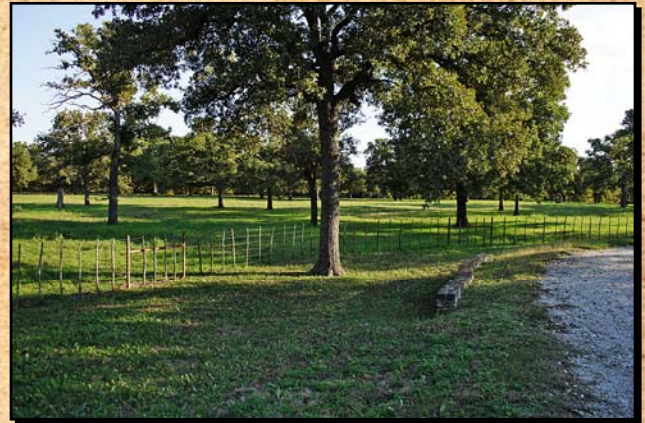


A Gorgeous 184.73 Acre Horse, Cattle & Hunting Ranch

1600 Garner Adell Rd., Weatherford, Texas 76088



A custom built 4-3.1 stone & cedar home with pool. 13 stall barn, square & round pens & cattle pens.



Gorgeous rolling property with beautiful oak cover for wildlife, as well as improved and native grasses.



22 miles west of Weatherford on paved county road. 3 ponds & minerals. \$2,695,000.00.

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184.73 Acre Horse and Cattle Ranch 1600 Garner Adell Rd., Weatherford (Garner), Texas 76088

- LOCATION:** Approximately 22 minutes west of Weatherford and just northeast of the Garner Community on paved Garner Adell Rd.. Directions – From Weatherford go west on US 180 for 10.5 miles, then north / right onto FM 113 N. for 2.5 into Garner (FM 113 & Rails for Trails), then go east on Garner Adell Road for 2.5 miles and the property is on the south / right side.
- TERRAIN:** Primarily level to gently rolling terrain with scattered to thick tree cover including heavy live oak and post oak cover. 45 acres of improved grasses of coastal and cline grasses. The balance is excellent native cover for deer, turkey, & hogs.
- IMPROVEMENTS:** A custom built rustic 3,339 sq. ft. 2 story, stone & cedar home. Featuring 4 bedrooms & 3.1 baths, a large den with a large stone fireplace and a vaulted cedar ceiling. A family room with a large stone fireplace and stone wall, and a cedar vaulted ceiling. A metal roof with dormers. Rough sawed cedar & sheet rock interior walls. Wood, Saltillo tile, and carpet flooring. Kitchen – stainless steel appliances, large built-in refrigerator / freezer, electric cooktop. Tile countertops and backsplash. Master bath with separate tub and shower combination. Two a/c units and one large hot water heater. 728 sq. ft. of covered patios with an outside fireplace. Built in 1994. An inground pool with flagstone coping and an aggregate deck. Since November 2013 – 3 new HVAC systems, porch replaced, two new hot water heaters, pool filter and vacuum system replaced, new garbage disposal in the main house, new water softening system, and paint. A very nice 50x100 13-stall horse barn with a cedar & stone exterior. Office, half bath, feed & tack rooms, and equipment storage. A 2 bedroom 2 bath bunk house with an office, kitchen, tile floor, cedar walls, and wood vaulted ceiling. Employee quarters – 2 bedrooms, 2 baths, and all electric. A stone well house and 3000 gallons of water storage. A 180-foot round pen and a 90x130 square pen with pipe, sucker rod, and cedar staves. Pipe and sucker rod cattle pens and steel load out & in cattle chute. The entry is smooth wood posts, two stone pillars each supporting a metal custom gate. Non-climb wire fencing with cedar staves.
- WATER:** Two water wells for domestic purposes – 3 gpm & 5 gpm with 3000 gallon storage tank and pressure pump. Three main stock ponds. A medium size creek runs through the property.
- MINERALS:** 1/2 minerals owned and conveyed.
- PROPERTY TAXES:** \$5,880.80 annually.
- COMMENTS:** This property is gorgeous and a rare find with good improvements and a very private location.
- PRICE:** \$2,695,000.00

