

34+ Acre "Lindy Burch" Horse Facility

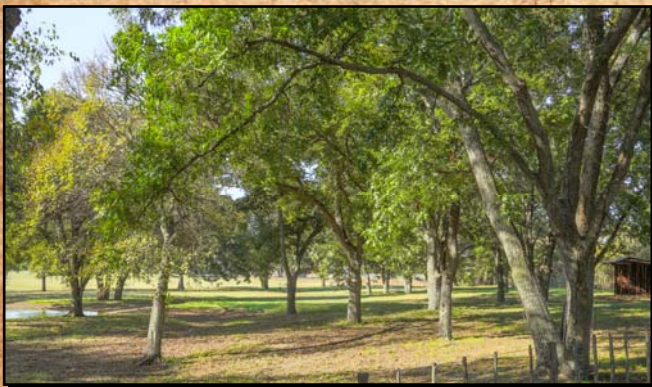
7297 New Authon Road, Weatherford, Texas



A Professionally Designed Custom Rustic 2710 Sq. Ft. 2-2.1 Home With Immaculate Amenities.



A Super Nice Covered Arena 130x260, 2 Barns With 16 Stalls & Covered Free Flow Walker.



2 Doublewide Homes, Equipment Sheds, Cedar Stave Entry & Fencing, and Gated. \$1,985,000.

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

34+ Acre "Lindy Burch" Horse Facility

7297 New Authon Road, Weatherford, Parker County, Texas

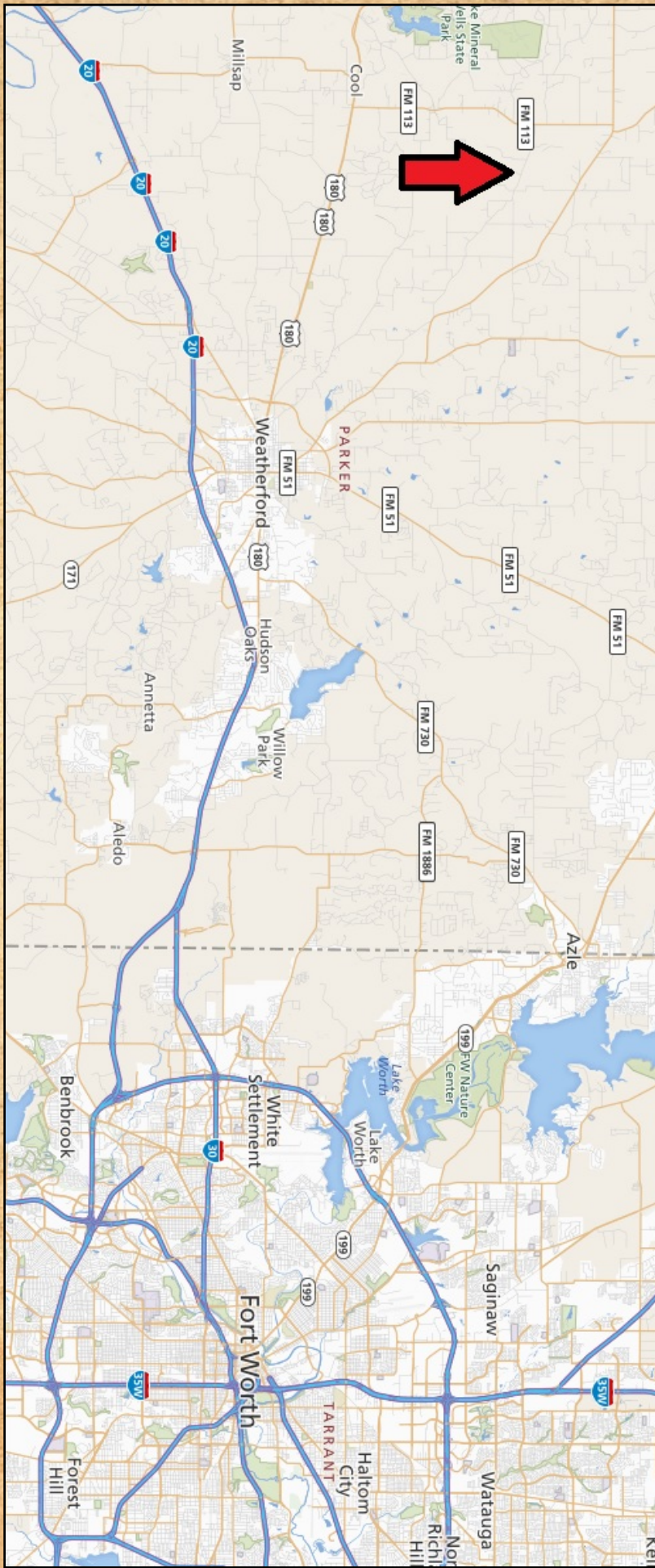
- LOCATION:** Approximately 20 minutes northwest of Weatherford on a paved county road. Directions – From the Weatherford Courthouse go north on North Main Street (FM 51) to the second stop light. Turn west / left onto Fourth Street / FM 920 for 5.3 miles. Turn west / left onto FM 1885 for 4.2 miles. Turn west / left onto New Authon Road for approximately 2.3 miles and the property is on the south / left side.
- TERRAIN:** Gently rolling sandy loam soil, coastal bermuda grasses, scattered live oak, pecan, oak and elm trees.
- IMPROVEMENTS:** Constructed in 2004, the 2710 Sq. Ft. main home was professionally redesigned, customized and renovated in 2010. Featuring 2 bedrooms, 2.1 baths and an office. The exterior is stone and cedar with weathered sheet metal accents and roof. A large, gorgeous, ornate, foyer with decorative, reclaimed, hand hewn, pine timbers, a soaring ceiling, and a wrought iron chandelier. A breathtaking living room with a remote controlled, spark free, ribbon vent free, steel fireplace. A pine floor and walls, and a weathered, sheet metal, vaulted ceiling. Open to the kitchen with a large granite island / eating bar, and stainless-steel appliances. An adjoining dining