

# 152 Ac "Rock Creek Ranch" Cutting Horse Facility

1788 FM 1885 West, Weatherford, Parker Co., Texas



3200 SF, 3-3, stone, ranch style home, metal roof and wrap around covered porch. A spacious, open floor plan, granite and marble tops, antique oak timbers, and stained concrete floors. Very high-end rustic.



A flag stone patio, custom gunite pool, stone hot tub, and stone waterfall. Covered outdoor kitchen, bar, dining area, & fireplace. Covered arena, 20 stall barn, outdoor arena, shop/storage bldg., commodity barn, excellent coastal bermuda, scattered post oak trees & timber. \$3,950,000.00.

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## 152 Acre Cutting Horse Facility “ROCK CREEK RANCH” 1788 W. FM 1885, NW Weatherford, TX

- LOCATION:** Approximately 22 minutes northwest of Weatherford via paved FM road.  
Directions – From the Weatherford courthouse go north onto North Main / hwy 51 for 1 mile, then west / left onto Fourth Street / FM 920 for 5.5 miles, the west / left onto FM 1885 for 13 miles, then north / right into the entrance.
- IMPROVEMENTS:** Main Residence - A 3,200 sq. ft. 3 bedroom/3 bath with a stone exterior, standing seam metal roof, and complete wrap-around porch. The interior has stained concrete and marble/granite tile floors; open floor plan; living room with massive Montana stone fireplace; antique barn siding and oak beams throughout; textured walls; a gracious kitchen with a breakfast area with an old brick fireplace; and all stainless-steel appliances. The countertops are granite; custom alder wood cabinets, doors, and trim throughout. A custom gunite pool with a stone patio, hot tub, and waterfall. The perimeter is surrounded by moss stone rock walls. Custom cedar arbor, large covered outdoor entertainment area with custom bar, dining area, outdoor fireplace, large flat-screen TV, and full cooking facilities. A stone 3 car garage and stranding seam exterior; automatic doors. Built in 2011.
- Family Quarters – 2,200 sq. ft. in two units with 2 bedrooms and 2 baths each, both have full kitchens and open living & dining areas – both with antique barn siding and large oak beams, custom Alder Wood cabinets, doors and trim, stained concrete floors and a laundry room.
- Trainer's Quarters - 1,530 sq. ft. 3 bedroom, 2 bath home with an open floor plan. Cathedral ceiling with antique barn siding and oak beams, custom Alder Wood cabinets, doors and trim, and separate laundry room. An attached Guest Suite with kitchenette and stained concrete floors. Complete sprinkler system around residences and barn structures. A 20-stall horse barn with a Galvalume exterior, wide concrete alleyways, an office, a 2 bedroom 1 bath upstairs apartment, tack room, laundry room, and lab. Wash area and bathroom. A 120x200 Covered Arena with screens, Big Ass fans, pro-cutter on an automatic winch, exterior cattle pens on each end, and a 10-stall shed row barn with runs. Cattle pens with working chute, scales, large wooden sheds, and loading chute. An old-fashioned breaking pen with tipped sidewalls. A 120x120 Outdoor Arena. A 150' Octagon Arena with holding pens and chute. Two cattle feed lot pens. A 60x80 Shop/Storage building. Multiple Large & Small Paddocks, all fenced with non-climb wire and most with loafing sheds. A 35x60 Commodity barn. Dog Kennels with 4 large runs. 6-ton bulk Feed Bin. A beautiful gated entrance with stone columns, wood header and an ornamental custom gate.
- TERRAIN:** Gently rolling coastal bermuda, scattered post oak, and elm trees. Timbered areas for game.
- WATER:** Water well with two 3,000 gal storage tanks and multiple ponds.
- MINERALS:** Will convey whatever is owned. Owner believes to own ½ of the minerals.
- PROPERTY TAXES:** \$22,701.23 with ag exemption.
- PRICE:** \$3,950,000.00. An additional 192 acres is available at \$10,000.00 per acre.

