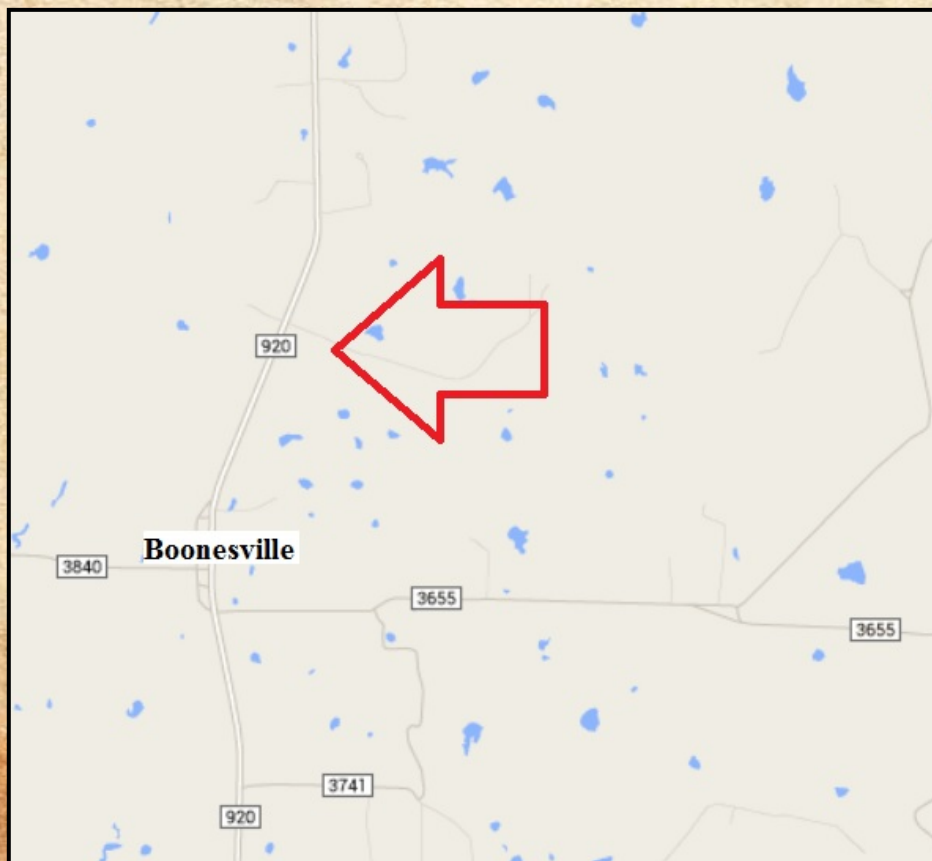
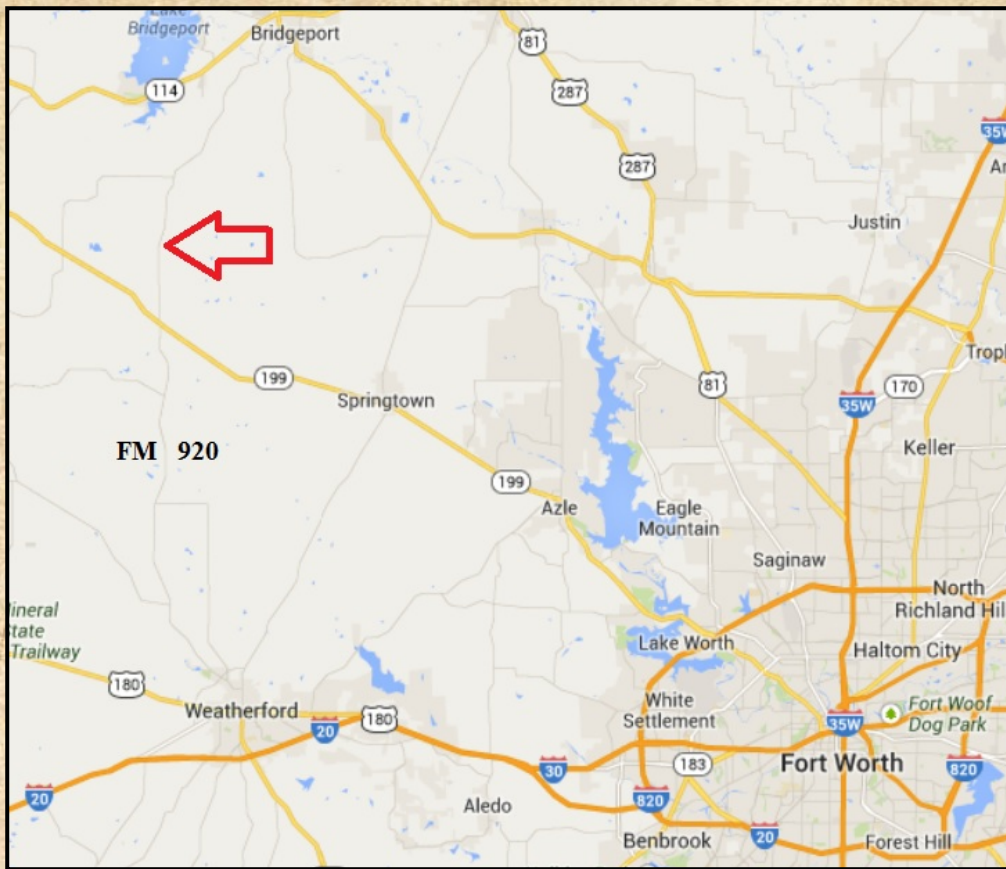
ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.











FM 920

Red boundaries are not exact.

