

20 Acre Horse Ranch

477 Wilson Bend Rd, Millsap, Texas



2775 sq. ft. 3-2-2 brick and stone home with pool.



All steel & creosote 3 stall horse barn with apartment.



Priefert walker, shop, tack, wash, gated entry, \$ 695,000.

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Beautiful 20 AC Horse Ranch **477 Wilson Bend Road, Millsap, Texas**

- LOCATION:** Approximately 15 minutes west of Weatherford and 45 minutes west of Fort Worth on a paved county road. Directions – From Weatherford take US 180 West 12 miles to Cool (yellow blinking lights), then south / left onto FM 113 South 3 miles, then east / right onto Wilson Bend Rd for ½ mile to the property on the south / left side. From I-20 exit 394, then north on FM 113 for 6 miles and west / left on Wilson Bend Rd for ½ mile.
- TERRAIN:** Level, productive, native, land with good soils.
- IMPROVMENTS:** A beautiful, red river, brick and cave stone, home featuring 3 bedrooms, 3 baths, office, 2 car oversize garage with 18' doors, an upstairs bonus room, and a metal roof. 2775 sq. ft. of living area and all electric. A large gorgeous kitchen with granite countertops, stone eating bar, GE stainless steel appliances with convection oven, cook top with down draft. The family room has a floor to ceiling cave stone fireplace, a 15' cathedral ceiling, built-in entertainment center. Master bath with two tin top vanities and hammered copper sinks, jetted tub with tile surround, and walk-in tile shower. Private study. 2nd bath is a Jack & Jill with two tin top vanities with hammered copper sinks, and a tub / shower combination with tile surround. All stained concrete floors except bedrooms and bonus room are carpeted. Mud room area with built-in desk & shelves, laundry room with cabinets and tin top vanity. Moved in January 2008. The walls are hand trowel finished with rounded corners, 10' ceilings, Knotty Alder cabinetry with rope corners, recessed and under cabinet lighting, 8' solid wood doors, wired for surround sound, all baths with oil rub bronze fixtures and ceiling heaters, low E windows, ceiling fans with lights, 80 gallon hot water heater with circulating system, security system, 4 zones heat & air, the attic has blown-in insulation, foam insulated, and radiant barrier decking. A large back covered porch with stained concrete floor, tin ceiling with acid wash, built-in outdoor kitchen with two vanities with creosote sides. One BBQ stainless steel Galore grill with tile countertop and one stainless steel sink with tin top countertop and built-in outdoor refrigerator. A saltwater sports pool with flag stone coping, pebbletec interior, stained concrete decking and a stone water fall. Landscaping and sprinkler system.
- The all steel horse barn is 45x85 with a cave stone and creosote front. 3 roll up doors, 3 large 15x36 metal frame & creosote stalls, 330 sq. ft. 1-1 living quarters with kitchenette and stained concrete floor, concrete alley way, high bay lighting with timers, fly spray system, adjoining 20x45 overhang, exterior wall pack lighting on 4 sides, tack and 16x16 shop, and fully insulated. All steel storage barn 15x15 with concrete floor, roll up door, and 10' shed attached. Priefert 6 horse walker with remote. Steel post & cedar stavefencing and a pipe & creosote gated entry.
- WATER:** Co-op water.
- TAXES:** \$ 6500 +/- annually. Ag exempted.
- SCHOOLS:** Millsap ISD, K-12.
- COMMENTS:** A classy, beautiful, clean, upscale property.
- PRICE:** \$ 695,000.00.

ALL INFORMATION CONTAINED HEREON HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION OR WARRANTIES, EITHER EXPRESSED OR IMPLIED ARE MADE AS TO ITS ACCURACY BY SAID AGENT. THIS INFORMATION IS SUBJECT TO CHANGES, WITHDRAWAL, ERROR, OMISSION, CORRECTION, OR PRIOR SALE WITHOUT NOTICE. SELLER CAN RECEIVE AND ACCEPT BACKUP CONTRACTS.



