

# 196.6 Acre “Split Rock Cedar Ranch”

## 1845 South FM 4, Palo Pinto, Texas



**An Impressive, Spacious, Southwest, Adobe, 4 Bedroom, 4.1 Baths, 3 Car Garage Main Home**



**A Beautiful, 1,454 Sq. Ft. Casita for Guests. Cattle Pens, Water Wells, Shop, Great Views & Game. Located approximately 70 Minutes West of Fort Worth. Very Private and Peaceful. \$2,995,000.00.**

Office 940-682-4993

**COALSON REAL ESTATE**

Cell 817-925-3333

MAC A. COALSON, Sr. Broker - Direct Office Line 940-682-7660

E-Mail - [Mac@Coalson.com](mailto:Mac@Coalson.com)

McALLEN COALSON, Broker - Cell 817-991-8300

E-Mail - [McAllen@Coalson.com](mailto:McAllen@Coalson.com)

7801 New Authon Road, Weatherford, TX 76088

[WWW.COALSON.COM](http://WWW.COALSON.COM)





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### LOCATION:

Located approximately 1 hour and 10 minutes west of Fort Worth and just 35 minutes west of Weatherford, "Split Rock Cedar Ranch" offers easy access to nature's beauty. To reach the ranch, take Interstate 20 West from Fort Worth, exit Ric Williamson just past Weatherford, and head north. Continue to the second stoplight and turn right onto US 180 West. Follow US 180 through Mineral Wells to Palo Pinto, Texas. Once in Palo Pinto, pass the courthouse and turn left onto FM 4. Continue for approximately 2 miles, and the ranch will be on your left. FM 4 south from Palo Pinto is renowned for its scenic drive through the northern end of the Texas Hill Country.

### TERRAIN:

The landscape features a variety of native grasses and a mix of juniper, elm, live oak, and mesquite trees scattered throughout. The central portion, approximately 47% of the land, is a limestone-based plateau that has been partially cleared for grazing, hunting cover, and the construction of cattle holding pens. The remaining area consists of sloping terrain and lower elevations with native grasses and hunting cover. Both the main home and casita are situated on the west bluff lines, offering stunning views of western sunsets.

### IMPROVEMENTS:

The main residence is a stunning example of southwestern adobe style, offering 3,488 square feet of living space, 1100 square feet of porches, 1216 square feet of garage space, and 450 square feet of balconies. It is beautifully positioned on the high side of the western slope of the plateau. The home is divided into three separate units under one roof, with four bedrooms, four bathrooms, and a 3-car garage.

Inside, the living room, kitchen, and breakfast area are part of a large open concept space, featuring an elevated exposed heavy beam ceiling and heavy ornate exterior double doors. The living area is spacious and comfortable, with carpet and wood-built ins. The kitchen is both spacious and beautiful, with hand-scraped wood floors, Onyx countertops, an eating bar, large, stained ash cabinets, and high-end stainless steel appliances including a Wolfe range and convection ovens, GE wood front refrigerator/freezer, dishwasher, microwave, and ice maker. The kitchen also includes a hammered copper sink and an ornate suspend pot rack. Adjoining the kitchen is the breakfast area, large pantry, and butler's pantry, all with hand-scraped wood floors.

The large master bedroom features carpeting and an en-suite bathroom with granite countertops, a tile floor, a steam shower, a standalone copper tub, and a large walk-in closet. The home also includes a custom western saloon with an old bar, barn wood walls, paddle fans, and a Nantucket wood stove. An adjoining wine closet can hold hundreds of bottles, and there is also a gun closet that can double as a safe house during inclement weather.

Other features of the main residence include a large formal dining room with hand-scraped wood floors, a high crossbeam ceiling, and custom ornate wood & iron double doors. A front porch pergola offers a perfect spot for rocking chairs and enjoying the view. The three-car garage provides plenty of shelving and storage for ATV vehicles.



The main residence incorporates many natural materials from the property, including cedar planking countertops and huge beams in numerous rooms. The top apartment offers two bedrooms, one bath, and a sitting area with hand-scraped wood floors. There are three tiled balconies for enjoying the surrounding hill-country landscape and western sunsets.

For indoor and outdoor entertainment, the main residence includes a full kitchen in one of the two stamped & stained floored courtyards, as well as a saloon that is great for watching sports or movies. There is also a full media room with step-down luxury seating and a large screen.

The main house is truly an oasis, offering a place to recharge and rejuvenate. Additional features include a large separate office with hand-scraped wood floors and built-ins, a workout room, twisted posts or columns, Mexican Saltillo tile hallways, and many archways. The home also includes a brand-new, energy-efficient state-of-the-art roof designed for evening stargazing or sunbathing.

