

# Scenic 64 Acre Horse & Cattle Property

1501 Indian Camp Road, Weatherford, TX 76088



Scenic & productive land, a 4-3.1-2 custom stone home, pool, and separate entertainment / pool house.



Equip. buildings, steel cattle pens, steel roping arena, beautiful views, and deer. \$3,795,000.00

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## **64 Acre Horse & Cattle Property**

### **NW Parker County, Texas**

- LOCATION:** 1501 Indian Camp Road, Weatherford, TX 76088. It is approximately: 63 miles to Will Rogers Coliseum, 66 miles to DFW airport, 16 miles to Mineral Wells, and 21 miles to Weatherford.
- LAND:** Level to a gently rolling with established coastal bermuda grass and scattered trees. 80+% of the soil is Windthorst fine sandy loam in 1 to 5% slopes, 10% in Bunyan fine sandy loam in 0 to 1% slopes, and the extreme western portion is in Santo & Bunyan soils, 0 to 1% slopes, and frequently flooded. A significant portion of the west property is in the 100-year flood plain, but highly productive.
- IMPROVEMENTS:** A custom, 4,249 sq. ft. (2,973 sq. ft. heated and cooled) sandstone, 3 or 4 bedrooms, 3.1 baths, stone home, built in 2020 with a composition roof. Many custom features including an open concept with 3 ¼ hand scraped red oak wood floors, 10-foot-tall ceilings and a 2-story cathedral beam ceiling, and a stone, floor to ceiling 42" fireplace. A beautiful large kitchen with extensive alder wood cabinets, stainless steel appliances, quartz countertops and an extra-large eating island. Extra-large stainless-steel farmhouse sink and a vegetable sink on the island. A 5-burner gas cooktop, built-in double ovens, microwave, and under counter lighting. Large dining area. Large pantry with lots of shelving. A built-in crushed ice maker. Master bath has a clawfoot tub, walk-in shower with bench and rain head. All bedrooms have carpet. All bathrooms have granite countertops and tile flooring. Large bay windows, hanging light fixtures and can lighting. A 2-car garage. 2 tankless hot \ water heaters. A covered front porch and a large covered back patio. Custom chlorine 26,745-gallon pool with diving board and tanning ledge. Guest & pool house - 1200 sq. ft., stained concrete floor, a huge bar with a built-in commercial size cooktop/grill with exhaust vent hood, a bathroom with shower, and a corrugated cathedral ceiling and a large, exposed wood center beam. Shop, truck and trailer garage with 30 & 50-amp hook ups. Equipment storage. Exterior pipe arena - 150x275 with return alley, and custom boxes. A 5-stall barn with cushioned stall padding. 2 stalls with turnouts. Wash rack with hot & cold water. Climate controlled tack room, steel cattle pens, pipe entrance, extensive pipe fencing with cedar staves. Many holding pens and turnouts.
- PROPERTY TAXES:** Approximately \$9,000+/- annually with ag exemption.
- WATER:** An excellent water well with 5,000-gallon storage tanks. Two stock ponds.
- ISD:** Perrin / Whitt
- WILDLIFE:** Lots of deer and turkey
- COMMENTS:** A scenic property, productive land, a nice home, an entertainment facility, nice views, and privacy.
- PRICE:** \$3,795,000.00, no owner finance, no division, no lease purchase.

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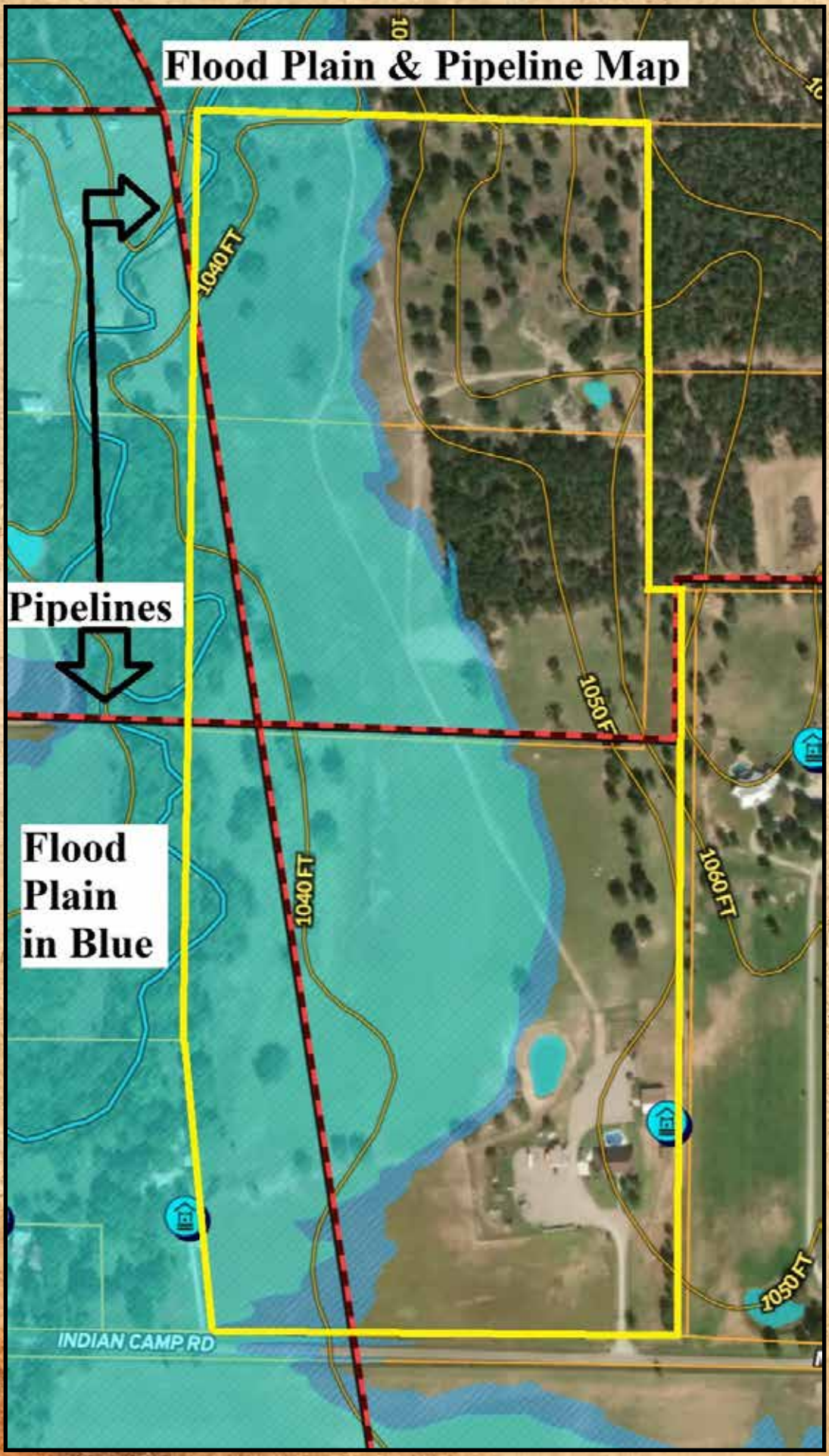








# Flood Plain & Pipeline Map



**Pipelines**

**Flood  
Plain  
in Blue**

INDIAN CAMP RD



Yellow boundary lines are not exact.