

618 Acre GCH Horse & Cattle Ranch & Entertainment Facility

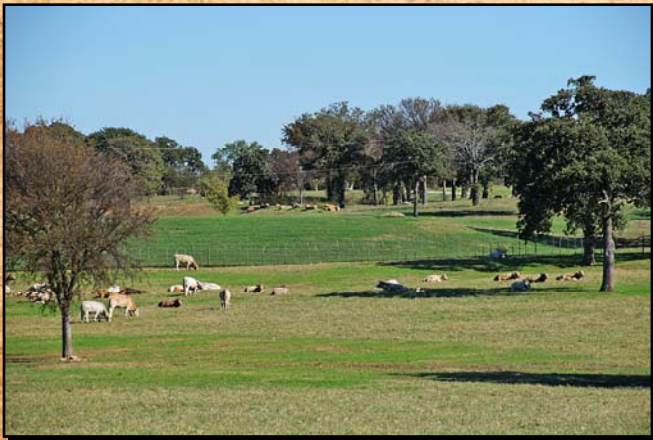
1898 N. FM 52, Weatherford, Parker Co., Texas



Elaborate Cutting Horse Training Facility - 2 covered Arenas, Incredible Show Barn - 75 stalls



Magnificent Dining Hall & Poolside. Awesome Residences & Suites. Many Laborer's quarters.



Productive Coastal Bermuda, Wheat Land, Hunting Timber Along the Creek. \$13,997,500.00.

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618 Acre GCH Ranch

Horse Facility, Cattle & Recreational Ranch

1898 to 1899 N. FM 52, Weatherford, Parker County, Texas 76088

- LOCATION:** Just 19 miles northwest of Weatherford or 45 minutes west of Fort Worth., and Directions: From the Weatherford Court House take FM51 North to a stoplight then west/left onto FM 920 North towards Peaster for 5.5 miles, then west/left at the yellow blinking lights onto FM 1885 for 11.5 miles then north/right on FM 52 for 2 miles toward Whitt and the property is on the west/left side. Significant FM 52 road frontage and frontage on FM 1885.
- TERRAIN:** Gently rolling to heavily rolling to level productive land with scattered hardwood trees. 360 acres of coastal bermuda pastures. 140 acres in cultivation fields. 75 acres in scattered to thick timbered areas along large "Rock Creek." 35 acres is on the west side of the creek but accessible.
- IMPROVEMENTS:** A 3000 sq. ft. custom stone home with 3 bedrooms, 3 baths, and a covered carport. Fireplace, covered porch and patio.
- Three Executive Guest Suites - A beautiful stone exterior with cedar porches. Varying in size from a 2 bedroom 2 bath to a 2 bedroom 1 bath to another 2 bedroom 1 bath with full kitchens. Very high end décor depicting themes of "cattle baron, Santa Fe, and Traditional Texas."
- A Grand Dining Hall & Poolside: Stucco exterior, a huge dining hall with a 22' to 24' ceiling and fireplace. Commercial kitchen and appliances with walk-in freezer, men's & women's changing rooms and one full bath. Outdoor dining and entertaining under the arbor with a fireplace. A large flagstone deck leading to a gorgeous pool with a sunken swim up wet bar with stools, an infinity edge, and propane heated. Hot tub, water fall, and extensive beautiful landscaping.
- An Executive Office of 1200 sq. ft. with beautiful Hickory wood plank floors, cabinets, and built-ins. Wi-Fi, ½ bath, high ceiling and a coffin tin ceiling, coffee bar, red cedar closet, safe room and alarm system. An insulated 10 car show garage, an adjoining professional workout room with rubber floors and solid mirrors. A mare barn of 4 foaling stalls, 6 stalls with runs, 12 additional stalls for 16 total stalls, and tack room. Office, vet examination room, and expansion room for 30 more stalls.
- The Show barn is AWESOME with 6" deep paver alleyways, Washington State western pine plank ceiling, tall stucco interior sidewalls, tilt wall with an aggregate finish, three wash bays, a large tack room, a large office with Wi-Fi, 6 rollup doors, ½ bath, and an upstairs apartment.

An adjoining large Insulated Storage Facility – one area is for furniture type items, another area for feed, and another for shavings. An adjoining covered computerized Priefert panel walker.