The Loggias (outside hallways between units) are tiled and spacious with large log tall ceilings. All heavy doors and ceiling fans throughout the home contribute to its luxurious feel. The home is equipped with three electric hot water heaters, four HVAC units, Heat Pump (strip heat), CAT 5 hard wiring for computers & media, and has been recently painted. In case of emergencies, there is a backup generator.

The property also includes a casita (small home) that is a mini version of the main home, featuring 1,454 square feet of living space, a 418 square foot garage, and 308 square feet of porches. Built in 2008, the casita offers additional living space for guests or extended family.

Outside, the property features cattle holding and working pens, scales, storage barns, and a water well pump house. Multiple cattle traps with water provide for the needs of livestock. A beautiful stamped and stained concrete circle driveway is connected to a paved driveway leading to the gated entry with a keypad, providing a grand entrance to this exceptional property.

**WATER:**

Several water wells strategically placed throughout. Two of these wells, along with a 5000-gallon holding tank, supply water to the main and guest houses. Additionally, there are 2500- and 1500-gallon holding tanks dedicated to the pastures, with water piped directly to all holding and birthing pens. A solar well located at the back of the property provides an additional water source.

**TAXES:**

\$19,610 for 2023 with ag exemption.

**ISD:**

Palo Pinto

**COMMENTS:**

"Split Rock Cedar Ranch" is nestled in the picturesque rolling hills of Palo Pinto County. The main home is not only impressive and spacious but also exudes a sense of fun and enjoyment. The relaxed, private atmosphere, coupled with the rugged western terrain and stunning views, creates an embrace that welcomes you—a true escape from the city's hustle and bustle.

**PRICE:**

\$2,995,000.00

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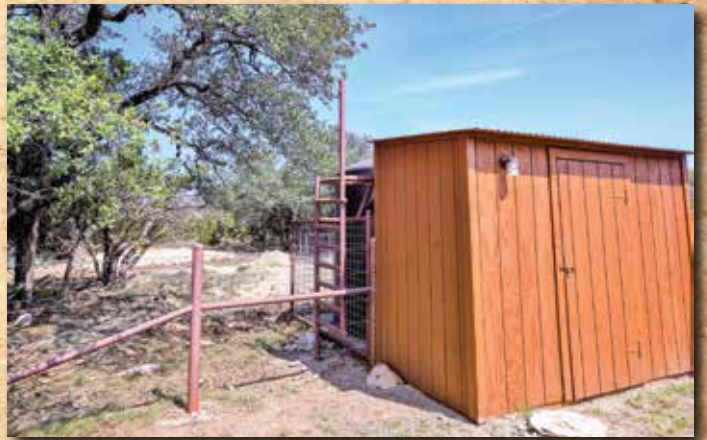












