

# 68.5 Acre Horse Facility (additional 40 AC available)

410 Fairview Road, Millsap, Parker County, Texas



A 175x235 covered arena with tack & feed rooms and commodity storage.



20 stall horse barn with cow cutter. An 1800 sq.ft. manufactured home.



Covered walker, apartment & bunk houses, feed lots, and large entry. \$1,250,000.

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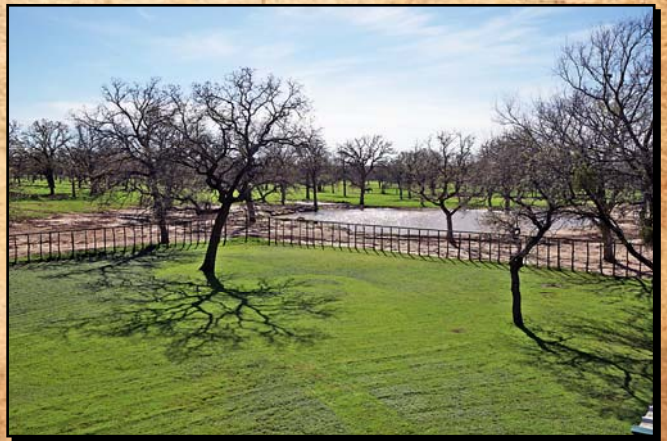
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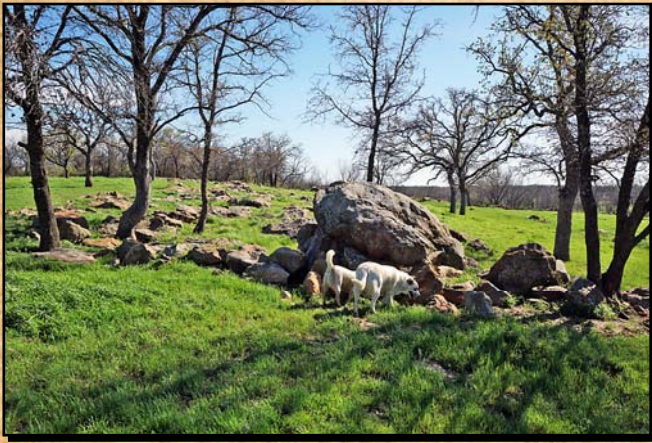


## 68.5 Acre Horse Facility (additional 40 ac available) 410 Fairview Road, Millsap, Parker County, Texas

- LOCATION:** Approximately 45 minutes west of Fort Worth or 20 minutes west of Weatherford. Frontage on paved Fairview Road.
- TERRAIN:** Level to a gentle roll with coastal bermuda in clay loam soils and scattered trees.
- IMPROVEMENTS:** A 175x235 covered indoor arena and 20 stall horse barn combination with tack room, hay storage, wash bay, office & ½ bath, a new Lonnie Ashley 3D Cutting Machine, and holding pens. A 125' round pen. A 2<sup>nd</sup> 7 stall horse barn. A covered paneled walker. An 1800 sq.ft. manufactured home with a covered carport & upstairs outside deck. Seven cattle feedlot pens with sheds, chutes, and working pens. A 1200 sq.ft. apartment, and 5 bedroom & 2 bedroom bunk houses. A large pipe and barn wood entrance and paved driveway. 16 traps and paddocks.
- WATER:** Coop water to the house. One water well on the property with storage, supply system, pumps, and pressure tanks. Three stock ponds.
- MINERALS:** Negotiable
- COMMENTS:** The location is excellent and impressive from the road.
- PRICE:** 68 acre horse facility - \$1,250,000.00. With an additional 40 acres of coastal bermuda & trees, both for \$2,397,500.00.