Two covered arenas side by side and landscaped - #1 is 250x124, music and wifi, indoor cattle holding pens. #2 is 136x136 with covered cattle pens and a/c viewing deck.

Four Executive Custom Themed Suites with stone exterior – one master suite and three 2 bedroom suites. Six covered parking bays and a private gated entry.

2 year olds horse barn with 13 stalls, tack room, ½ bath, office with a full bath, 7 vehicle covered parking, and an outdoor wash rack. Nearby are five lean to shed row stalls and a traditional horse walker. Outdoor lighted 150' round pen and breaking pen with viewing deck.

Ranch hand quarters – two 2 bedroom apartments and two 1 bedroom apartments with screened in porches.

All steel cattle covered working pens with squeeze chute, scales, and load out chute.

A 10,000 sq. ft. showcase insulated building for big rigs and horse trailers with 8 insulated rollup doors, and 50 amp service for RVs. An adjoining commercial truck and vehicle wash with propane water heater.

A 180' long shed row commodity barn for mixing feed, storage of feed, hay, tractors & equipment with an adjoining shop which has an office and ½ bath. 3 bedroom laborer's quarters and a 3500 sq. ft. hay barn.

34 pipe paddocks with loafing sheds and extensive pipe fencing.

Six commercial cattle feed lots with concrete & steel feed bunks – 740 head capacity.

The extensive landscaping was designed and laid out by an architect with an extensive sprinkler system. Over \$300,000.00 of high plains Cactus trees and plants.

All A/C and Heating systems are heat pumps with back up heat strips.

WATER: Three 650' deep Trinity water wells averaging 95 gpm each fully equipped in three different areas with 23,000 gallons of storage in total all tied together. Extensive large "Rock Creek" frontage. 23 stock ponds. Every pasture has fresh water (well) with over 10 miles of water lines.

MINERALS: Approximately 25% to 100% owned which will be conveyed.

GAME: Deer, turkey, hogs, dove, ducks, etc..

TAXES: Between \$27,000 to \$32,000 annually.

COMMENTS: Possibly one of the finest cutting horse facilities in north Texas. The improvements are top shelf and extensive. An incredible place to entertain celebrities, executives, or royalty. The location is great! Excellent productive soils support great coastal bermuda & wheat land. \$600,000.00 in furniture is negotiable.

PRICE: \$13,997,500.00.

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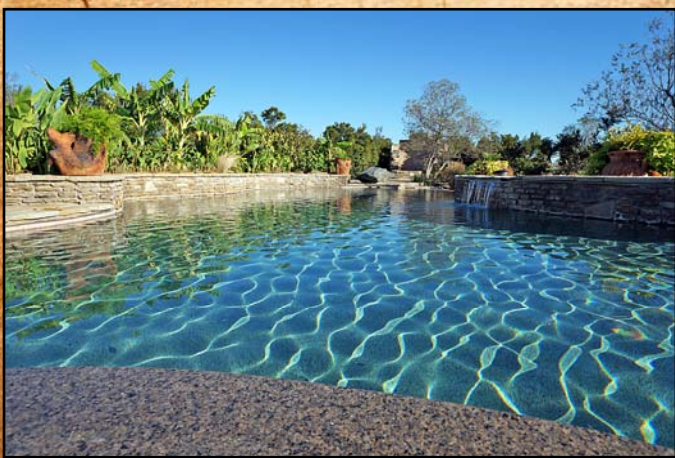


