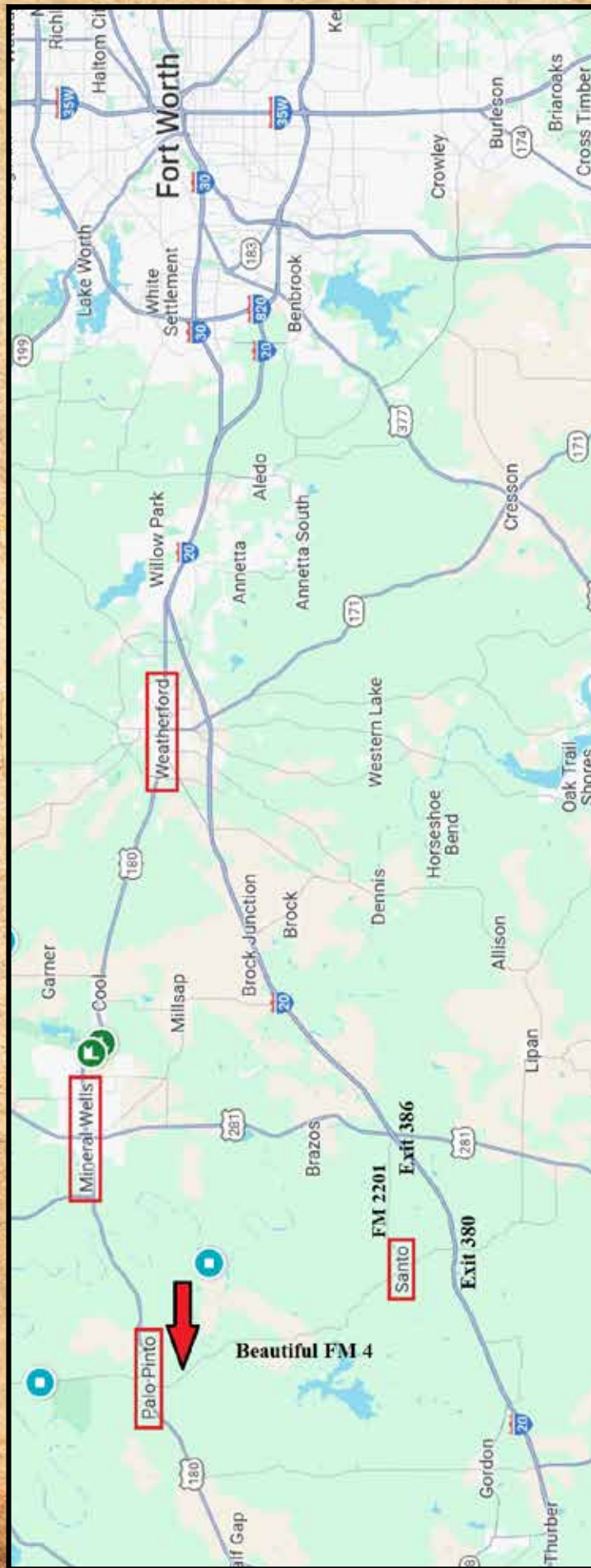




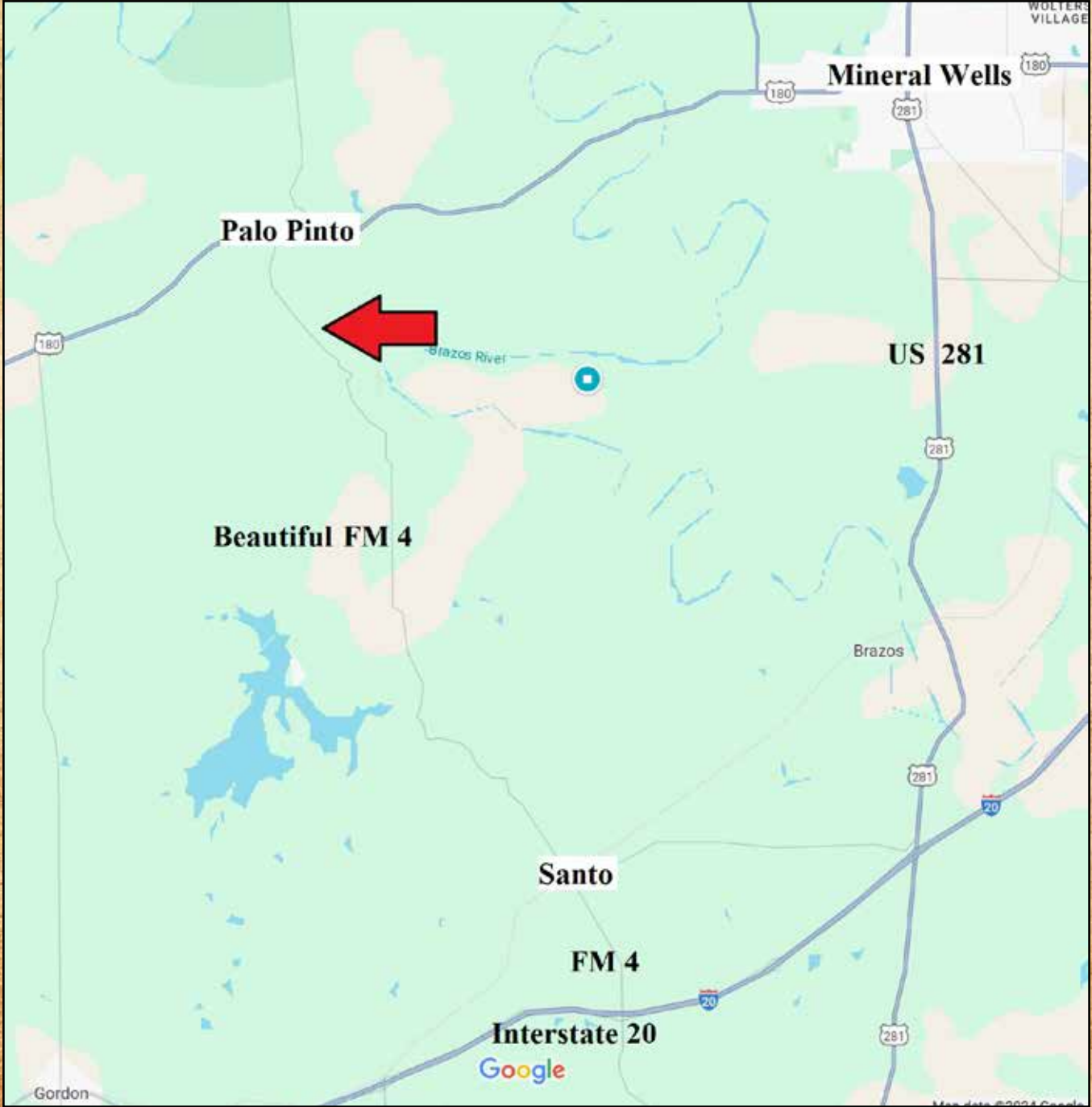












**Palo Pinto**

**Mineral Wells**

**US 281**

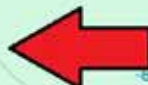
