

60 +/- Acre "Chris Cox" Horsemanship Facility

5309 West FM 1885, Mineral Wells, Texas



This well renown horse facility has beautiful and productive land. High quality improvements with executive offices, covered & roping arenas, multiple horse barns, commercial dining hall and kitchen.



Big storage building, only 21 miles west northwest of Weatherford. A premium location and extensive frontage at the intersection of US 281 & FM 1885 & FM 254. \$2,195,000.00.

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5309 West FM 1885, Mineral Wells, Texas

- LOCATION:** Approximately 21 miles west northwest of Weatherford or 8 miles north of Mineral Wells. Directions – From Weatherford, go north of the Parker County Courthouse one mile, then west / left on FM 920 / Fourth Street for 5.3 miles, then west / left onto FM 1885 for 15.5 miles and the property is on the south / left side.
- TERRAIN:** The ground is sandy loam with coastal bermuda - part of it is open pasture, part is some scattered oak trees, and part of it is thicker cover along the east boundary creek line.
- IMPROVEMENTS:** Horse Barn #1 has been remodeled with 18 new stalls, with comfort stall flooring in each stall, fans, haydite block walls and wood shudders. Wash rack, tack room, and concrete alleyway. Remodeled Dining room seats 30 guests, with full kitchen, and full bath. Horse Barn #2 - 16 stalls with comfort in each stall. Large runs on the westside of the barn, wash bay and tack room. Horse Barn #3 - 18 stall shed row barn with mats and tack shed on the end. Horse Barn #4 - Mare foaling barn with 2 – 12x20 stalls with runs, an additional 12 X 12 stall, and a fully contained 1-1 apartment. An indoor Arena of 175 X 120 with 2 big fans and new screens for winter. A six-horse free panel walker with rubber footing. A lighted outside 145’ round pen, and a 55’ round colt pen. Cattle feed lots - 3 pens with feed bunks. Numerous steel pens and doctoring chutes. “State of the Art” outdoor roping & cow horse lighted 150 X 300 arena. Storage warehouse with spray foam, equipment and hay shed, mechanic shop with restroom. Six RV hookups with water. Remodeled office building with five large rooms, with break and kitchen area. Two rest rooms, porch on all sides. One laborer’s singlewide manufactured home rapped with quarter rounds and an upgraded roof. Loading sheds in all pastures.
- SCHOOLS:** Mineral Wells I.S.D.
- MINERALS:** Owned and conveyed – approximately 25 to 50%.
- WATER:** Two Trinity water wells and Co-op water.
- COMMENTS:** Excellent horse training or breeding facility.
- PRICE:** \$2,195,000.00

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