

63 AC “Carter Ranch”

Silverado On The Brazos, Parker County, Texas



3476 sf, 2-2.5, 2 story, stone main home. Stone guest home & 4 stall stone barn.



10 stall Barnmaster w/office & living quarters, covered arena, stone gated entry.



2 round pens, traps / paddocks, pipe & cedar stave fencing, Brazos river, \$ 3,395,000.

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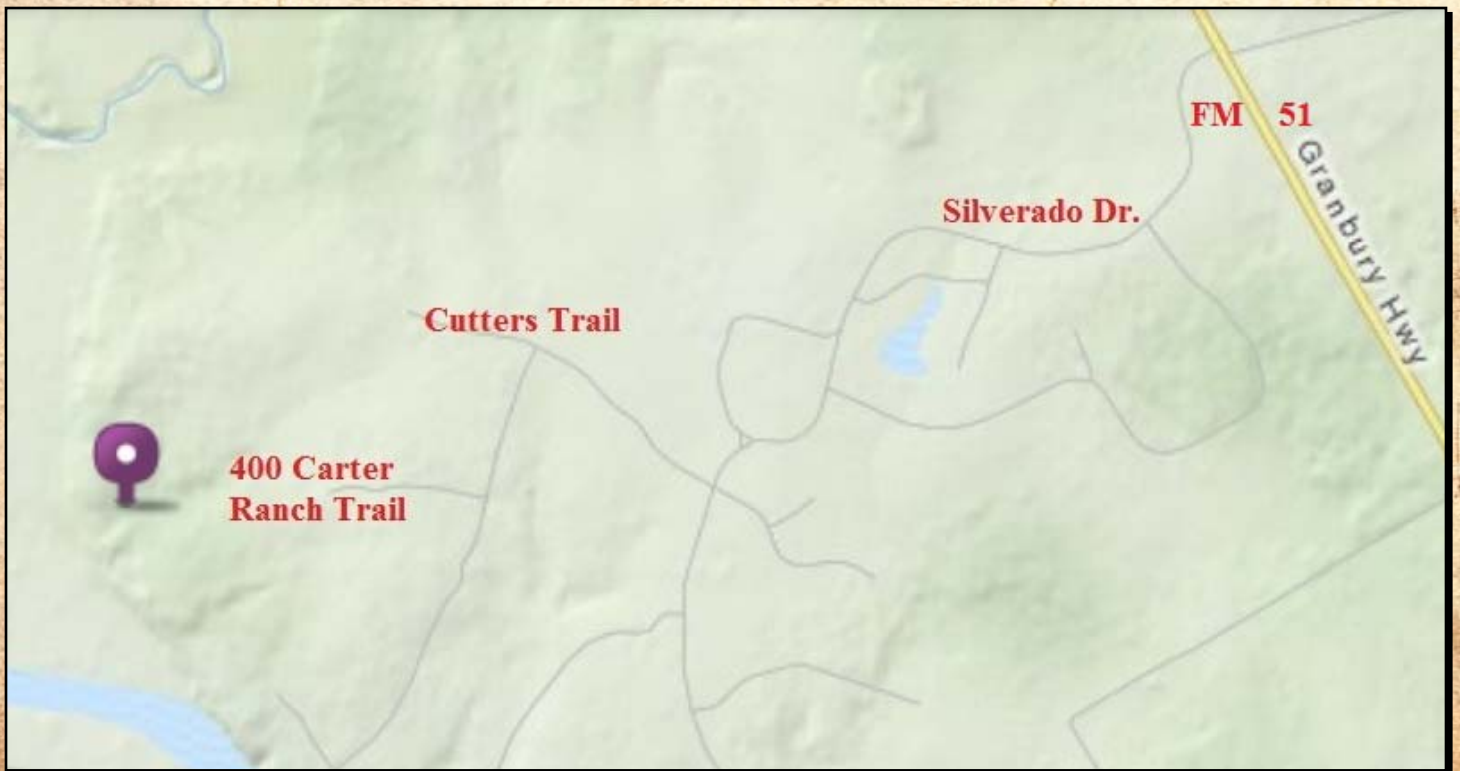
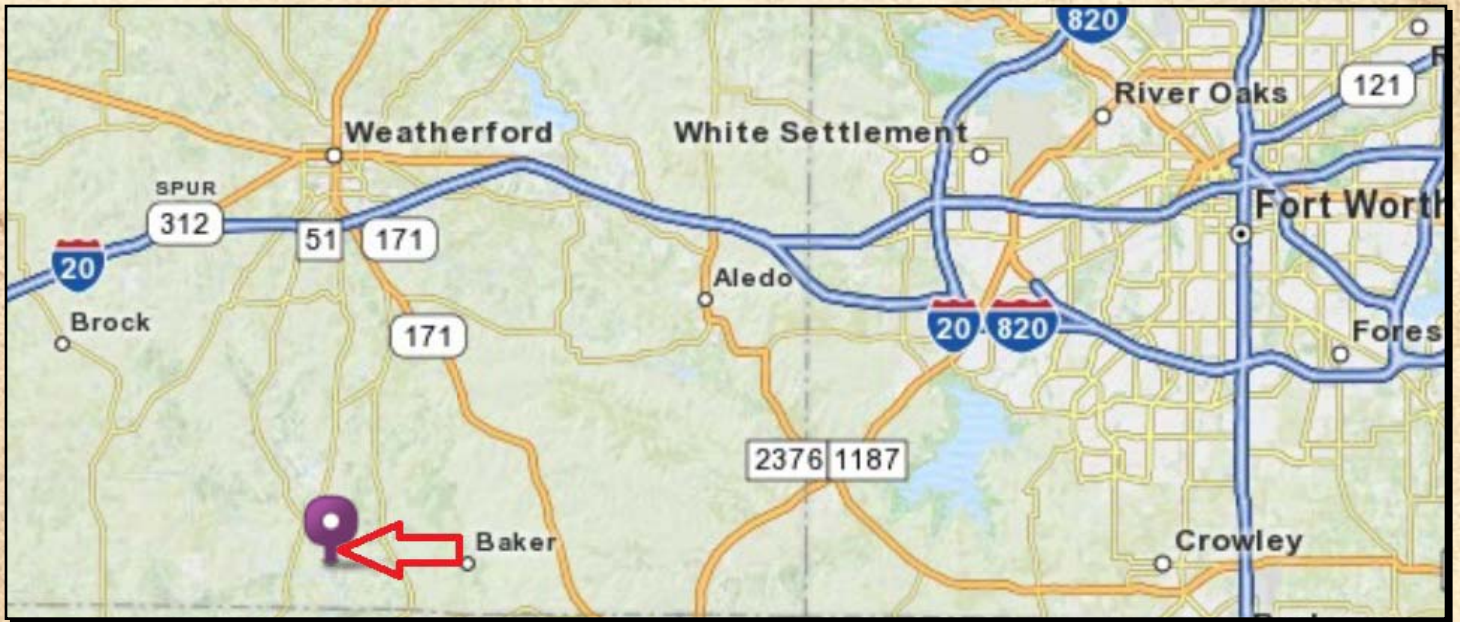
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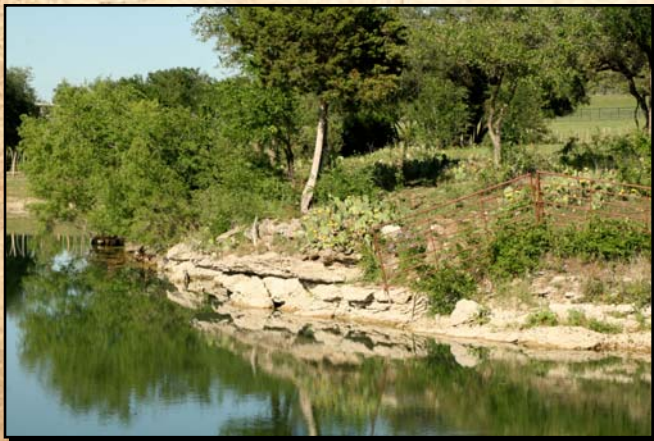
- LOCATION:** Approximately 10 miles south of Weatherford on FM 51 in the Silverado On The Brazos gated community. The address is 400 Carter Ranch Trail, Weatherford, TX 76087.
- TERRAIN:** Level to gently rolling scenic terrain with many beautiful trees overlooking the Brazos river bottom.