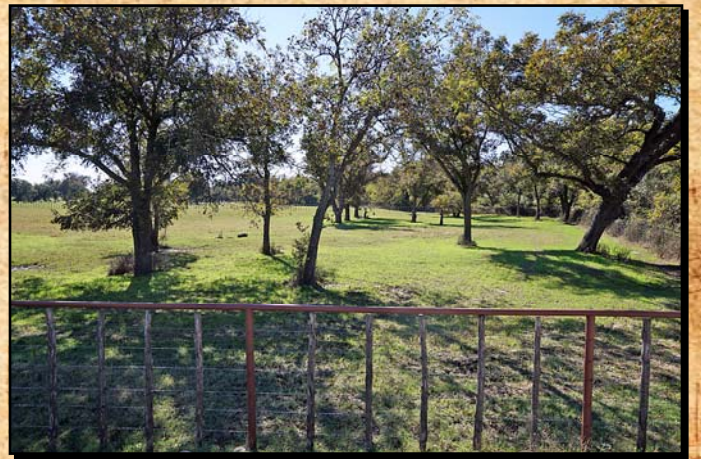






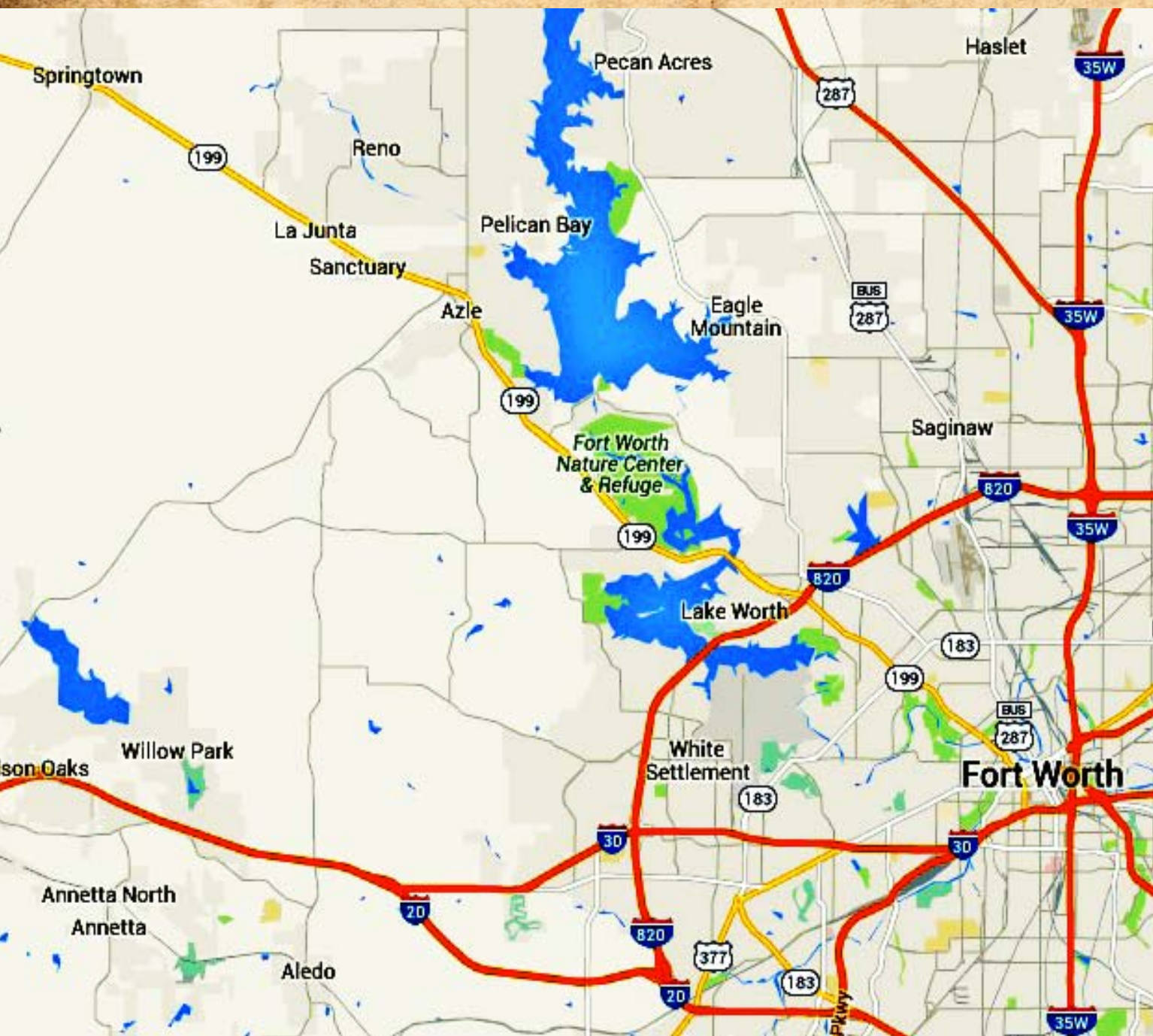
















Red boundaries
are not exact.

Plat is adjusted for spread width

