

72.5 AC Horse Facility

115 Pickard Lane, Weatherford, Texas



Minutes south of Weatherford. Rolling land with scattered oaks, elms & coastal.



Indoor arena 125x175, adjoining 14 stall tilt wall barn, another 6 stall barn w/apts.



**3-2.5-2 remodeled brick home, hay barn, pipe fencing & entry, paved driveway,
\$ 2,395,000.**

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72.5 AC Horse Facility, 115 Pickard Lane, Weatherford, Parker County, Texas

LOCATION: Ten minutes south of Weatherford. From Weatherford, Interstate 20 & Bethel Rd. proceed south onto Bethel Rd for 9 miles, then left onto Pickard Lane for 1/10th mile to the entry of the property on the east / left side at 115 Pickard Lane.

TERRAIN: Gently rolling with excellent soils, scattered oak, live oak, and elm trees. Good native grasses and coastal bermuda.

IMPROVEMENTS: Indoor arena 125 ft. x 175 ft. long, 40ft. high ridge roof, heavily insulated, 16 - 14 ft. x 14 ft. overhead doors, 2 - Big Ass brand ceiling fans, 4 indoor cattle holding pens, indoor round pen for breaking. Show stall tilt wall barn 135x42 connected to the indoor arena, including 14-14x12 stalls with auto waterers, with electric airplane doors. 14ft. x 25ft. office restroom and shower, tack room, wash racks, 2-12x24 porches off the barn, 13'8" concrete alley way, insulated, auto fly spray system, and auto set stall lights. 2nd stall barn 72x36, 6 stalls 12x12, auto fly spray, front porch 14x28. ceiling fans, concrete alley way, with 2 apartments 36x12 and laundry room. 2788 sq. foot ranch home. 3 bedroom, 2.5 baths, mud room, large kitchen granite counter tops, breakfast nook, dining room, living room with fireplace. Completely remodeled 2004-2005 with tile floors and carpet, all new heating and air-conditioning units, new roof, and new appliances. 2 car garage, porch, and back patio area. Ultra air purification filter system installed new in 2009. Hay & equipment storage building 60x50. Utility storage shed with concrete floor 20x14, shavings storage building 30x18. Outside 170' round pen with cedar staves, stadium lights, holding pens, and viewing stand. 2 pasture loafing sheds, 5 cattle pasture shelters, 1-20x80, 1- 20x75, 2-20x60, and 1-14x11. 21 pastures & traps, 10-21x20 concrete feeder pads, 19 Ritchie automatic waterers each on concrete pads, one person on horseback can handle cattle from any pasture. 21,230' of pipe, cable and V mesh non climb fence (all heavy wall posts). Excellent permanent cattle handling and doctoring facility, easy semi-truck loading and unloading, one man operation. Electric front gate entrance (phone in open, close). Concrete drive to house, circle drive, concrete drive to barns with large parking and turn around area. 2007 six horse pro walk horse walker mounted on concrete pad.

WATER: An abundance of good water with 4 wells from the Trinity strata, one being a windmill.

MINERALS: Some minerals owned and negotiable.

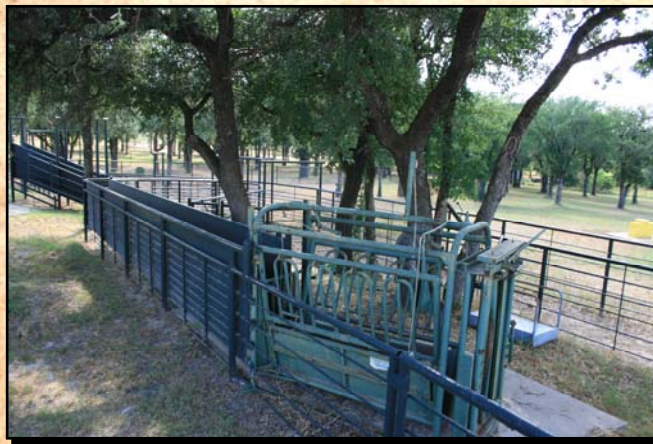
COMMENTS: A great location, very scenic property, super nice indoor arena and show barn.