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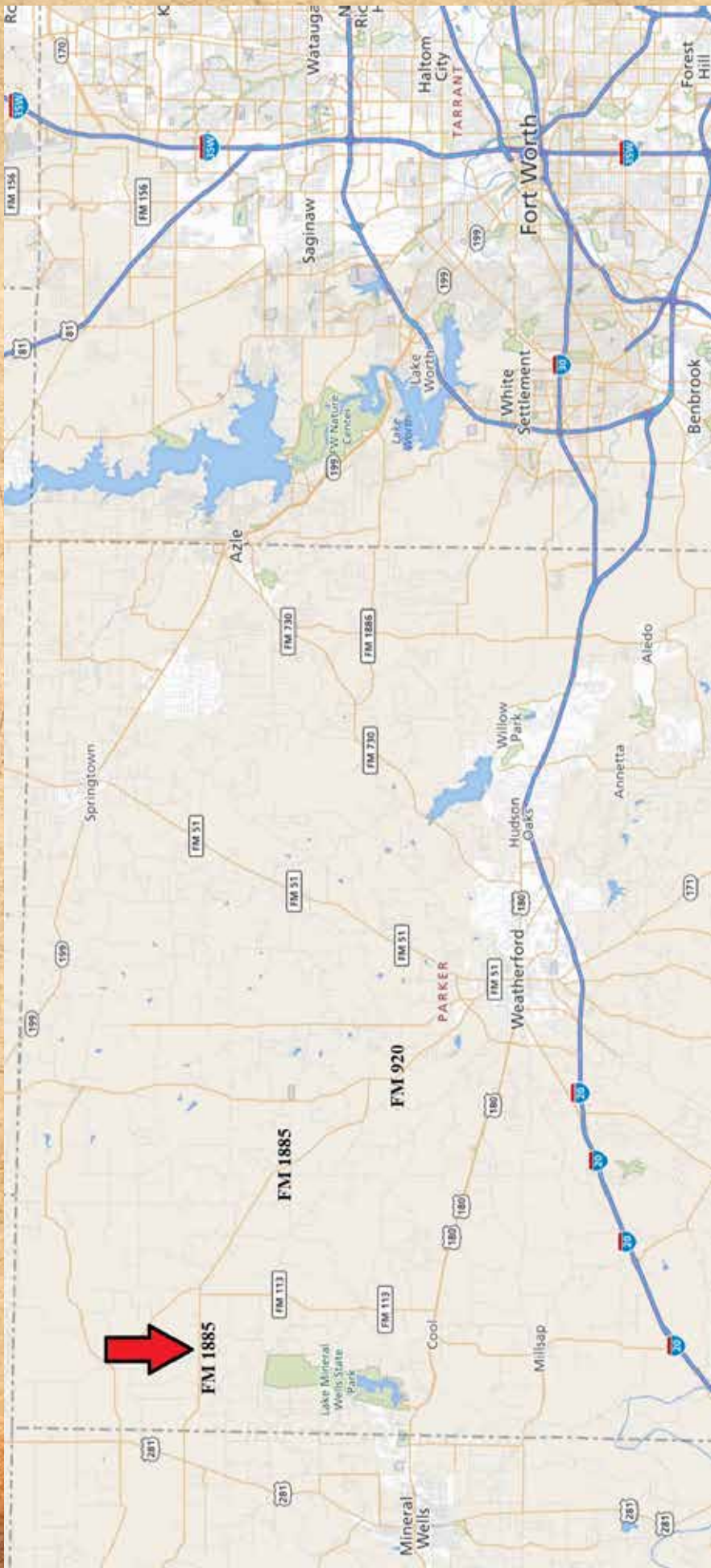