- IMPROVEMENTS:** The main home is approximately 3476 sq. ft. with 2 bedrooms, 2.5 baths and 2 stories. Stone exterior, metal roof, steel frame, and concrete piers. Built in 1998, there is 2,246 sq. ft. of covered rustic porches with two stone fireplaces. Unique rustic interior décor. Open custom kitchen with adjoining dining area. Living room with stone fireplace, pine walls and floors, and a tall vaulted cedar stave ceiling. Upstairs studies / office areas with cedar stave banisters overlooking the living room. Master bedroom with cork crib walls and pine floors. Stone showers in all bathrooms. HVAC/gas. A beautiful 10,000 gallon saltwater pool with Jacuzzi / spa and flagstone coping and decking. A stone guest house 917.8 sq. ft. 2 bedroom 1 bath, kitchen, living room and stained concrete floors. An adjoining 4 stall barn with 16x16 stalls & 40' runs. Full length porch and tack room. A Barnmaster show barn with ten (10) 16x16 stalls with 40' runs, efficiency apartment, separate office, covered porch, fly system, and fans. A lighted covered arena of 200x125 with cattle holding pens on each end. Six horse hydraulic walker and a 40' breaking pen. Hay / equipment shed 48x24 barn. 150' outdoor round pen on the bottom pasture near the river.
- WATER:** Two water wells for domestic use. 927.74 feet of beautiful Brazos river frontage which is a short boat ride to Lake Granbury.
- MINERALS:** No minerals, however the surface will be restricted against any oil & gas operations.
- TAXES:** 2010 - \$ 18,825.
- COMMENTS:** A unique, beautiful, hill country setting with quality improvements on the Brazos river in a prestigious equine gated community.
- EXCLUSIONS:** All "PC" - fixtures, tack boxes affixed to walls, all brass wall plates (front entrance, guest house and main house). Antler chandelier in the dining room, and the weathervane on top of the guest house.
- PRICING:** \$ 3,395,000