room with textured walls, wood floors and ceiling. A spacious Master Bedroom with a tile floor and textured walls. A Master Bath with tile floor, long granite vanity and mirror. A stone floored, steam shower with three shower heads. A Large Office with many windows, a weathered, sheet metal ceiling, a large built-in desk, book cases and cabinets. Heavy sliding wood doors (emulating a barn). Interior amenities include: granite countertops, custom dark bronze hardware for the kitchen, and master bath. Hand forged custom sconces and decorative forged hardware throughout. Travertine Noche tile and wood floors. Electric heat and air with a propane fireplace. A covered back patio with a flag stone floor. Adjoining the main home is an 8 stall, insulated horse barn with Promat Stable Comfort Stall Flooring and fans. An Odyssey Equine Cold Salt Water Spa system, a full size TheraPlate platform with 20 heat lamps above. Two B.A. fans, wash area, tack room, 20x40 storage area, refrigerator and commercial washer & dryer. A covered, 75x75x16, free flow horse walker and Horse Gym Treadmill. A covered, 130x260x18, arena with custom wind screens on the north side. Installed is The Cattle Saver system and holding pens on each end. A newer, 8 stall, insulated breeding barn featuring Promat Stable Comfort Stall Flooring with fans. (5) 18x20 stalls with 20x60 runs, (3) 12x24 stalls, stocks and vet area. A third covered, 8 stall barn. A 100x50x18, hay & equipment barn. A 15x35 equipment shed. Four laborer's quarters. A cedar stave entry with custom electric, dual gates.
- WATER:** Water well.
- MINERALS:** Negotiable
- TAXES:** \$14,241.79
- COMMENTS:** An outstanding location, beautiful property, an unforgettable home, and a well appointed horse facility.
- PRICE:** \$1,985,000.00