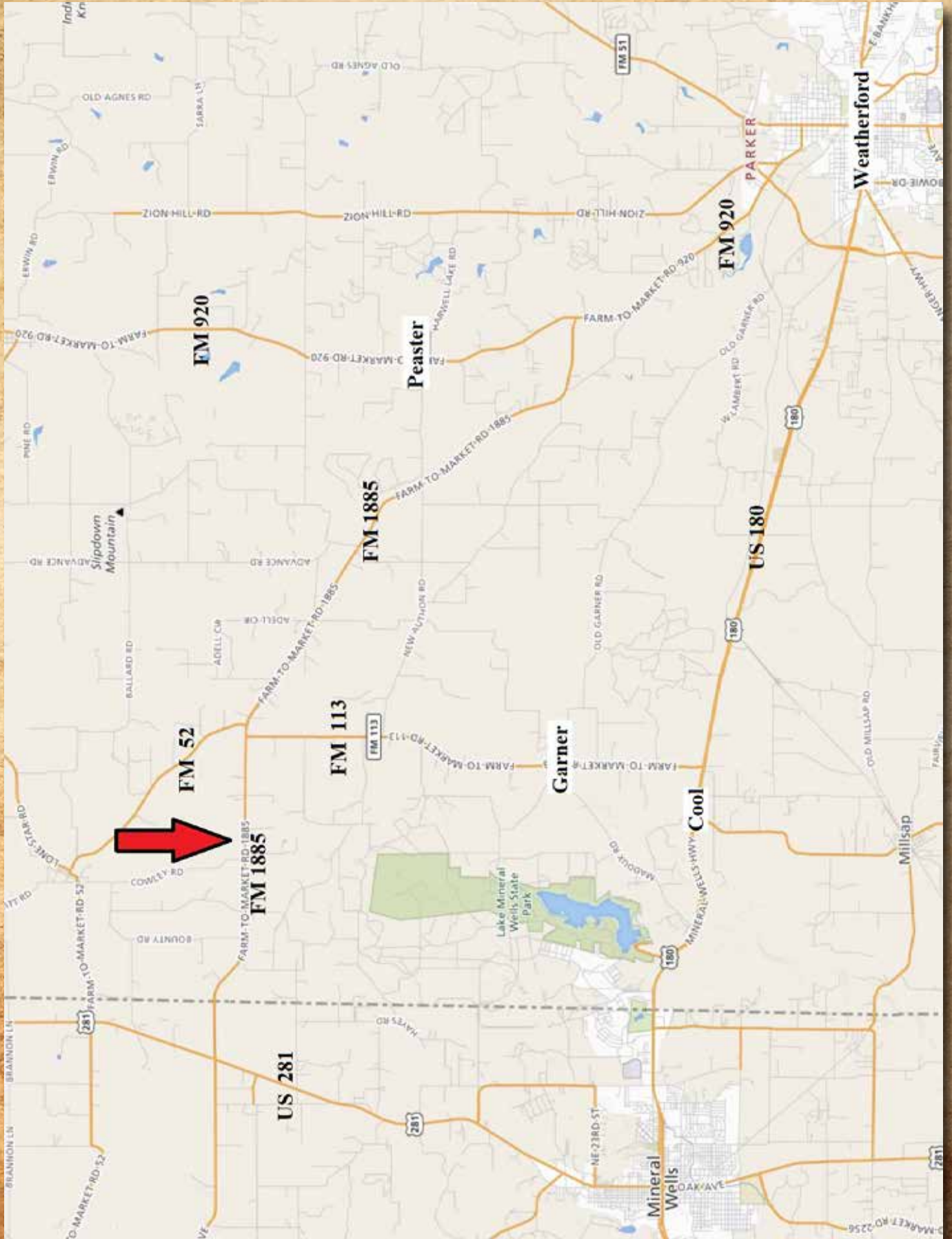












**FM 920**

**FM 1885**

**FM 113**

**FM 52**

**FM 1885**

**US 281**

**FM 920**

**US 180**

**FM 51**

**Peaster**

**Garner**

**Cool**

**Weatherford**

**Mineral Wells**

**Millisap**

**Parker**

Indi Kn

OLD AGNES RD

SARBA LN

OLD AGNES RD

ERWIN RD

ZION HILL RD

ZION HILL RD

ZION HILL RD

FARM-TO-MARKET RD 920

FARM-TO-MARKET RD 920

FARM-TO-MARKET RD 920

ADVANCE RD

ADVANCE RD

BALLARD RD

ADELL CR

FARM-TO-MARKET RD 1885

