

# 89 Acre KD Bar Ranch - Horse Facility

## Weatherford (Garner), Parker County, Texas



Well established coastal bermuda in outstanding sandy and sandy loam soils with trees.



250x130 indoor arena, 25 stalls, cattle pens, 3 employee dwellings & commodity barn.



A custom 3 bedroom brick home, a beautiful entrance, extensive pipe fence. \$2,987,500.

Office 940-682-4993  
Office 940-682-7751

**MAC A. COALSON**  
*REAL ESTATE BROKER*

Cell 817-925-3333  
Fax 940-682-4322

7801 New Authon Road, Weatherford, TX 76088  
E-Mail - Mac@Coalson.com

McALLEN COALSON - Agent / Broker, Direct Office Line 940-682-7660  
Cell 817-991-8300 E-Mail - McAllen@Coalson.com

**WWW.COALSON.COM**





MAC A. COALSON, Sr. Broker - Direct Office Line 940-682-7660

E-Mail - Mac@Coalson.com

McALLEN COALSON, Broker - Cell 817-991-8300

E-Mail - McAllen@Coalson.com

7801 New Authon Road, Weatherford, TX 76088

WWW.COALSON.COM



## 89 Acre “KD Bar Ranch” Horse Facility

### 990 N. FM 113, Weatherford (Garner), Parker County, Texas

- LOCATION:** Approximately 15 minutes west of Weatherford. Directions - from Weatherford go 10.5 miles west of Weatherford on US 180 and north / right for 1 mile to the property on the east / right side.
- TERRAIN:** The soil is outstanding - sandy to sandy loam with excellent coastal bermuda. Various scattered trees including - 75 Live Oak, 40 Pecan, and 25 Pear. Several large cattle pastures easily accommodate up to four loads of cattle at one time.
- IMPROVEMENTS:** A huge indoor Arena - 130 wide x 250 long x 22 eave height and 33' peak height with an insulated roof, and 5' continuous light panels under the eaves. A 120 x 30 enclosed area at one end of the indoor arena for the 50' round breaking pen. A 25 x 16 Veterinarian area with steel stocks. A 40 x 110 covered lighted breezeway connects the indoor arena to the main stall barn. A 30 x 250 attached roof on the east side of the indoor arena covers 10-25 x 16 stalls with “Noble” feeders with 10-25 x 75 attached outside runs. A 25 x 130 attached roof is on the south end of the indoor arena covering stock pens. The main horse stall barn is 45 x 120 with concrete tilt stall walls and steel grill work featuring 12-15 x 12 stalls, 1-15 x 16 foaling stall, a 15 x 24 tack room/kitchen/vet room, a 15 x 12 x 2 story feed / tool storage room, a 15 x 12 wash bay, rest room, 1” thick rubber stall mats in all stalls, brick pavers in all the alleyways, a 10 x 45 covered front porch with stone planters and pavers. A 30 x 120 attached covered roof to the north side of the stall barn for truck and trailer parking. A 40 x 60 hay shed and concrete tilt wall shavings bin with under roof walkway to the stall barn. A 15 x 36 insulated pump house with 6000 gallons of storage. Steel cattle working pens with loading chute and a 15x15 covered area over a Priefert cattle squeeze chute. Covered arena details - the insulated roof is a fiberglass blanket layered over seamless white vinyl vapor barrier that is drip free in the winter, maintenance free and aesthetically superior. The walls are attached to a continuous concrete foundation wall at the base. The working area can be divided by a suspended fence system that can be raised and lowered with electronic control. There is ample cover for parking trucks and trailers under roof. 26,000 linear feet of new pipe and sucker rod (when built) fencing, feed lots, and alleyways - 2 7/8” posts and top rail with six rods below top rail. A 160 x 6 high round pen. All gates are custom made and open/close on horseback or on foot. The designed fencing layout with alleyways and gates allows one rider to move and sort cattle with stress free efficiency. All the buildings are engineered and built for snow and wind loads. Entry with stone columns, solid cedar staves, gate, and overhead signage.
- Residences - The main residence has two separate entrances from two different paved county roads. Remodeled in 2008 and 3650 sq. ft. under roof. A 3200 sq. ft. living area custom built brick & stone home with 3 bedrooms, 2 1/2 baths, and a 3 car garage. An open concept where the dining room, kitchen, and living room are all open to one another. The kitchen features wood-grain tile floors, large stone wall and accents around the stove / cooktop. Beautiful granite countertops and stone backsplash. Stainless steel appliances and custom cabinetry. The living room has a stone fireplace with a pecan mantle. A large master suite with a huge walk-in closet / exercise room. The Master bath has a tile walk-in shower, jetted tub, and a granite vanity. Tall ceilings, Knotty alder custom doors and trim throughout the house. The front door was handcrafted by Texas Hill Country Furniture. All three bedrooms are carpeted and ceiling fans in two bedrooms and the living room. The custom western light fixtures will not stay but will be replaced.
- A 16x32 separate studio structure with two rooms heated and cooled with built-in book case, cabinets, and utility sink. Used for arts, crafts, etc. with a 32' covered porch near the main residence. A 1660 sq. ft. 3 bedroom, 2 bath manufactured home with a metal roof, covered front & back porches, and a separate 24x24 detached garage. An 1120 sq. ft. 3 bedroom, 2 bath manufactured home with metal roof, covered front & back porches, and a 28x30 detached garage.



A 980 sq. ft. 2 bedroom, 2 bath manufactured home with metal roof and covered back porch.

**WATER:** Three water well with pumps. 6000 gallons of storage with pressure pump. Coop water anytime via valve system to take over if desired. 10 large automatic horse pasture waterers. Numerous cattle water tanks with floats and frost free hydrants strategically located. Arena watering system. Automatic waterers to all stalls and paddocks. Five excavated stock ponds.

**MINERALS:** Minerals owned will be conveyed.

**WILDLIFE:** Deer, turkeys & hogs.

**PROPERTY TAXES:** 2015 - \$12,897.94.

**SCHOOLS:** K-8 Garner ISD, 9-12 Millsap.

**COMMENTS:** Outstanding soil, location, and the largest indoor arena around! An amazing horse property perfect for any horse enthusiast.

**PRICE:** \$2,987,500.00

ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.





















