

54.6 Acre Horse Facility

Millsap, Parker County, Texas



West of Weatherford, paved road on 2 sides. Multi-stall barn. Singlewide home, rustic entry.



A 24000 sq. ft. covered arena, metal buildings, excellent sandy loam soil. \$1,995,000.

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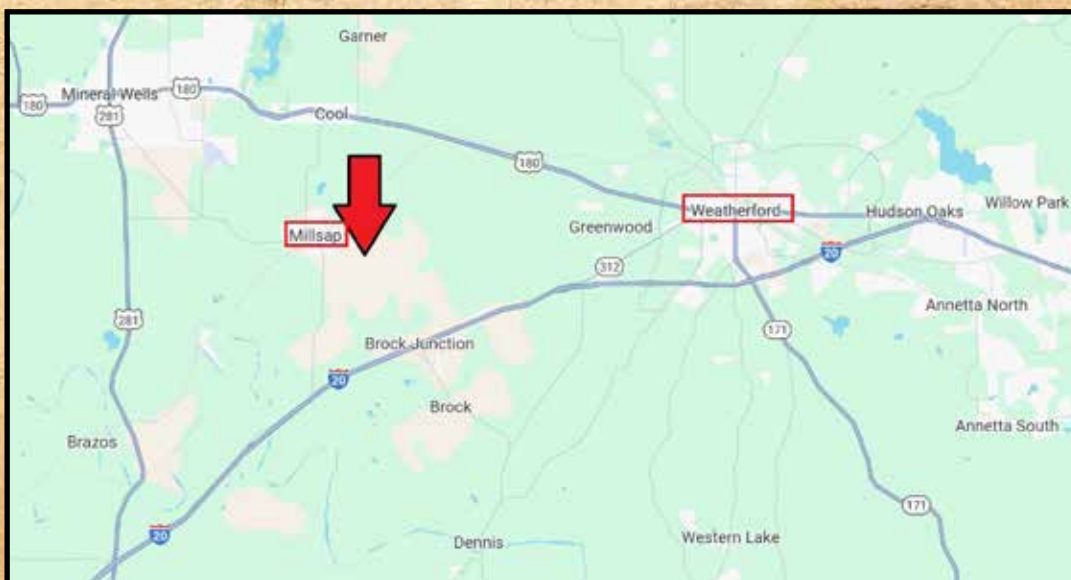
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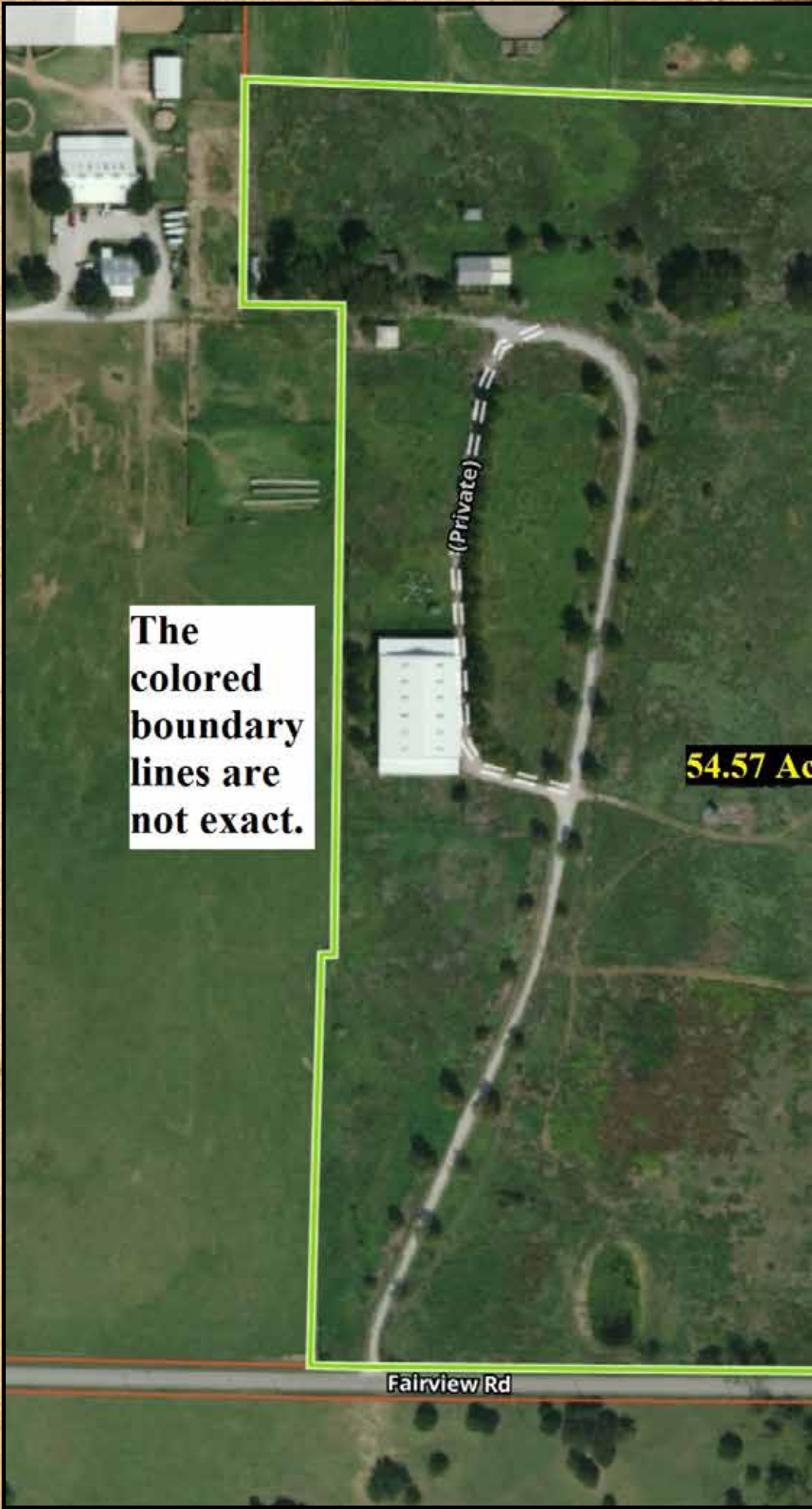
54.57 Acre Horse Facility Southeast of Millsap, Parker County, Texas