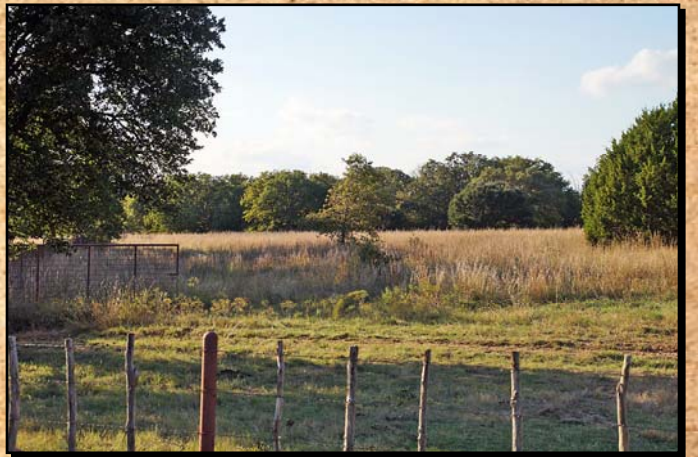
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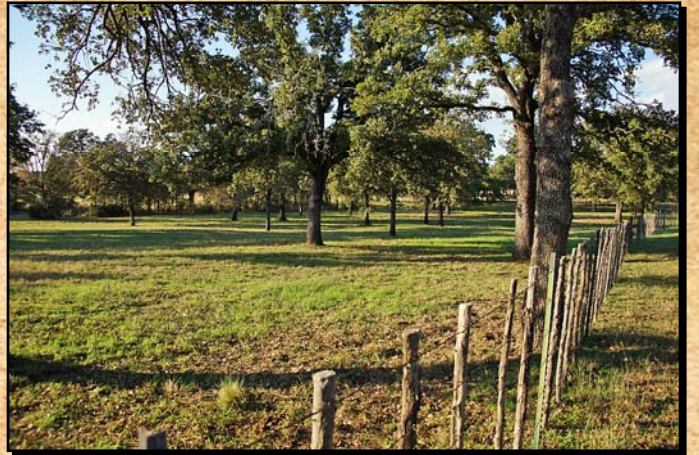