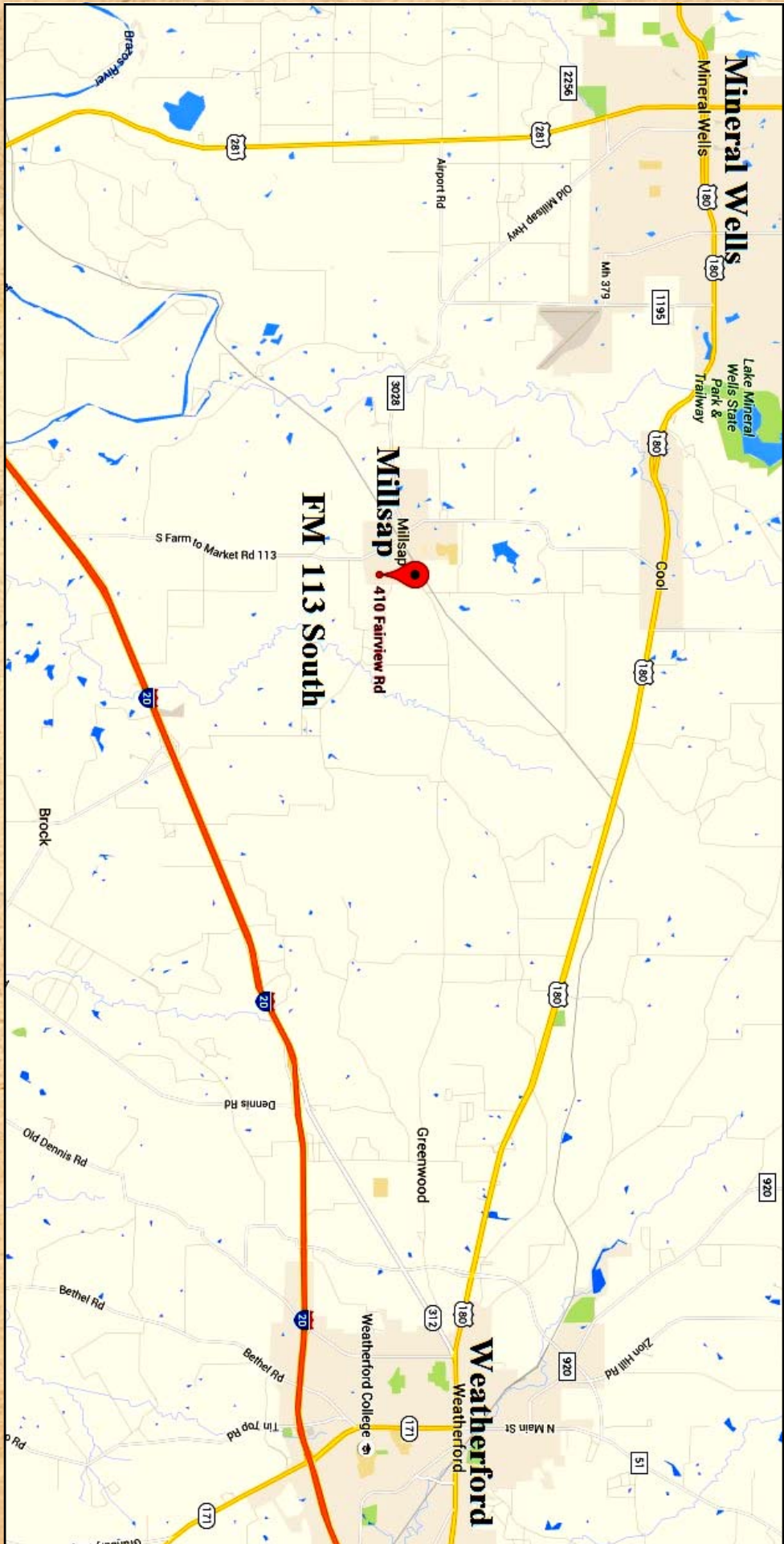
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