PRICE: \$ 2,395,000.00.

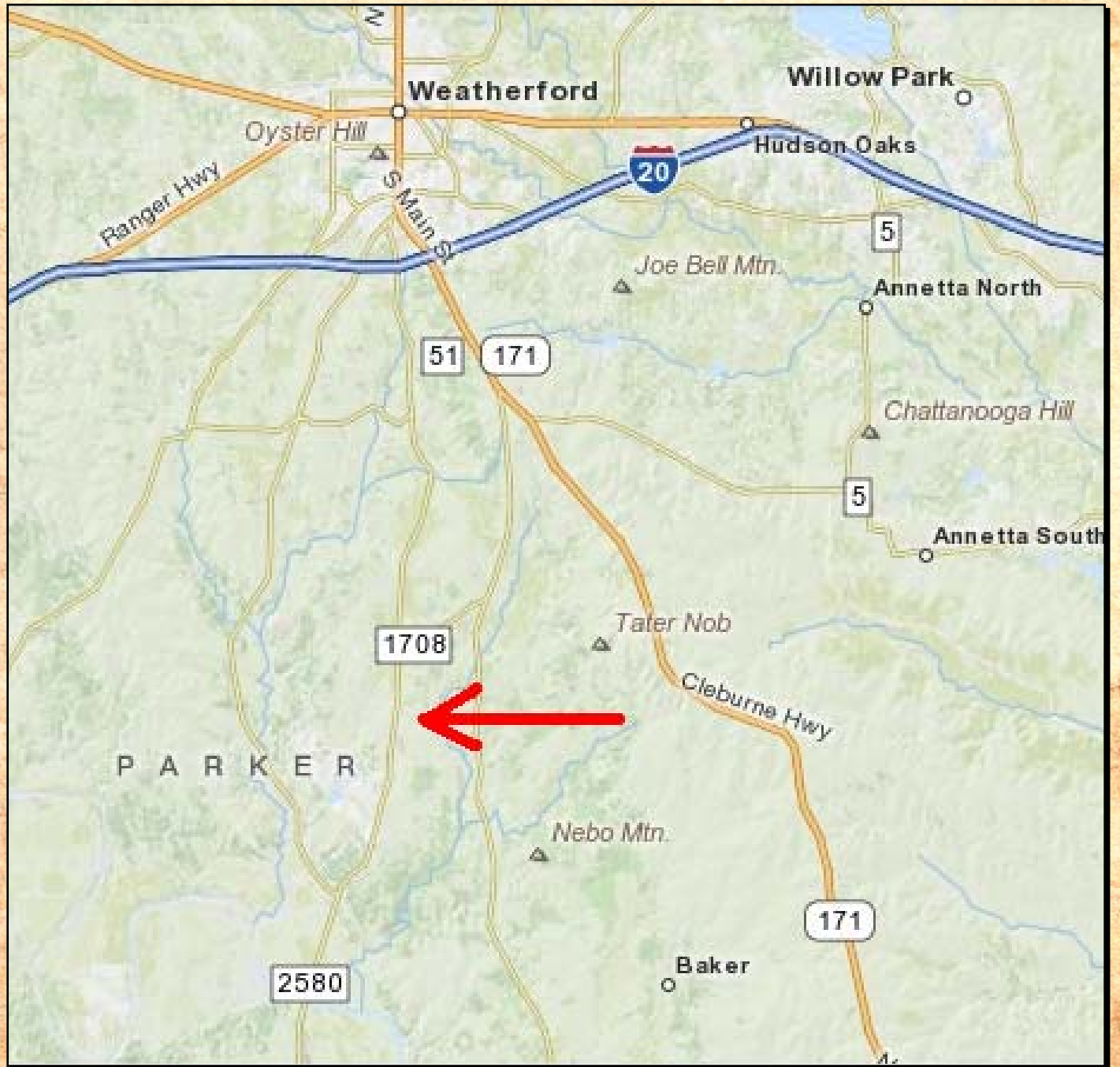
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