

An Impressive 151.5 Acre Cutting Horse Facility Weatherford, Parker County, Texas



2 brick homes, enclosed arena, covered round pen, lighted arena, 36 stalls, 4 apts, pipe fencing, etc..



**Beautiful rolling to sloping land w/ coastal bermuda and large live oaks. Great location!
\$3,997,500.**

Office 940-682-4993
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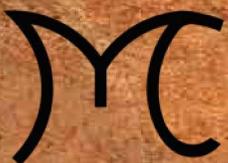
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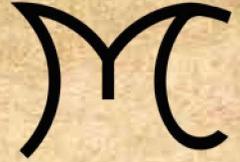
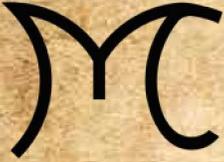
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LOCATION: Approx. 3.9 miles south of Interstate 20 on Bethel Rd / FM 1884 to 3771 Bethel Road, Weatherford, Texas 76087. This true horseman's paradise is located just outside of town with easy access to dining and shopping in the cutting horse capital of the world. A quick 30-minute commute will have you to Fort Worth, Texas, now ranked the 12th largest city in the United States and home to many, if not most, of the performance horse industry's largest events.

LAND USE: The land is heavily rolling to gently sloping with clay loams and shallow, well drained, moderately permeable soils including 1 to 8% slopes. Coastal bermuda and native grass pastures offer excellent grazing for livestock. Large old live oak trees are scattered around the property providing beauty and shade. There is an orchard with fifteen fruit trees, and two outdoor gardens next to the main home.

IMPROVEMENTS: The immense detail and efficient designs that have been incorporated into this refined and renowned facility have produced many outstanding cutting horses and champions. Perfectly situated behind a stately stone entrance is a 2,415 SF, 4-bedroom, 4 bath home that boasts true Texas charm. The hardwood floors and stone fireplace serve as the perfect backdrop for propping your boots up at the end of the day. A serene back porch and patio with an outdoor kitchen, fireplace, and sparkling pool that overlooks the rolling coastal pastures decorated with mature live oak trees. A winding paved road leads to the homes and training facilities. The main home is accompanied by a 1,125 SF, 3-bedroom, 2 bath well-suited guest home. The open concept floorplan, tile flooring and large master bedroom and covered back patio will make your guests feel right at home. Beyond the residences are the state-of-the-art horse facilities that include, but are not limited to:

- 25,000 SF Indoor Arena building w/ 4 apartments, overhead doors, & holding pens
- An additional 805 SF entertaining area/studio on the second level of the arena with kitchen, full bath, and the ability to view arena via TV
- Total of 36 horse stalls, with fans & LED lighting
- 124-foot covered round pen w/ screens
- 109' x 109' outdoor lighted arena w/ cattle holding pens, and breaking pen
- Stone gated entrance, 7,500 feet of pipe fencing, and asphalt driveway
- Covered Priefert walker & an additional outdoor hot walker

- Steel cattle working pens and five feed lots with shelters
- Two 3,000-gallon storage tanks and water system in brick well house
- Spacious commodity barns
- Eighteen turnout pastures & paddocks with shelters
- Brick office with ½ bath and kitchenette
- Washrooms, feed rooms, RV hook-ups and more

WATER: Two Trinity water wells. One stock tank in the northeast corner stocked with fish. East Sanchez Creek runs through the property from north to south.

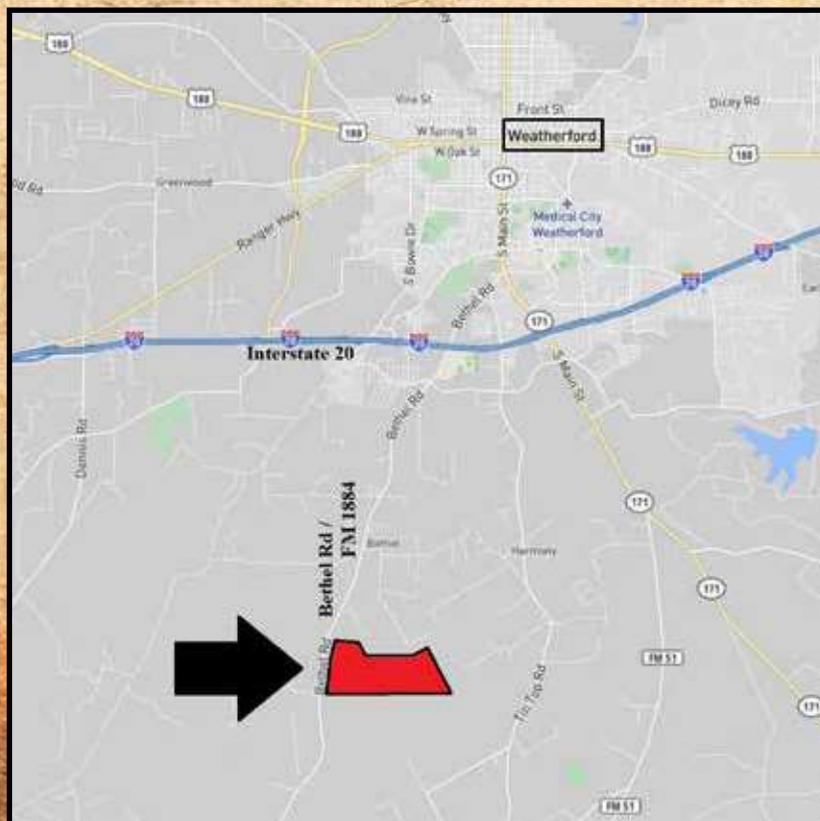
MINERAL RIGHTS: Unknown, but Seller reserves none, and there is no production.

TAXES: \$19,996.62 for 2021 with ag exemption.

PRICE: \$3,997,500.00.

COMMENTS: This is a rare opportunity to own a well-known cutting horse facility in Weatherford, Texas. This turnkey facility will accommodate many disciplines while catering to the cutting and performance horse enthusiast. An outstanding location, beautiful property, and nice improvements. No machinery or furniture are included in this price.

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Main Home Interior







boundaries are not exact.