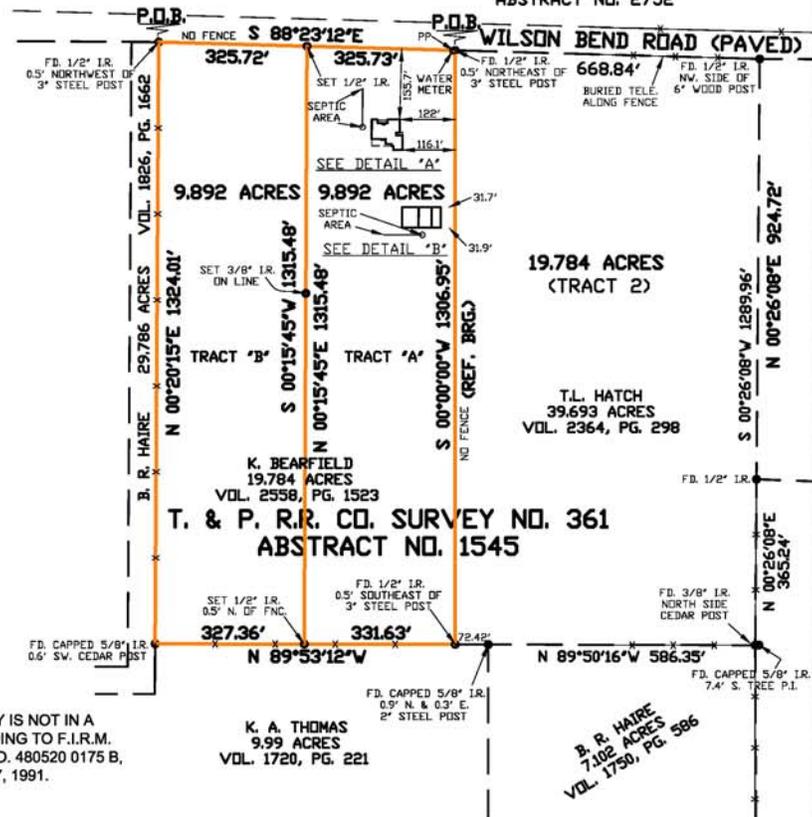






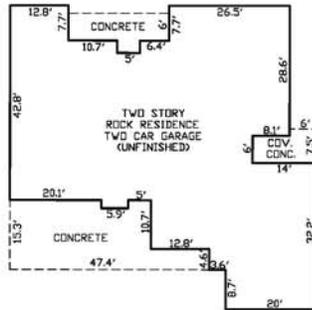


S.E. 1/4, SEC. NO. 360
 J. MURPHY SURVEY
 ABSTRACT NO. 2752

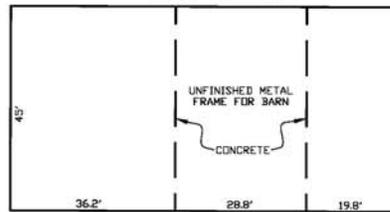


NOTE: THIS PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480520 0175 B, DATED SEPTEMBER 27, 1991.

DETAIL "A"
 SCALE - 1" = 30'



DETAIL "B"
 SCALE - 1" = 30'



PLAT OF SURVEY & IMPROVEMENTS

OF A 9.982 ACRES TRACT (TRACT "A") OF LAND OUT OF T. & P. R.R. CO. SURVEY NO. 361, ABSTRACT NO. 1545, PARKER COUNTY, TEXAS.

OF A 9.982 ACRES TRACT (TRACT "B") OF LAND OUT OF T. & P. R.R. CO. SURVEY NO. 361, ABSTRACT NO. 1545, PARKER COUNTY, TEXAS.

CERTIFIED CORRECT AS SURVEYED ON THE GROUND
 NO ENCROACHMENTS EXCEPT AS SHOWN: AUGUST 21, 2007

MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5492
 PRICE SURVEYING, 213 SOUTH OAK AVENUE, MINERAL WELLS, TX 76067
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