FARM-TO-MARKET RD 1885

FARM-TO-MARKET RD 1885

FARM-TO-MARKET RD 113

OLD GARNER RD

W LAMBERT RD

W LAMBERT RD

OLD WILLSAP RD

BRANSON LN

TO MARKET RD 52

TO MARKET RD 52

BOUNTY RD

COWLEY RD

VE

HAYES RD

NE 23RD ST

MAADIX RD

TO MARKET RD 2256

OAKWAY

MINERAL WELLS HWY

FARM-TO-MARKET

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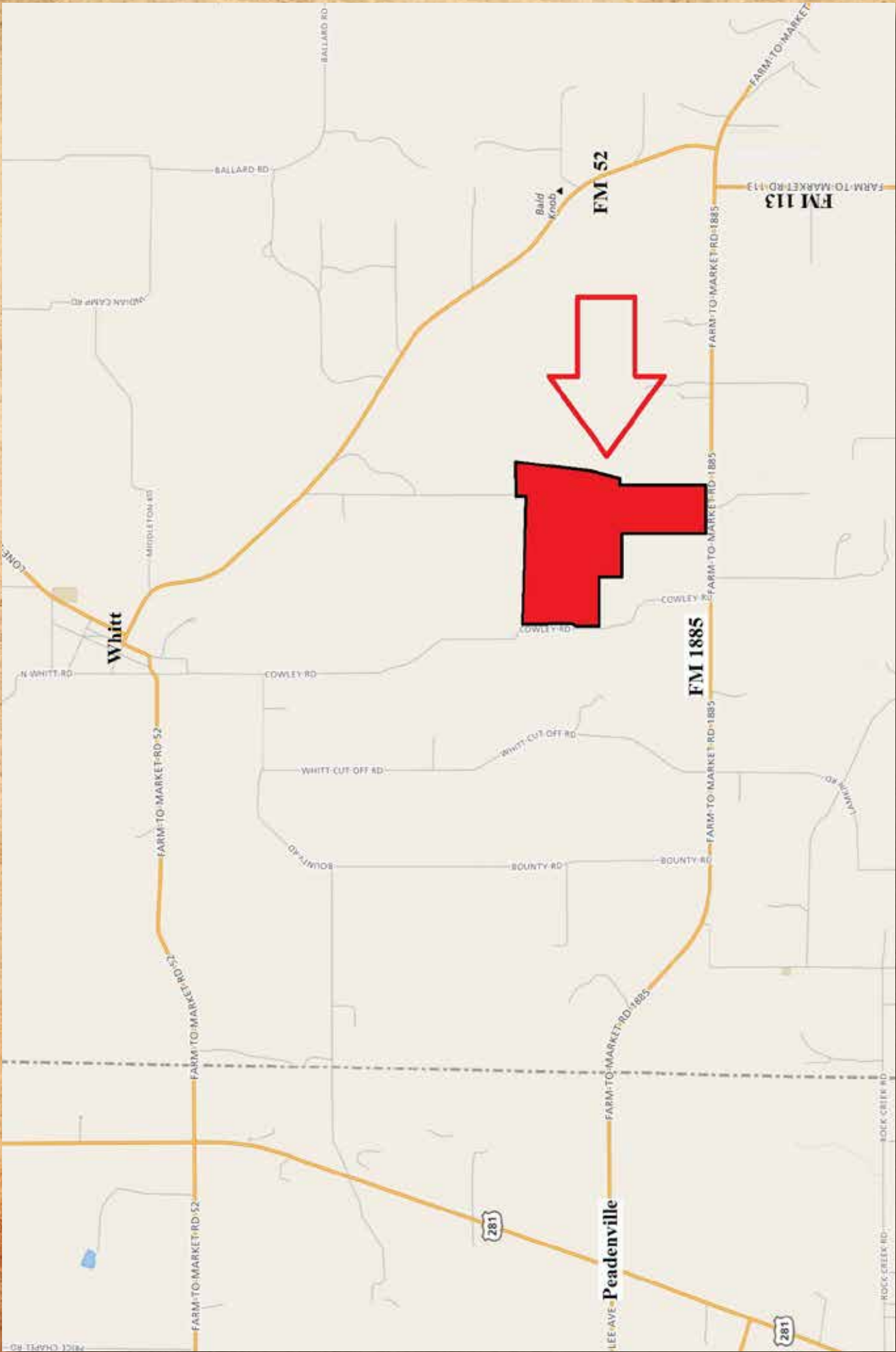
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152 Acres

An additional 192 acres available

Cowley Rd

FM 1885