

10.6 Acre Horse Facility

SW of Weatherford, Parker County, Texas



3-2.5 stone home with 2,268 sf, metal roof, beautiful interior rustic finish in granite and stone.



4 stall horse barn/covered arena/equipment storage combination building.
6 stall shed row barn and 2 large pastures. Level to sloping land with many post oaks. \$1,395,000

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A Beautiful 10.6 Acre Horse Facility **450 Cougar Road, Lipan, Texas 76462**

LOCATION: To Brock - 10 minutes, Weatherford - 25 minutes, Granbury - 24 minutes, & downtown Fort Worth - 48 minutes

LAND: The southern 55% of the property features gently sloping terrain with cleared open areas dotted with scattered oak trees, including the home site, and gradually transitions to denser hardwood tree cover. The northern 45% consists of open pastureland and horse facilities.

IMPROVEMENTS: This charming 3-bedroom, 2.1-bath stone home spans 2,268 square feet and features cedar trim and Austin stone wall finishes. Built in 2005, the house has a metal roof, guttering, and covered front and back porches.

The open-concept design includes a living room, kitchen, dining area, and den/formal dining room. Interior highlights include stained concrete floors, a vaulted ceiling with exposed cedar beams, a floor-to-ceiling stone wood-burning fireplace, large windows, and ceiling fans with lights. The elevated kitchen boasts granite countertops, an eating bar, an island, an electric cooktop with a stone surround extending to the ceiling, tile flooring, dark stained cabinetry, black double ovens, and a built-in stainless-steel microwave, dishwasher, and sink. The breakfast/dining area is brightened by large windows and a light fixture, while the spacious den/formal dining area also includes a light fixture.

The carpeted master bedroom features a two-sided gas log fireplace that reaches the ceiling and a ceiling fan with light. The ensuite master bath includes large split acrylic marble vanities with dark cabinetry, a tile floor, a large jacuzzi tub with tile surround, a tile walk-in shower, the second side of the gas log fireplace, and framed vanity mirrors. The second and third bedrooms are also carpeted and share a Jack and Jill bathroom.

The utility room is practical, with Formica countertops, a stainless-steel sink, dark stained cabinetry, and a stained concrete floor. All doors in the house are solid and stained dark. The home is all-electric except for the fireplaces, and one tankless hot water heater. It has one A/C unit and one heat pump/AC with electrical backup.

A large all-steel building houses a covered arena, a horse barn, and equipment/tool storage. The horse barn area in the center is 2,160 square feet and features four pipe and creosote stalls with dividers, automatic waterers, and fans. The barn also includes concrete alleyways, two large electric roll-up doors, an enclosed climate-controlled tack room with pine walls and a beaded ceiling, and an outside covered concrete wash rack with a Priefert staunch. The covered arena, located on the east side of the building, measures 80'6" x 100'. The equipment/tool storage area on the west side has an electric roll-up door. Additionally, there is a six-stall all-steel covered shedrow horse barn with automatic waterers and fans.

The property features a private dual custom gated entrance with a large pipe header, keypad entry, and pipe with cedar stave inserts. Electrical upgrades include underground conduit and wiring to the motorized front gate and barns, as well as all new outside lighting on the barns.

WATER: North Rural Water Supply Corporation tap. One small stock pond.

TAXES: 2023 - \$4,729.37, with agricultural exemption.

SCHOOLS: Brock ISD

COMMENTS: Beautiful property! A very nice stone home and great horse improvements.

PRICE: \$1,395,000.00

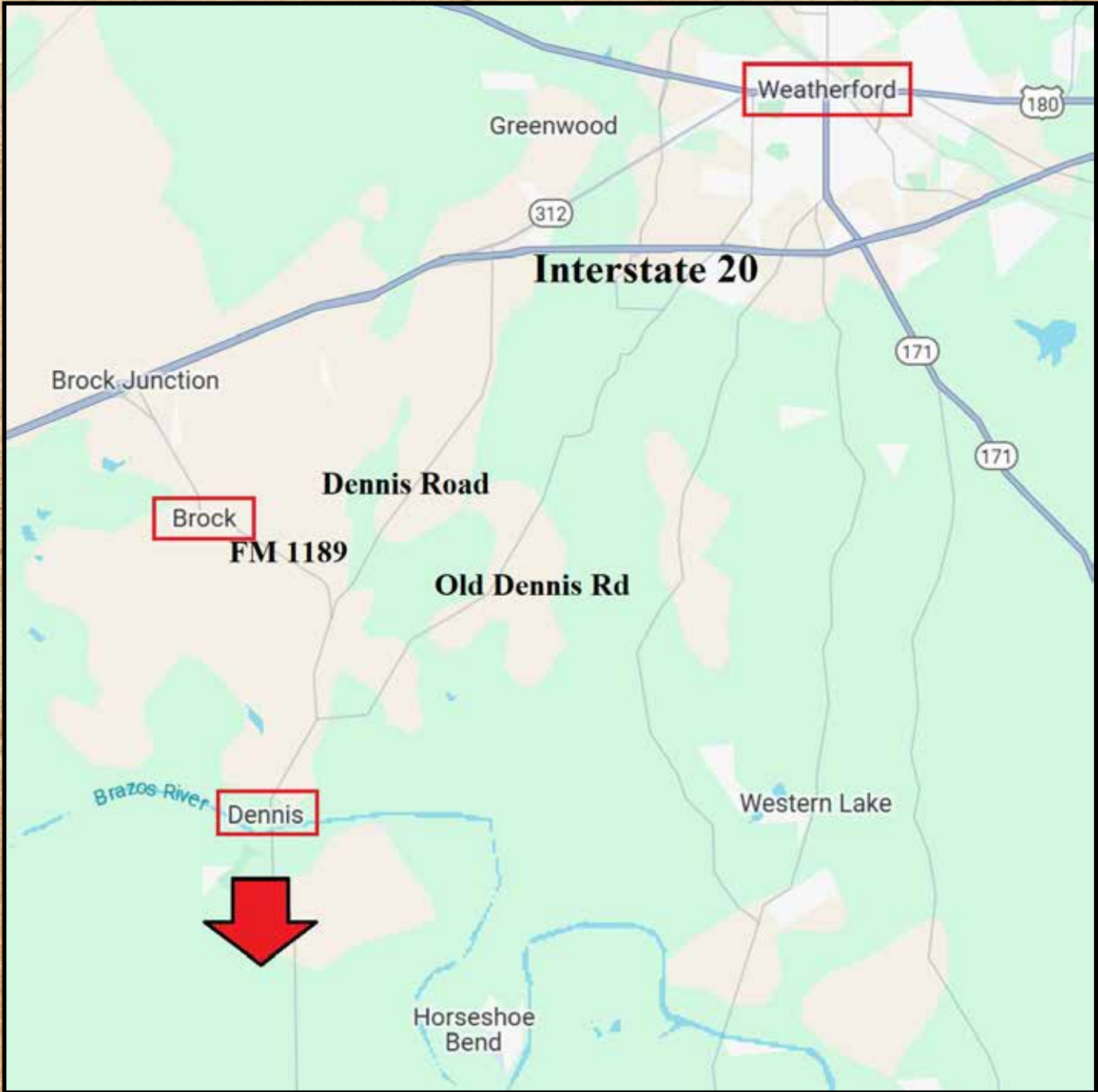
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Weatherford

Greenwood

312

180

Interstate 20

Brock Junction

171

171

Dennis Road

Brock

FM 1189

Old Dennis Rd

Brazos River

Dennis

Western Lake



Horseshoe Bend

Red boundary lines are not exact.



Cougar Road