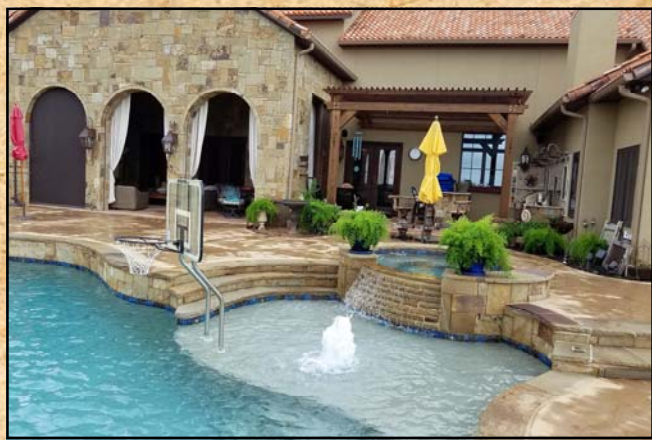


A Gorgeous 268 Acre Ranch & Estate Home

801 Cougar Road, Lipan, Parker County, Texas



An impressive 7,445 sq. ft. Mediterranean 2 story stone & stucco home overlooking the property.



Pool & outdoor kitchen, 20 minutes SW of Weatherford, south of Brock, paved frontage, and minerals.



Beautiful productive coastal Bermuda creek bottom, scattered to thick hardwoods. \$5,495,000.00.

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268 Acre Ranch & Estate Home

801 Cougar Road, Lipan, Parker County, Texas

- LOCATION:** Approximately 40 minutes west southwest of Fort Worth, 25 minutes southwest of Weatherford, and 5 minutes south of Brock. On Interstate 20 Exit 396 go south on FM 1189 for 8+ miles, then west / right onto Cougar Road for 6/10ths mile and the property is on the south / left side.
- TERRAIN:** Level to gently rolling with excellent productive soils. Native grasses, coastal bermuda, and cultivation fields.
- IMPROVEMENTS:** An impressive 7,445 sq. ft. (living area) 2 story Mediterranean style home with stone, stucco, and Claymex barrel tile. A massive open concept room with a formal living area, formal dining area, and kitchen with a 20' + ceiling. Five bedrooms each with a private bath & wall-mounted TV (1st floor – master & 2 bedrooms plus 2 bedrooms & baths on the 2nd floor). Two half baths. Stereo sound system everywhere. Imported antique leaded/stained glass doors, imported custom carved wood trim, private courtyard with fountain, rear porch remote controlled screens and fireplace. Two garage & detached oversized, climate controlled garage/workshop with sink. Six zoned HVAC. Propane for – central heat, dryer, commercial size water heaters, kitchen range, 3 fireplaces (gas logs with remote controls), & grill for outdoor kitchen. Security system with video surveillance recorded constantly with preview on computer or iPhone. Exterior copper lighting throughout. Irrigation to lawn and flowerbeds. Custom swimming pool with negative edge, waterfalls, heater, spa, diving board, slide, grotto & shallow area for children. Lighted stone entrance with custom remote gate and concrete driveway. A Seller's home detail sheet has extensive information to interested parties. Round pen with cattle holding pens.
- WATER:** Kickapoo Creek, two stock ponds, and coop water.
- ISD:** Brock
- MINERALS:** One half is owned and will be conveyed at closing and funding.
- TAXES:** \$18,492.17 with agricultural exemption on the land.
- COMMENTS:** An absolutely beautiful place - the land is awesome and the home is stunning!
- PRICE:** \$5,495,000.00.

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.