**Beautiful FM 4**

**Santo**

**FM 4**

**Interstate 20**

Google



Brazos River

Brazos

Gordon

WALTERS VILLAGE



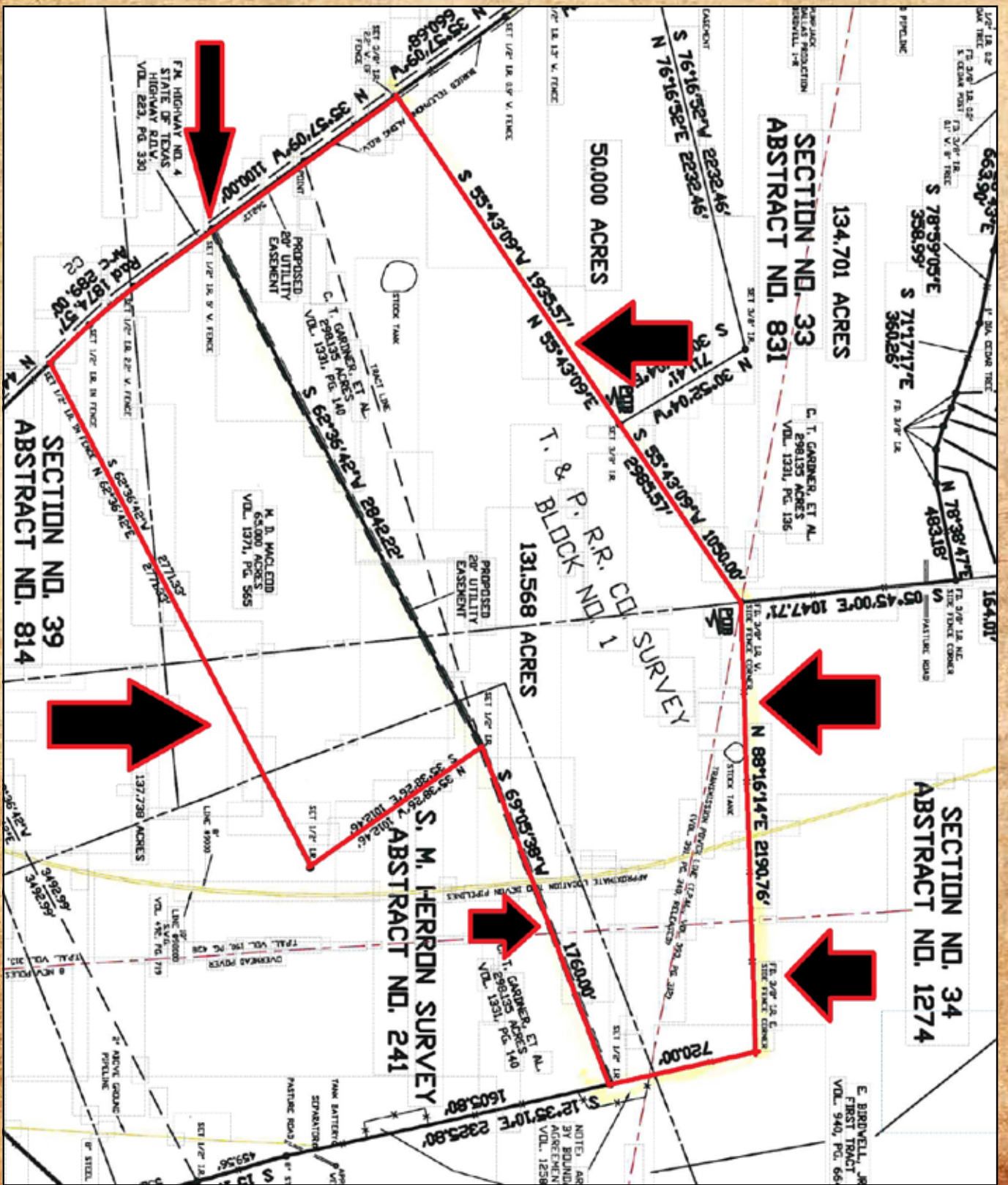
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