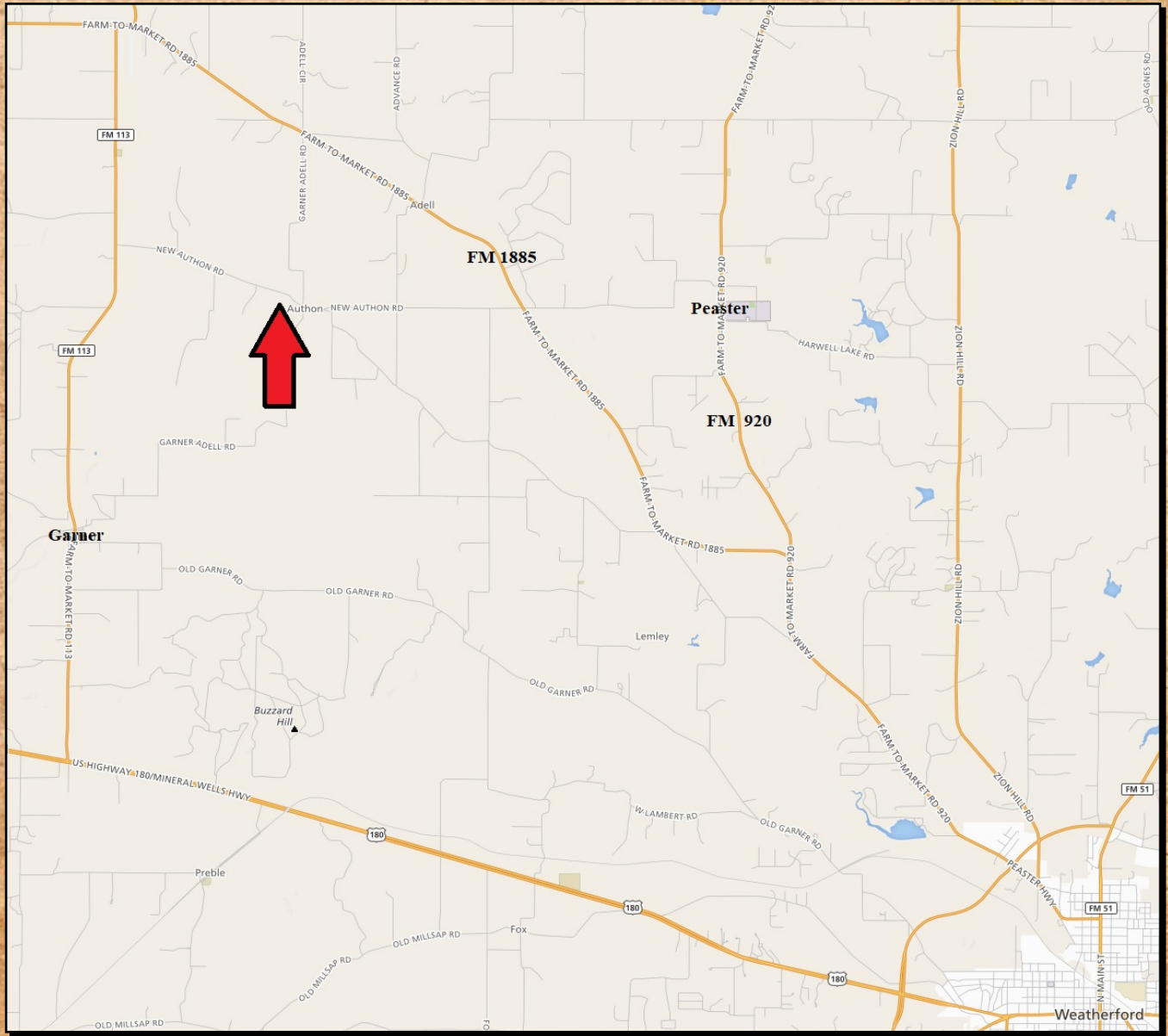
ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER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













Red Boundary Lines Are Not Exact, And Not A Survey.