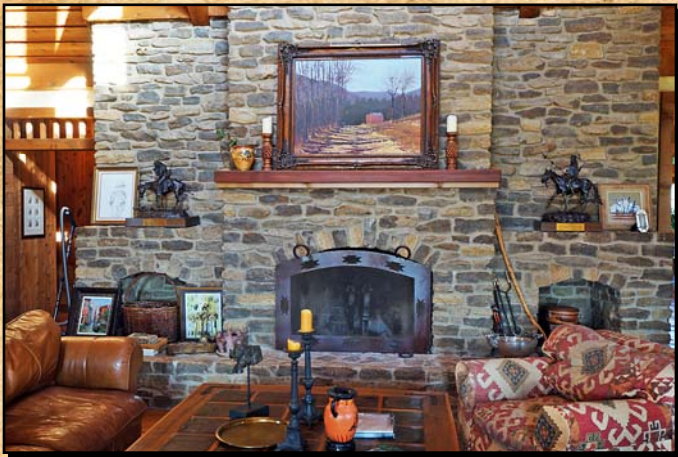


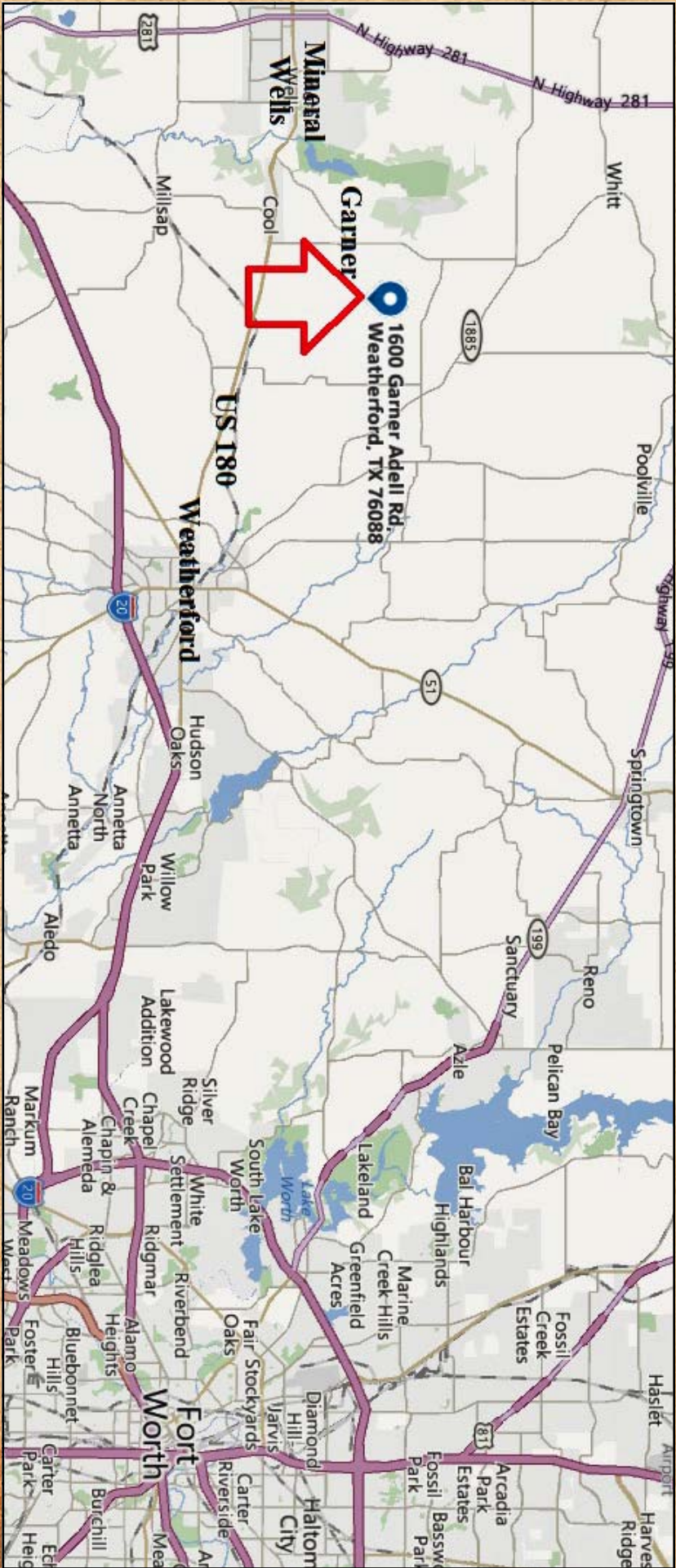


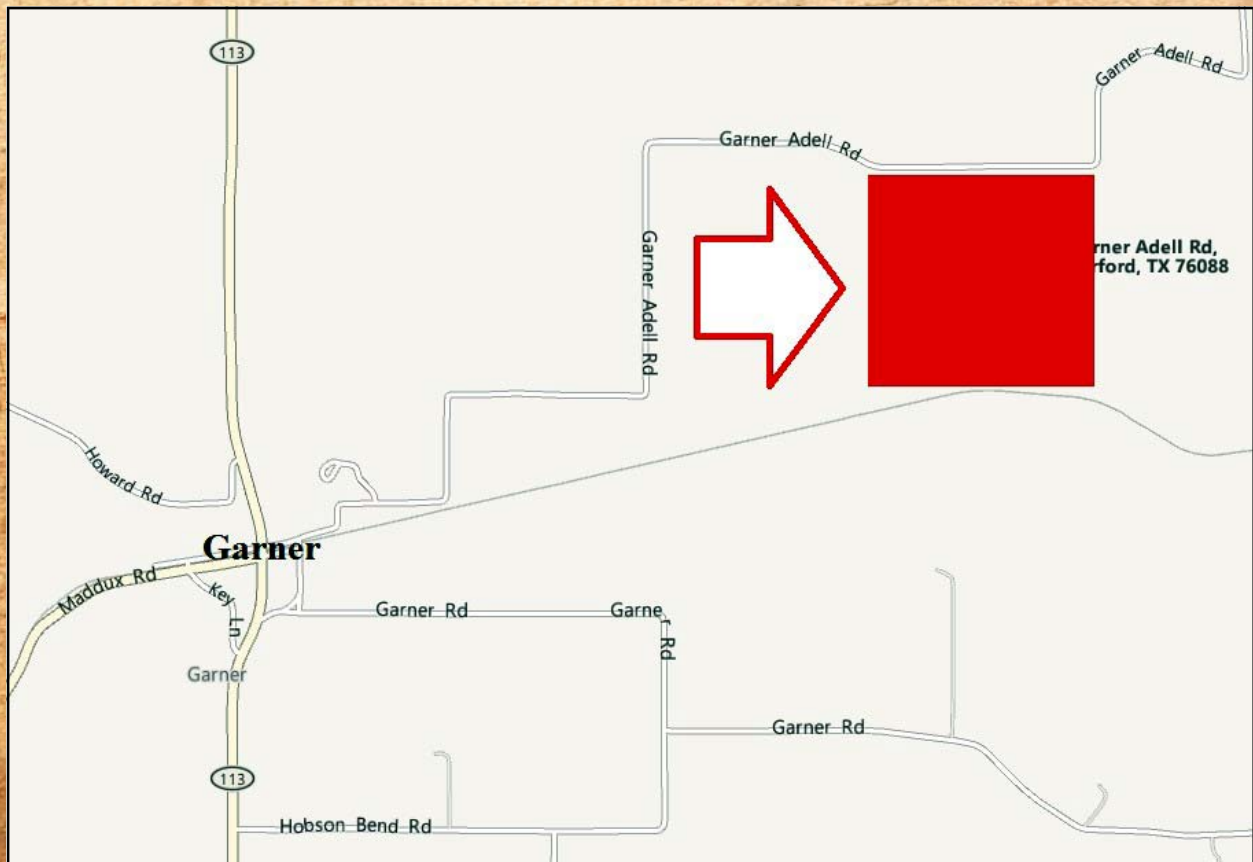


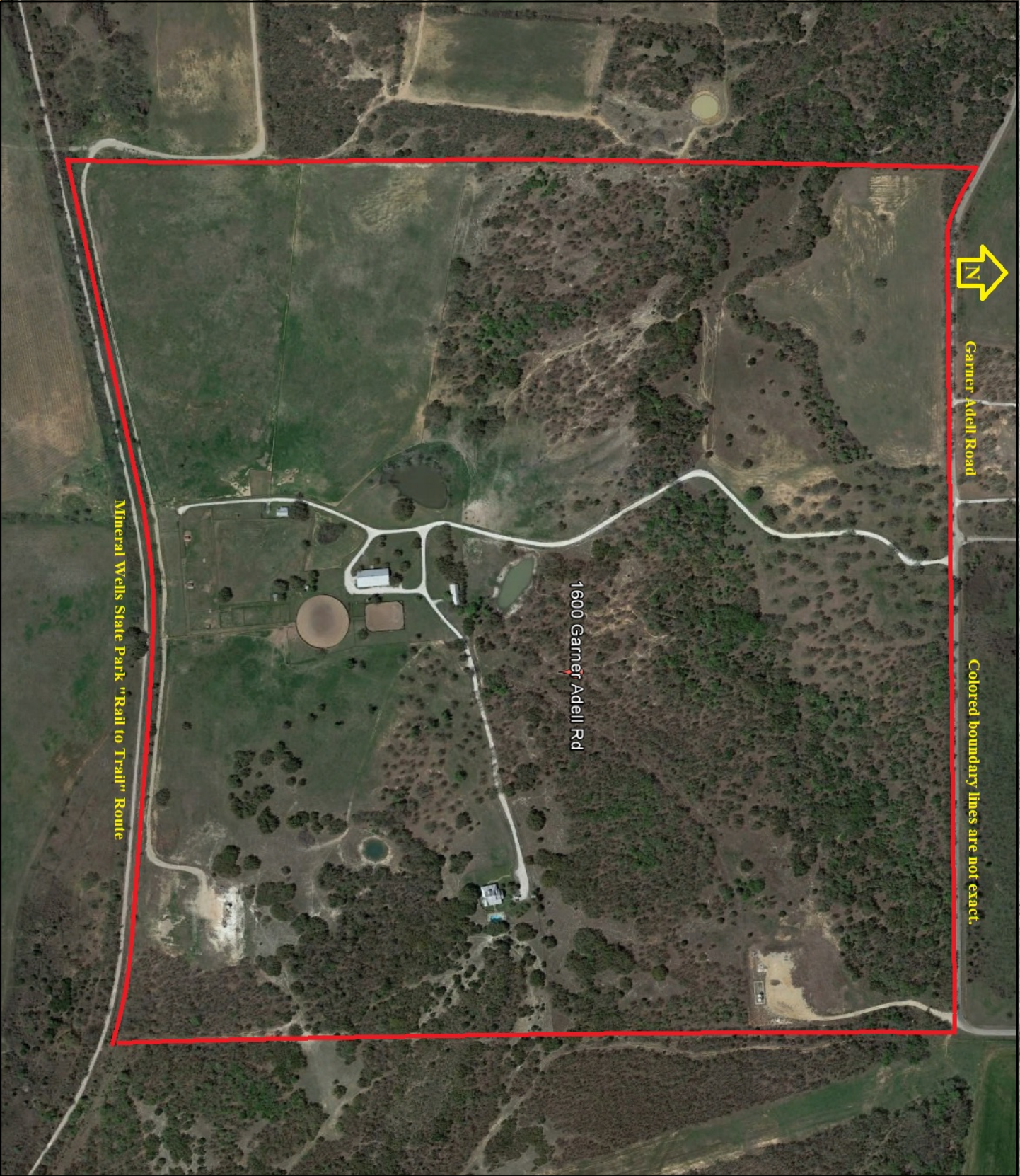












Garner Adell Road

Colored boundary lines are not exact.

1600 Garner Adell Rd

Mineral Wells State Park "Rail to Trail" Route