

Scenic 8 Acre Horse Ranch

5603 New Authon Road, Weatherford, TX 76088



A 5 bedroom, 3.5 bath, 2 car garage rustic western style home with a pool.



Sloping terrain with some trees. Horse barn, round pen & breaking pen.



Paved driveway, security gate & many extras.

\$497,500.00

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8 AC Horse Ranch - 5603 New Authon Road Weatherford, Parker County, Texas

LOCATION: Approximately 10 miles northwest of Weatherford & 50 minutes to Will Rogers Coliseum. Directions – From the Weatherford Courthouse go north on North Main FM 51 for one mile, then west (left) onto Fourth Street / FM 920 for 5.3 miles, then west (left) onto FM 1885 for 4.2 miles, then west (left) onto New Authon Road for ½ mile and the property is on the south side (left).

TERRAIN: Gently sloping with sandy & clay soils.

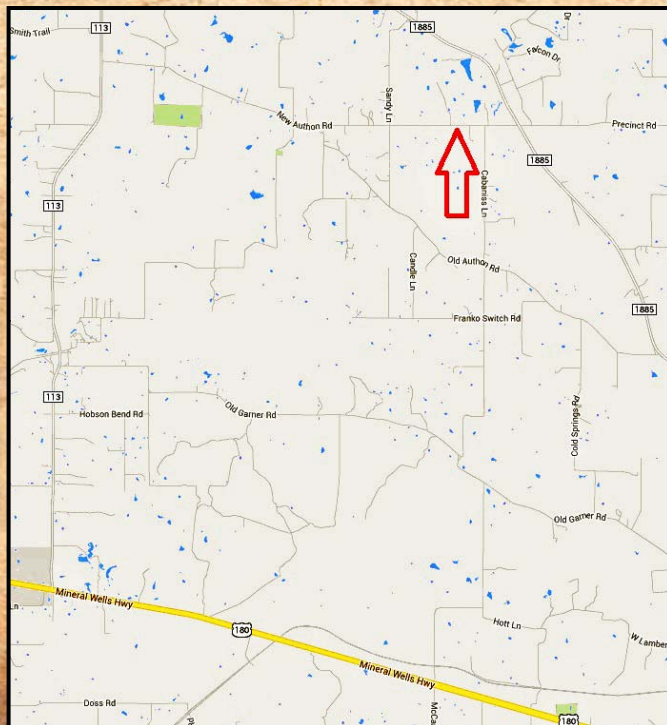
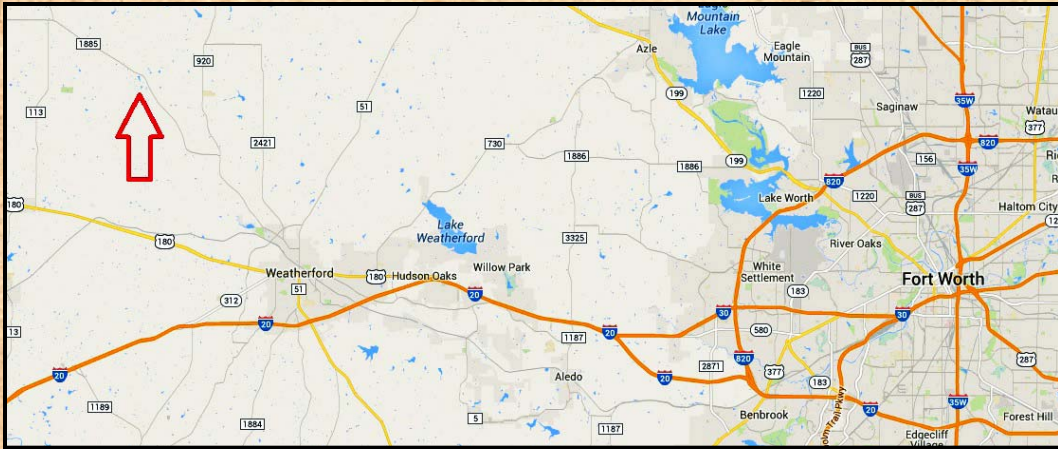
IMPROVEMENTS: Two custom western style homes 10 & 13 years old connected by a large covered wood deck breezeway, pier & beam foundations with stone under penning, insulation & guttering. Sliding exterior doors with cedar trim. The west home has approximately 1,272 square feet, a living room & dining area with limestone fireplace, pine & cedar columns with limestone under the bar and French doors out to a private deck & pool. Pine floors throughout, heavy hand trowel textured walls, 2 bedrooms, 1.5 baths (full bath with claw & ball tub, slate walk-in shower, and slate vanity, antique copper fixtures and a copper sink. Half bath with iron sink, iron fixtures and vanity). Custom kitchen with granite tile & tumble marble back-splash, wood cabinets, screen door pantry, and Thermador stainless steel built-in appliances - microwave & oven, gas cooktop, and dishwasher.

The east home has approximately 1,320 square feet with 3 bedrooms & 2 baths. A cozy living room & dining area with pine floors through out, heavy hand trowel textured walls, cute kitchen with tile countertop and tin back splash, ornate bowl sink, wood cabinets, all black appliances – including a Hot Point stove. Master bedroom with an arched cove for the bed & head board. Glass door out to the private deck & pool. 2 full baths (one tile shower & one tub/shower combo. Small laundry room. Covered wood deck front porch 8x14 with cedar railing. Two car garage & concrete carport. Beautiful pool with sandstone coping, hot tub, Pebbletech interior, flagstone deck, large sandstone rocks & sidewalk. Landscaped with sprinkler system. Horse improvements – 5 stall horse barn & living quarters, insulated, all steel, 3-12x18 stalls & 2-12x24 stalls with creosote lumber, 12 foot concrete alleyway & staunch. Adjoining enclosed overhang of 10x22. 3 bedroom with concrete floor, textured walls, glass front door, kitchen with dishwasher & stove. Bathroom with tub/shower combo with pedestal sink. 150' round pen & 60' breaking pen, both lighted, pipe frames with ¼ rounds and music to all pens. Fenced and cross fenced with T post, stoned water troughs, cedar stave & slick wire in four traps. Nice cedar entry with privacy gate and long asphalt driveway. All steel covered trailer parking 14x42, hot walker & dog kennel.

WATER & SEPTIC: Two water wells & new septic system.

PRICE: \$ 497,500.00.

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Red boundaries are not exact.