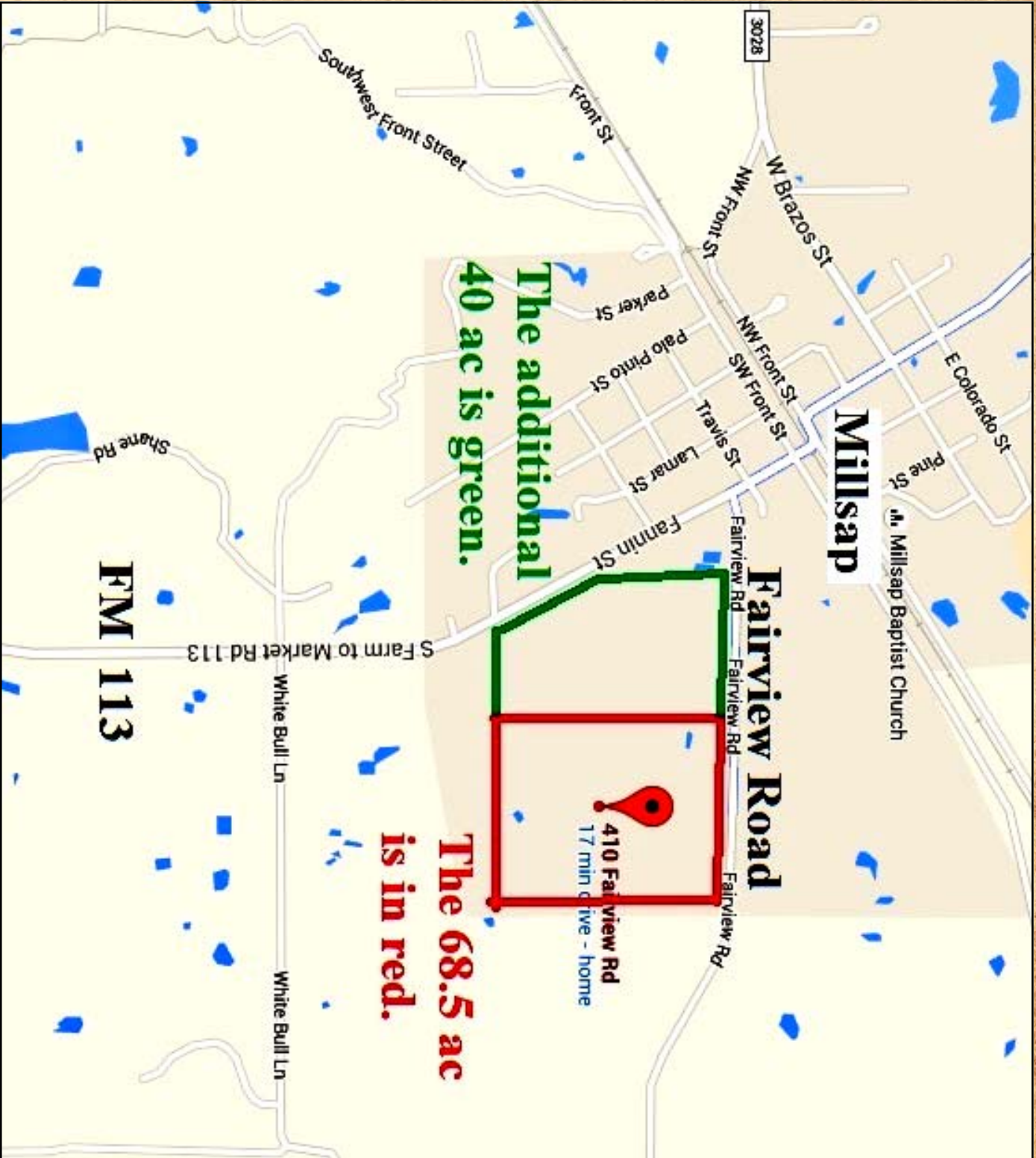




