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53.74 AC HORSE RANCH

900 FM West 1885, Weatherford, Texas 76088

LOCATION:

Approximately 22 minutes west northwest of Weatherford with frontage on FM 1885. From the Weatherford courthouse go north on FM 51 to the second lighted intersection, go west / left onto FM 920 for 5.4 miles, the west / left onto FM 1885 for another 16.6 miles and the property is on the north / right side. General Map Local Map Micro Map Aerial Survey

TERRAIN:

Excellent coastal Bermuda pastures on each side of the graveled driveway to the residence with some post oak trees. Large coastal cattle pasture in the back with scattered oak trees.

IMPROVEMENTS:

A beautiful, custom built, 4,800+/- sq. ft. 3 bedroom, 4.5 bath, stone, 1.5 story home with a detached 4 car garage via breezeway. Austin stone exterior with a composition guttered roof. An extremely open concept enhanced with many Danvid low e windows, tall ceilings, hand troweled textured walls, many arched passage & doorways, rounded corners, ceramic tiled and carpeted flooring, all the lights have dimmers, and ceiling fans throughout except the dining and the kitchen. A huge family room (25×40) with a tall white cast surround wood burning fireplace, an exposed beams 14' ceiling with a stamped tin center treatment. A large spacious kitchen with granite countertops, a huge granite island, dark Ash cabinets with roll outs, tile backsplash and floor. A stamped tin center ceiling treatment. Appliances include a built-in microwave, double oven, Jenn Air cook top, dishwasher, and compactor. An adjoining formal dining room with many windows. Adjoining the kitchen is a huge breakfast area with many windows and a vaulted ceiling. A master bedroom suite with a built-in entertainment center. An adjoining master bath with a tile floor, jetted corner tub with tile surround, two marble vanities, separate marble and glass shower, and wall papered walls. Two additional bedrooms each with a full bath. A media room with a huge built-in entertainment center. A 1/2 bath and a large nice utility room. A large upstairs bonus room with full bath and an outside balcony. Large covered porches with Quarry tile and cedar trim. A large detached four car garage with extensive upstairs storage. The exterior is beautifully landscaped with flower beds, a large stone planter, and a complete sprinkler system. Nice 1-1 apartment with 6 stall horse barn, tack room, wash bay, and feed area. A 125×225 arena, a 150' round pen, and a 50' breaking pen. Three pipe paddocks with loafing sheds. Pipe entry with a large ornate header, an electric gate, and extensive pipe fencing.

MINERALS:

Some minerals which are negotiable.

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WATER:

Trinity well 420', 18 gpm, and excellent quality. One pond.

TAXES:

Approximately \$ 6,000 annually.

COMMENTS:

A beautiful comfortable high end home, quality improvements, excellent coastal Bermuda turf, and an excellent location.

PRICE:

\$ 1,497,500.00. NEGOTIABLE!

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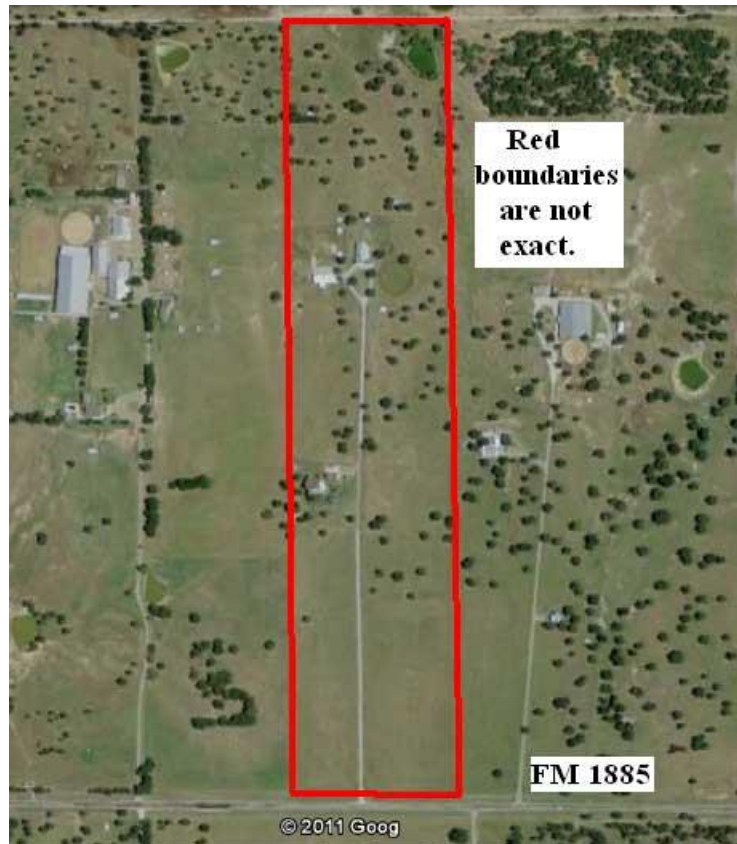


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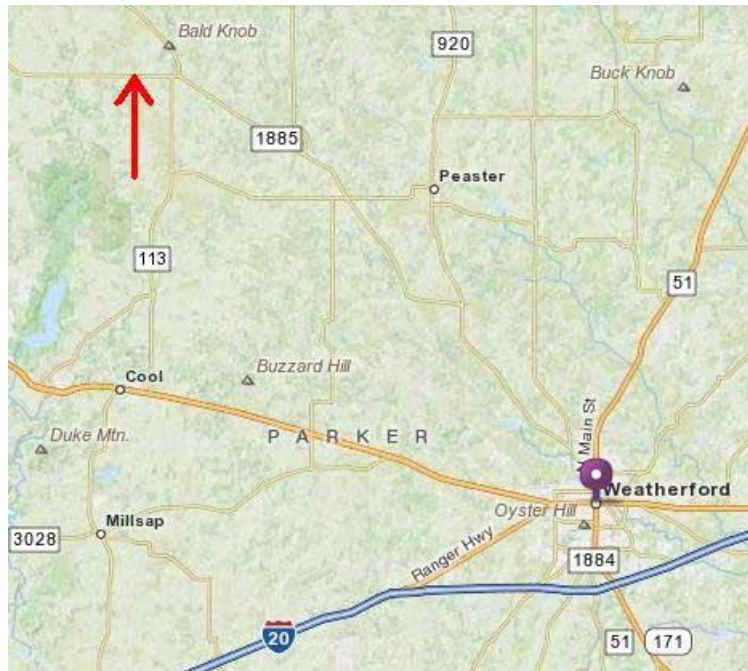


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