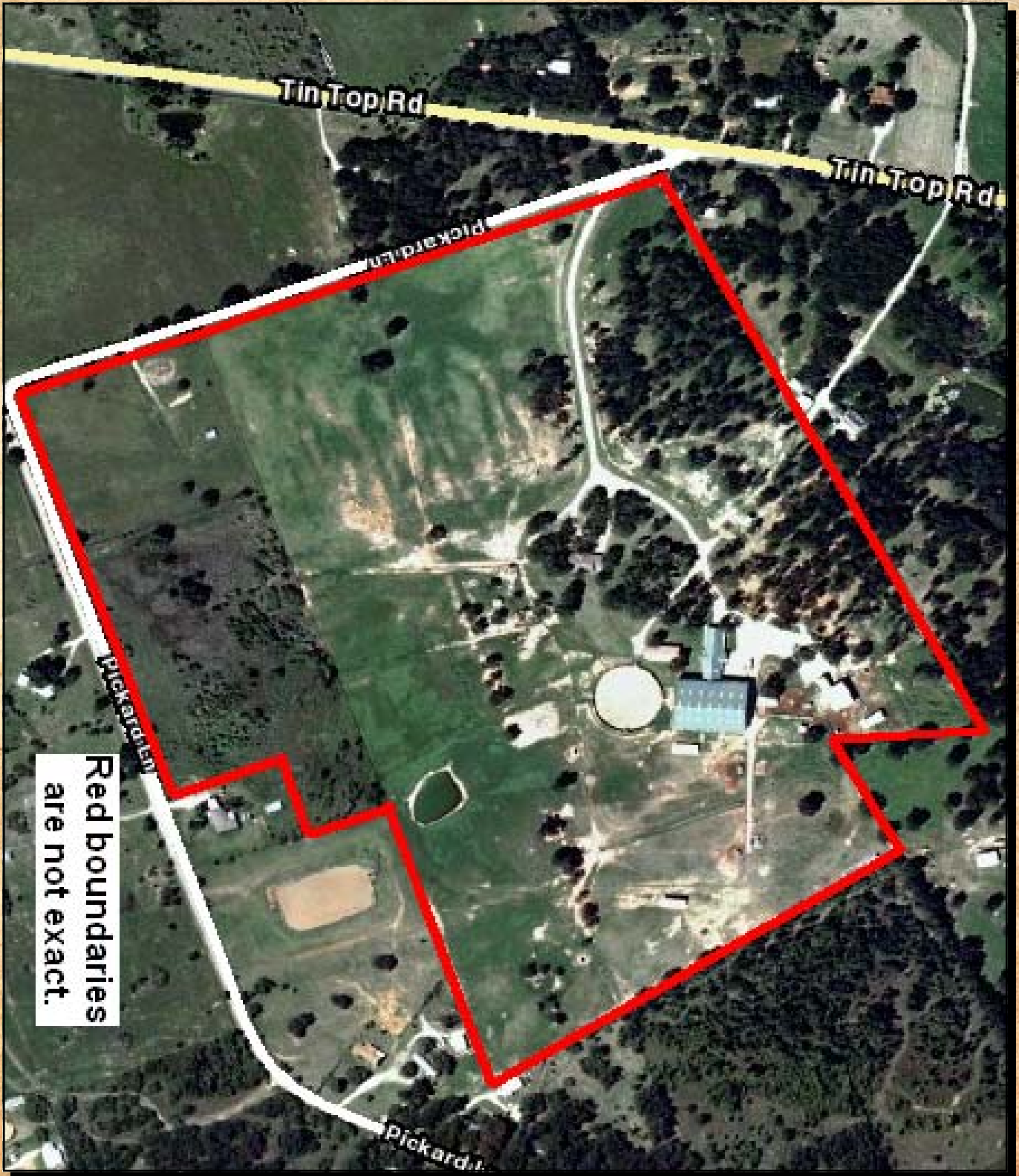












Red boundaries
are not exact.