

# Beautiful 40 AC Horse & Cattle Ranch

3127 N. FM 113, Weatherford, Texas



A 3,416 sq. ft. custom 3 bedroom 2.1 bath 2 car garage stone home with a metal roof.



Excellent FM 113 frontage, productive soils with coastal bermuda and scattered trees.



A 4 stall horse barn / work shop, excellent fencing, entry. A must see — \$992,500.00

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**40 Acre Horse Ranch****3127 N. FM 113, Weatherford, Parker County, Texas**

- LOCATION:** Approximately 20 minutes west of Weatherford in the Garner Community. From Weatherford go west on US 180 for 11 miles then north / right onto FM 113 North for 2.5 miles into Garner, and then continue another ¾ mile and the property is on the west / left. Excellent FM 113 North paved road frontage.
- TERRAIN:** The land is gently sloping to rolling with all coastal bermuda grass and some scattered post oak and mesquite trees.
- IMPROVEMENTS:** A custom built home in 2002 with 3,416 sq. ft. of living area. A Lueders Limestone exterior with a metal roof featuring 3 bedrooms, 2.1 bathrooms and an oversize garage. A generous 721 sq. ft. of covered back porches with two separate sitting areas in flagstone. A covered 300 sq. ft. front porch and a garage of 962 sq. ft.. A grand open concept with a tall cathedral beam ceiling awe the kitchen and family room experience. The Texas size kitchen is gorgeous with granite countertops with an expansive bar, a large granite island, tumbled marble backsplash, and stained wood cabinetry. Stainless steel appliances include Thermador convection double ovens, KitchenAid built-in refrigerator and dish washer, an under counter ice maker, and a GE microwave. Thermador electric cooktop. An adjoining breakfast area with bay windows. A beautiful family room with a floor to ceiling limestone wood burning fireplace, large casement windows, and surround sound. A large carpeted master bedroom suite with 6 bay windows. An adjoining master bath with a tile floor, 2 tile & tumble marble vanities, a jetted tub with tile surround, a tile & tumble marble walk-in shower. Large his and her closets with hers containing a cedar closet as well. The other two carpeted bedrooms are a nice size with a Jack & Jill bath adjoining both rooms with a tile and glass shower. A large laundry room with tile floor & vanity with a deep stainless steel sink, cabinets, and closet. A mud room with wood storage bench and many wall mounted coat hangers. Smaller office with tile flooring and an adjoining shelving closet. All electric, the flooring consists of tile, mesquite wood, and new carpet. Pella windows, crown molding, 8' solid wood doors, wood venetian blinds, 2 hot water heaters, 2 a/c units (one new), sprinkler system. Stone & pipe entry with security gate. An all steel barn with 4 stall with runs, a work shop, tack room, wash rack, feed room and a half bath. Pipe and cedar stave fencing and steel cattle catch pens.
- WATER:** Coop water (North Rural Water Supply). A low volume water well not used.
- MINERALS:** Some owned and conveyed.
- TAXES:** \$4,882.68 for 2014.
- COMMENTS:** The location is outstanding! The land is great! The home is beautiful and of high quality. The view is scenic. Places like this are rare!
- PRICE:** \$992,500.00

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