# The additional 40 acres







The additional  
40 ac is green.

The 68.5 ac  
is in red.

410 Fairview Rd  
17 min drive - home

FM  
113

Millsap

Fairview Road

M. Millsap Baptist Church

3028

White Bull Ln

White Bull Ln

S Farm to Market Rd 113

Shane Rd

Southwest Front Street

Front St

W Brazos St

NW Front St

NW Front St

SW Front St

E Colorado St

Pine St

Fairview Rd

Fairview Rd

Fairview Rd

Fannin St

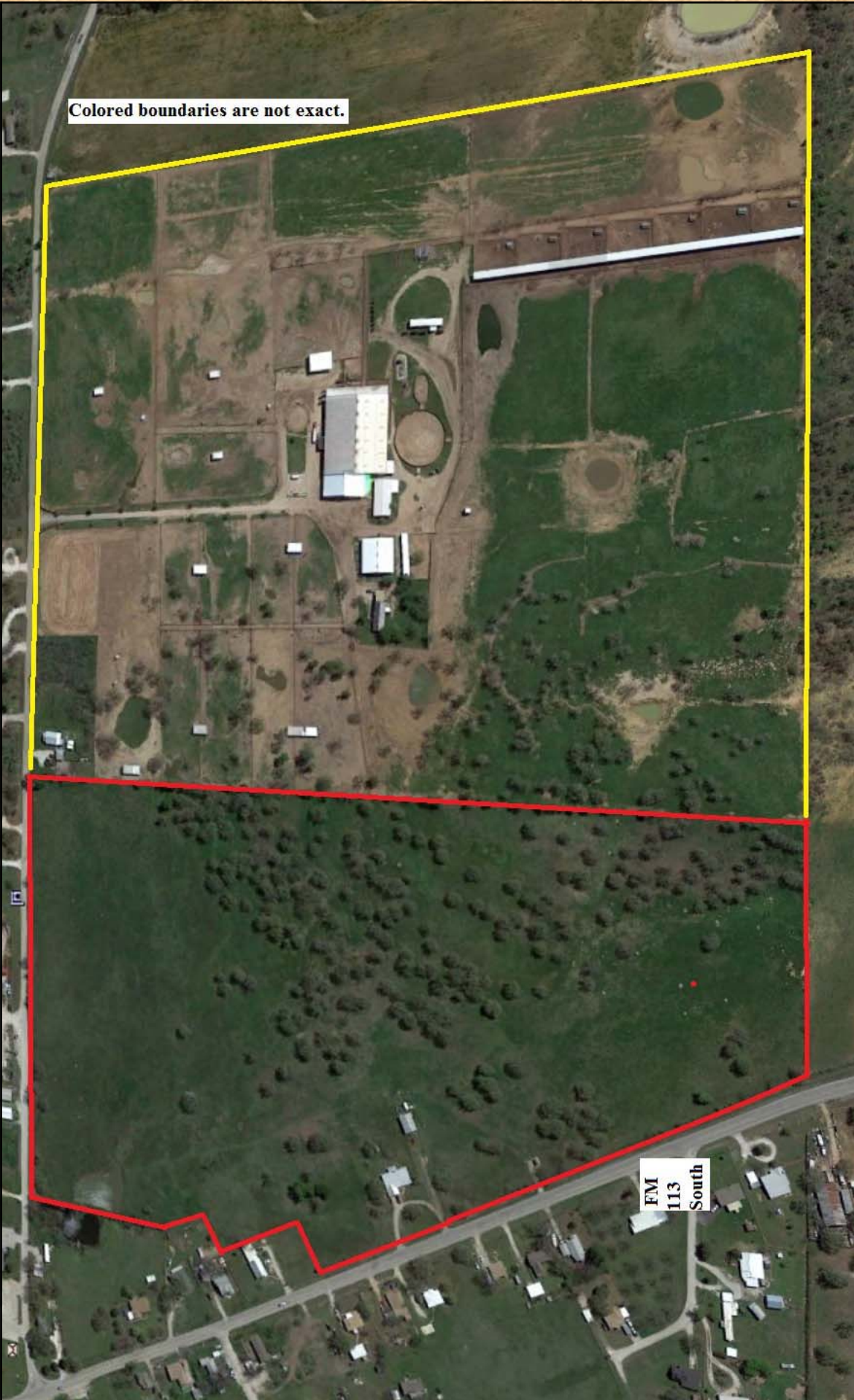
Lamar St

Trevis St

Palo Pinto St

Parker St

Colored boundaries are not exact.



FM  
113  
South