- LOCATION:** Minutes from Millsap on paved County Roads at 1701 Fairview Road, Millsap. 13.8 miles or 21 minutes to Weatherford. Excellent paved frontage on the south and east sides.
- LAND:** Gently sloping, highly productive, sandy loam soil (prime farmland) with 1 to 5% slopes. Mostly open with trees near the improvements and entry road.
- IMPROVEMENTS:** A 24,000 sq. ft. covered arena with covered holding pens on each end and cedar stave arena. Multi-stall horse barn – the stalls have been renovated. Metal building – 1920 square feet. Metal building – 1,200 square feet. Metal shed / garage building – 900 square feet. Cedar stave fencing. A singlewide mobile home. Pipe and cedar stave entry. Barbless wire and cedar stave fencing throughout.
- WATER:** One Parker County Special Utility District water meter. An older water well that produced 2-3 gpm, that is currently not in use. Two livestock ponds.
- MINERALS:** None owned. One active natural gas well.
- TAXES:** Estimated \$3,970.00 with agricultural exemptions.
- COMMENTS:** Excellent soil, a good location, and paved county road frontage on two sides.
- EASEMENTS:** Colt Natural Gas Pipeline, Tri-County Electric Co-operative.
- PRICE:** \$1,995,000.00.

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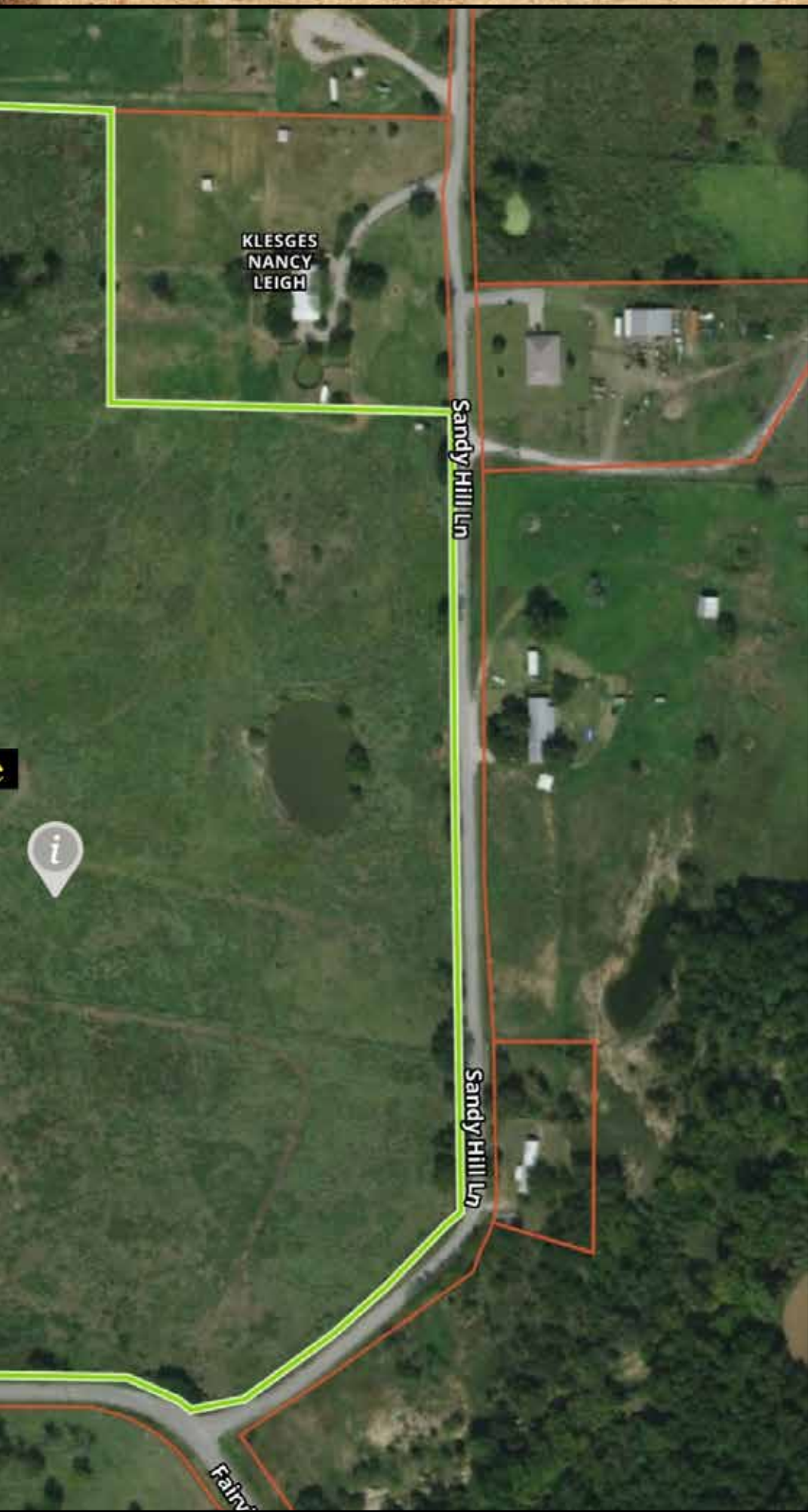




