

205 to 345 Acre Cattle & Recreational Ranch

1117 County Road 3840, Boonsville, Wise Co., Texas



A 5,212 SF, 4 – 4 – 4, 2 Story Limestone Home. Horse Barn, Arena, Equipment & Hay Barn, Etc.



Beautiful & Diverse, Improved Grasses. Oak & Elm Trees On Rolling Topography.
\$3,500,000.00 - \$4,900,000.00

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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205 to 345 Acre Cattle & Recreational Ranch **Boonsville, Wise Co., Texas**

LOCATION: 1117 County Road 3840, Bridgeport, Texas.
Bridgeport – 14.7 miles, Springtown – 17.2 miles,
Weatherford – 25 miles, and downtown Ft. Worth – 43.9 miles.

LAND / TERRAIN: The property is beautiful and diverse with improved and native grasses. Open to large, scattered post oak, and elm trees decorate the rolling topography. Primarily designed for running cattle with originally 180 acres sprigged in coastal bermuda, and later overseeded in native grasses - kleingrass, sideoats grama, Wilman lovegrass, ww-b dahl bluestem, and some indian & switchgrass. Average carrying capacity - Two bulls, forty cows and calves. Six larger pastures and six smaller traps of 10, 10, 5, 3.5, 2, and 1.5 acres. 62 acres of unimproved hunting.

IMPROVEMENTS: A 5,212 sq.ft. of living area ranch style home featuring 5 bedrooms, 4 full baths, and a 1500 sq. ft. oversize 4 car garage. The beautiful exterior is Leuders limestone and a metal roof. A large open concept - large family room with a high ceiling with exposed beams, stained concrete floor, four stone columns, a floor to ceiling stone fireplace with gas logs, and built-in shelves & cabinets, and Atrium doors to back porch. A large kitchen featuring three granite countertops and a granite island (vegetable sink, ice maker, warming drawer), stained concrete floor, white cabinets storage (lots of storage), stainless steel appliances (refrigerator/freezer, dishwasher, double ovens, microwave, and gas cooktop). Tumble marble backsplash, can lighting, and light fixture. An adjoining breakfast area with three large windows. An adjoining formal dining room featuring stained concrete floor, light fixture, and multiple large windows. A large pantry with large stainless-steel refrigerator/freezers. A mud room and closet storage. A large master bedroom with a wood floor and three windows. An ensuite master bath featuring a tile floor, two granite vanities with under counter sinks, make up desk, a jetted tub with tile surround, and a large walk-in tile shower. 2nd & 3rd bedrooms with carpet, and a jack & jill bath in between with dual sinks, a tub/shower combination, and tile floor. A huge laundry (washer & dryer included) / utility room, and office area (two built-in desks) with 3 solid surface vanities, cabinet space, closet, and exterior door. 1800 sq. ft. of covered porches - the large covered front porch facing north, and the smaller covered porch facing east. A large screened in back porch, outside kitchen and gas log fireplace facing south. A large upstairs carpeted game

room (or 5th bedroom) with 5 windows, and a full bath. A back porch flagstone patio. Two propane hot water heaters. Light fixtures and ceiling fans. HVACs - Two 5-ton units downstairs and one 2-ton unit upstairs. The garage has a water softener closet and lavatory. Built in 2008 & 2009. 100 tons of Lueders limestone in the home and retaining walls. An aerobic septic system at the house. Yard and flower beds sprinkler system with new heads. A 500 gallon propane tank.

An all steel 40x50 three stall horse barn with outside runs, tack room, wash area, full bath, concrete alleyway, and covered porch. A 30x60 covered 2 bay metal shed for parking and equipment storage. Conventional septic at the horse barn. A 130x180 outside arena with holding pens. An all metal covered 60x75 for more stalls or events. An all steel 9,000 sq. ft. cattle & equipment barn – equipment & hay storage, small shop, and covered cattle working and holding pens with WW equipment. Four additional loafing sheds or animal shelters.

- WATER:** One 270' deep water well averaging 10gpm, booster pump, and a 6000-gallon storage tank. A large 5.5 acre +/- reservoir (pond) stocked with crappie, small mouth bass, Florida largemouth bass and a large amount of bait fish. Approximately 12 other medium to large stock ponds.
- GAME:** Deer, turkey, hogs, coyotes, seasonal ducks and geese. 21 deer sighted one day.
- MINERALS:** None owned, and one old producing free flowing gas well barely holding on.
- TAXES:** 2020 – \$10,324.00 with agricultural exemption.
- COMMENTS:** Very scenic, rolling productive land, great surface water, very private with long views, and excellent grass cover. Most of the furA rare find!
- PRICE:** 205 acres and improvements - \$3,500,000.00, or
345 acres and improvements - \$4,900,000.00.

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