

# 19.9 Acre Beautiful Horse Ranch

## 650 White Bull Lane, Millsap, Parker County, Texas



A custom 2,820 SF 3 bedroom, 2.1 baths, 2 car garage brick and stone home with an open concept. Covered porches, large patio with pool. Multiple loafing sheds. Gated entry.



A large 4 stall horse barn with a 2-2 apartment, and trailer storage. A 150x300 roping & cutting lighted arena. A 2-stall foaling / stud barn with large runs. \$2,395,000.

Office 940-682-7751  
Fax 940-682-4322

**MAC A. COALSON**  
REAL ESTATE BROKER

7801 New Authon Road  
Weatherford, TX 76088

Cell 817-925-3333 ■ E-Mail - Mac@Coalson.com

**McALLEN COALSON**  
AGENT / BROKER

Cell 817-991-8300 ■ E-Mail - McAllen@Coalson.com

**WWW.COALSON.COM**



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## Beautiful 19.92 Acre Horse Ranch 650 White Bull Lane, Millsap, Parker County, Texas

- LOCATION:** Approximately fifteen minutes west of Weatherford and forty minutes west of Fort Worth on a paved county road.
- LAND:** Excellent sandy loam soil, 1 to 5% slope, established in coastal bermuda with scattered large oak trees. Seven traps including a 6.5-acre large trap in the back with a stock pond.
- IMPROVEMENTS:** A custom, 3 bedroom, 2 ½ bath, 2 car garage, brick & stone home with 2,820 square foot of living area features a metal roof and a pool. A spacious open concept encompassing the kitchen, family room, and formal dining room with hand scraped wood floors and back porch atrium door. The kitchen features granite countertops & tumble marble backsplash, eating bar, beautiful walnut stain pine cabinets, stainless steel appliances (Refrigerator/Freezer, 2 KA ovens, & KA dishwasher). Electric cooktop. The family room has a vaulted beam ceiling, tall stone fireplace with pellet insert, large windows overlooking the pool and pasture. Master bedroom with hand scraped wood floor, vaulted beam ceiling, 3 windows, and atrium door to back porch. Master bath with dual granite vanities and copper sinks, picture frame mirrors, walk-in tile shower, a private toilet, and a huge closet. 2nd & 3rd bedrooms with jack & jill bath (granite countertops, dual copper sinks, tile floor, and walk-in tile shower. Laundry room with granite countertops, beautiful cabinetry, stainless steel refrigerator/freezer and ice maker, Whirlpool Cabrio Platinum washer & dryer. Built-in desk. Mud room for boots and coats, atrium back door, and half bath. Upstairs carpeted area for playroom / offices / storage. 2 car garage with rollup doors. Large covered front porch and covered back patio with stone columns and large wood beams. A beautiful pool featuring a stone water feature, flagstone coping, a shallow small child / layout area, and large aggregate decking. A Culligan water filtration system for all home water, plus reverse osmosis drinking water. Security / alarm system. The home will be partially furnished. Built in 2012, all electric, one hot water heater, and 2 a/c units. Landscaping and water sprinkler system.
- Horse barn/apartment/trailer storage building is 95'x60' with a galvalume exterior. The horse barn area features four 15'x30' aggregate & wood insert stalls, and automatic waterers. 15' wide concrete alleyway, two 13' wide x 12' tall rollup doors, 12'x4' roll up door tack room, and 12'x20' washroom. A 2 story, 2 bedrooms, 2 bath, 1,200 square foot apartment. Downstairs with large living area, kitchen with granite countertops and eating bar and stainless-steel refrigerator/freezer, microwave, and stove. The bathroom has a tub/shower combination, and granite countertop. Partially furnished and one hot water heater. 33'5"x15' tall covered aggregate porch. An adjoining 30'x60' covered overhang for trailer storage and equipment storage. Landscaped "old truck" water feature, and sprinkler system.
- Feed/tack/storage/2 stall 20'x43' building includes a 15'x20' enclosed concrete area with T111 plywood walls, and a 2-stall shed row area of 14'x20' each with automatic waterer, one huge run and one large run constructed of pipe & creosote inserts. Adjoining dog kennel of 19'x40'. Well-built roping/cutting arena – 150'x300', lighted, pipe & wood inserts, return alley, and cattle holding pens. Numerous large piped & non climb wire with cedar staves horse traps/paddocks. Two steel loafing sheds. Automatic waterers in each trap/paddock except one. Front entrance is pipe and wood inserts with a security gate and stone landscaping. A side entrance with security gate. Two ranch or work entries. Most of the horse related improvements were built in 2017.
- WATER:** A water tap from Millsap Water Supply Corporation. There is a water well and sprinkler jet for watering the arena.
- TAXES:** \$9,366.83 annually with agricultural exemption.
- COMMENTS:** A beautiful, classy, horse property with high quality improvements. An excellent location, and excellent soil supporting coastal bermuda and large oak trees.
- PRICE:** \$2,395,000.00

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