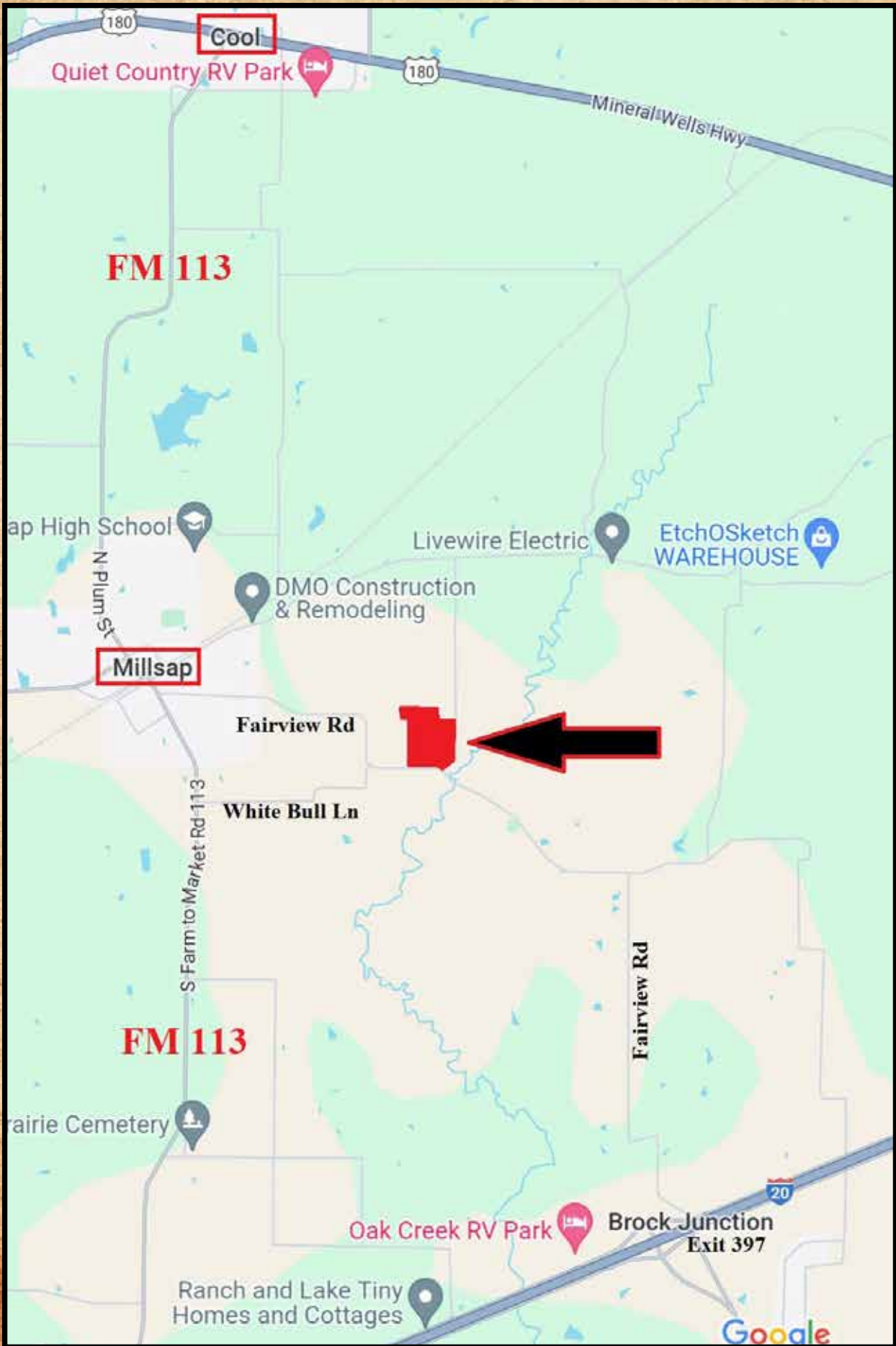
The colored boundary lines are not exact.

54.57 Ac

Fairview Rd







SOIL MAP

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChC	Chaney loamy sand, 1 to 5 percent slopes	52.5	95.5%