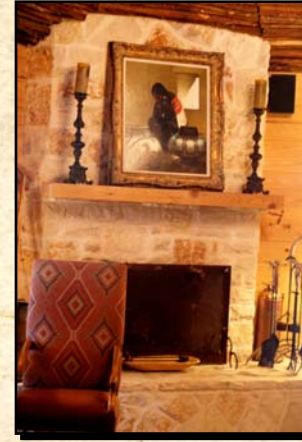
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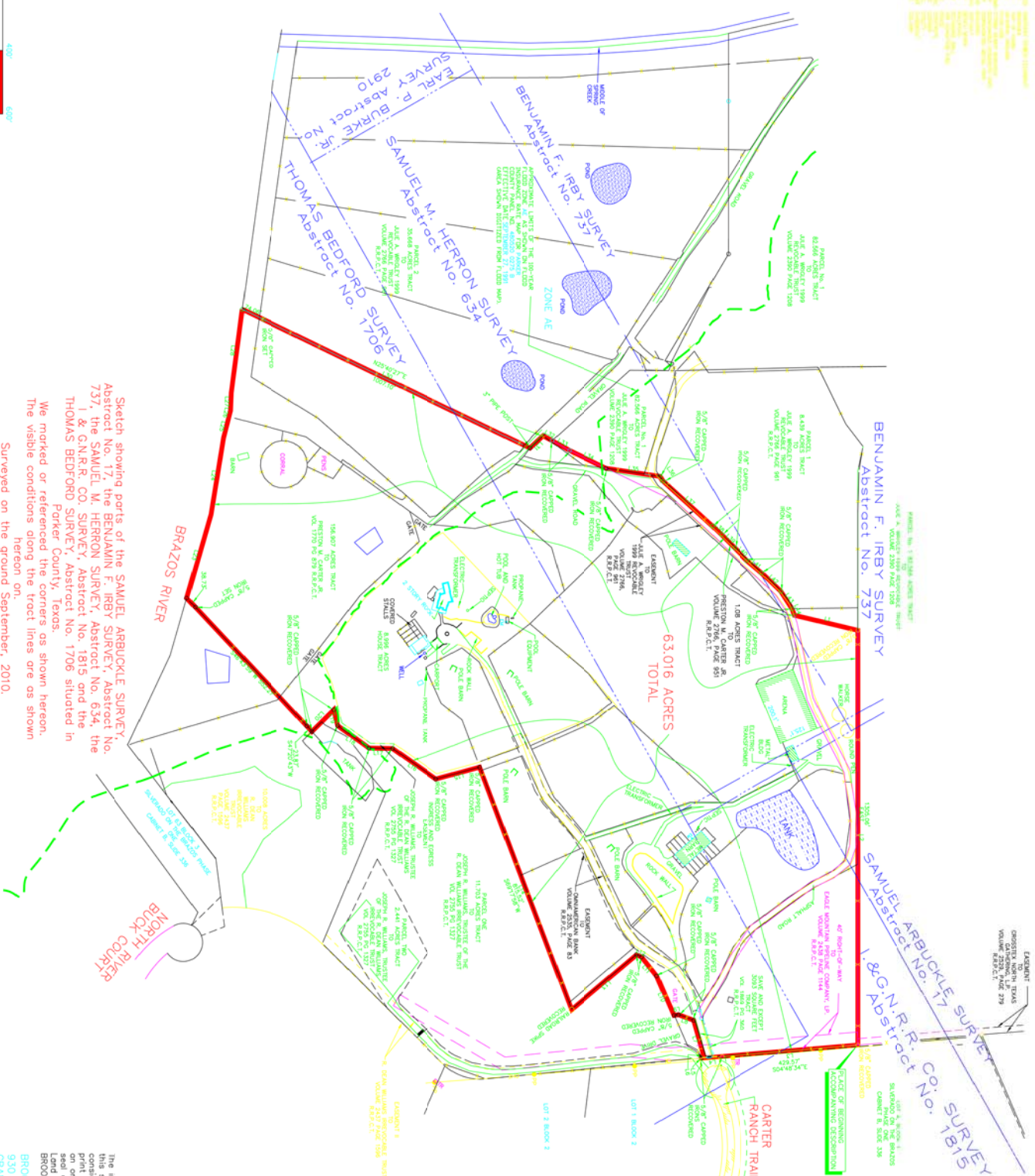
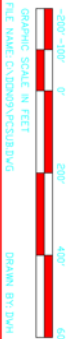












Sketch showing parts of the SAMUEL ARBUCKLE SURVEY, Abstract No. 17, the BENJAMIN F. IRBY SURVEY, Abstract No. 737, the SAMUEL M. HERRON SURVEY, Abstract No. 634, the I & G N.R.R. CO. SURVEY, Abstract No. 1815 and the THOMAS BEDFORD SURVEY, Abstract No. 1706 situated in Parker County, Texas.

We marked or referenced the corners as shown hereon, the visible conditions along the tract lines are as shown hereon.

Surveyed on the ground September, 2010.

BROOKES BAKER SURVEYORS

The information reflected by this survey should not be considered valid unless this print of said survey bears the seal of Registered Professional Land Surveyor.

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