

A 14 Acre Horse Property

South Adjoining 1563 Wilson Bend Rd – Millsap, Parker County, Texas 76088



Productive sandy loam soils with coastal and common bermuda grass and some scattered pecan trees.



A 10-stall horse barn with storage, tack, & washroom. Commodity barn & large round pen.



Seven paddocks / traps with loafing sheds, stock pond, pipe fencing and pecan trees. \$427,500.00

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



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- LOCATION:** Approximately 18 minutes west of Weatherford and minutes west of Millsap at the above address.
- TERRAIN:** Gently sloping topography with coastal bermuda and common bermuda grasses in sandy loam soils in seven different paddocks or traps. Some trees.
- IMPROVEMENTS:** An all steel foam insulated horse barn of 72'x36' with 10 stalls of 11'8"x12', rubber mats in the stalls, a 12'4" wide concrete floor alleyway with drains, and 4 large doors. An adjoining 22'8"x30'5" metal building with a concrete floor containing the tack room, wash area, and supplies. A 40'x90' all steel commodity shed with a concrete floor (An apartment / living quarters could be constructed within. Seven traps of pipe fence with loafing sheds. A large outdoor round pen.
- SCHOOLS:** Millsap I.S.D. (K-12)
- WATER:** North Rural Water Coop Tap. One nice stock pond.
- RESTRICTIONS:** Only one doublewide modular / mobile home will be allowed on the property. No singlewide modular / mobile home (s).
- TAXES:** Must be estimated.
- COMMENTS:** This is an excellent horse property for someone either starting out or desiring a horse property away from home. Nothing else is offered for sale.
- PRICE:** \$427,500.00.

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Red boundary lines are not exact.

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