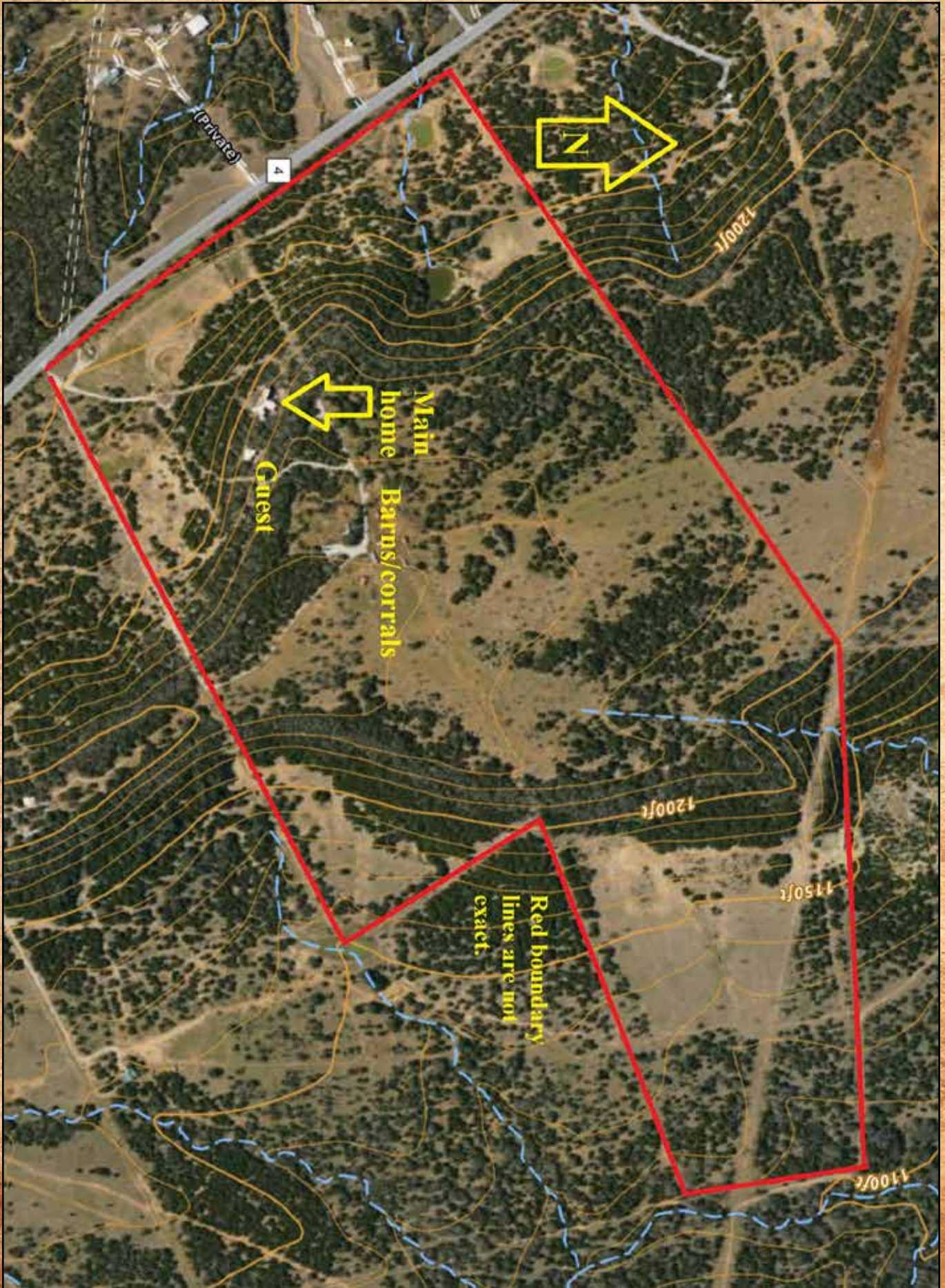
Red boundary  
lines are not  
exact.











(Private)

4



1200ft



Main home

Guest

Barus/corrals

1200ft

1150ft

Red boundary lines are not exact.

1100ft