

41.7 to 99.88 Acre Horse Ranch

FM 113 N. & Stafford Rd., Weatherford, Texas



Private gated entries, extensive pipe fencing, excellent paved frontage, and a great location!



A 10 stall horse barn with offices and apartment. Covered walker, breaking pen & staunch.



Large building for feed, hay, shop, show car garage & apt. 41.7 Acres - \$1,250,000.00

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41.7 Acre Horse Ranch

FM 113 North & Stafford Road, Weatherford, Texas

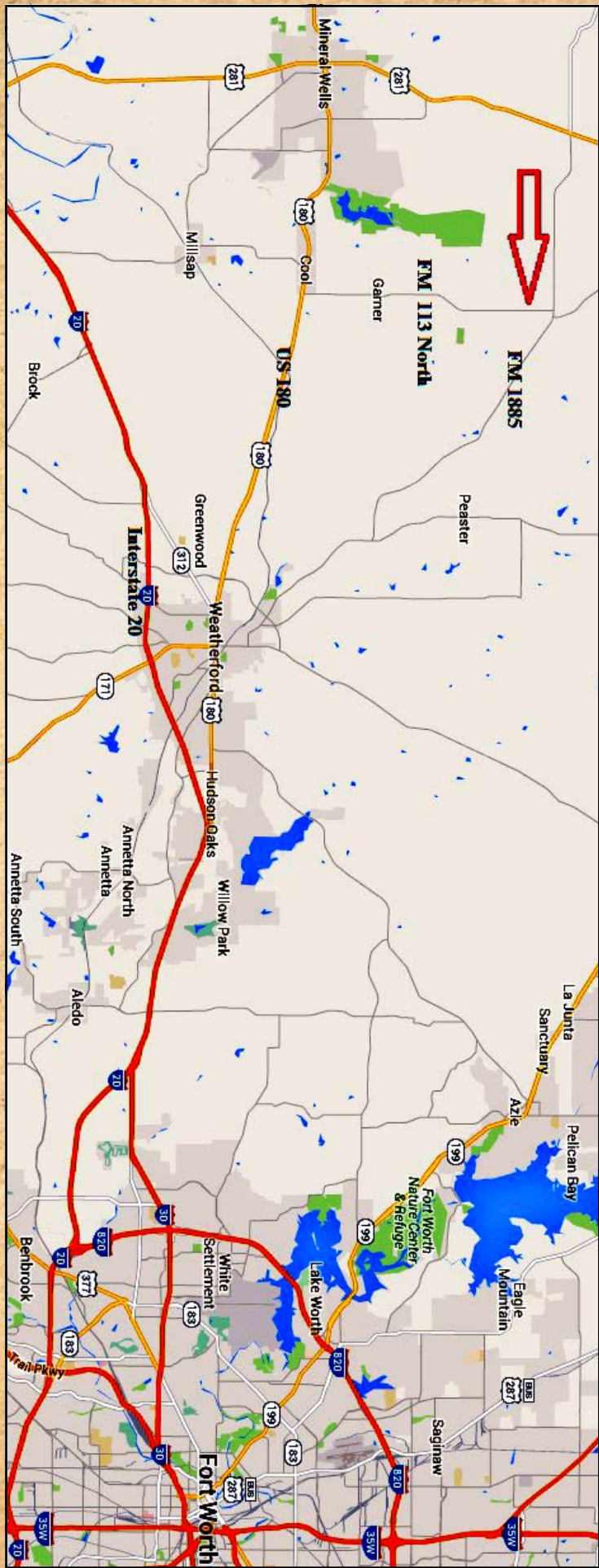
- LOCATION:** Approximately 4.7 miles north of Garner on FM 113 North or 17 miles west northwest of Weatherford. Directions: From Weatherford there are two ways: #1 – Take FM 920 for 5.5 miles, then west onto FM 1885 for 8 miles, then south / left onto FM 113 for 1 mile and the property is on the west / right side. #2 – Go west of Weatherford on US 180 for 10 miles, the north / right onto FM 113 North for 7.2 miles and the property is on the west / left side.
- TERRAIN:** Level to gently rolling with good soils, coastal bermuda & native grasses with scattered planted oak trees.
- IMPROVEMENTS:** Horse barn / Office / Upstairs Apartment – all under one roof. The horse barn is 40x102, Heydite concrete block exterior, 10 stalls 12x17 with automatic waterers and (8) 30' runs. Mare & foal palpation chute with wash, tack room, and lab. The alleyway is covered in rubber matt flooring. The office is adjoining the horse barn and is Palo Pinto limestone exterior. It has a secretarial area, main office, meeting room and bathroom. An upstairs apartment 16x102 with private stairwells on each end. Grain bin. A 60x60 covered 50' breaking pen and an adjoining 60x60 covered Priefert panel walker and in between a 20x20 covered staunch and breeding dummy area. An exterior piped arena of 125 x 173 with viewing deck. A 70' long multi-use building – two open bays for hay and equipment storage of 38x38, 40x20 enclosed concrete floored shop with large rollup door, a 3 bay collector's car area 38x27, 14x60 lean to with concrete floor, an upstairs apartment of 20x20. Grain bin. Extensive pipe fencing with numerous paddocks and pastures some with heated waterers. Five bay covered parking for trailers & equipment of 21x60 and 20x33. Ten loafing sheds. Two pipe and cedar entrances with electric privacy gates.
- WATER:** Two water wells & system. One stock ponds.
- SCHOOLS:** Garner ISD – K through 8. High School – Millsap or Peaster.
- TAXES:** \$4,589.85
- COMMENTS:** An outstanding location, quality improvements, good soil and coastal bermuda.
- PRICE:** \$1,250,000.00, reduced from \$1,397,500.00!!
An additional 58.162 Acres for \$600,000.00.

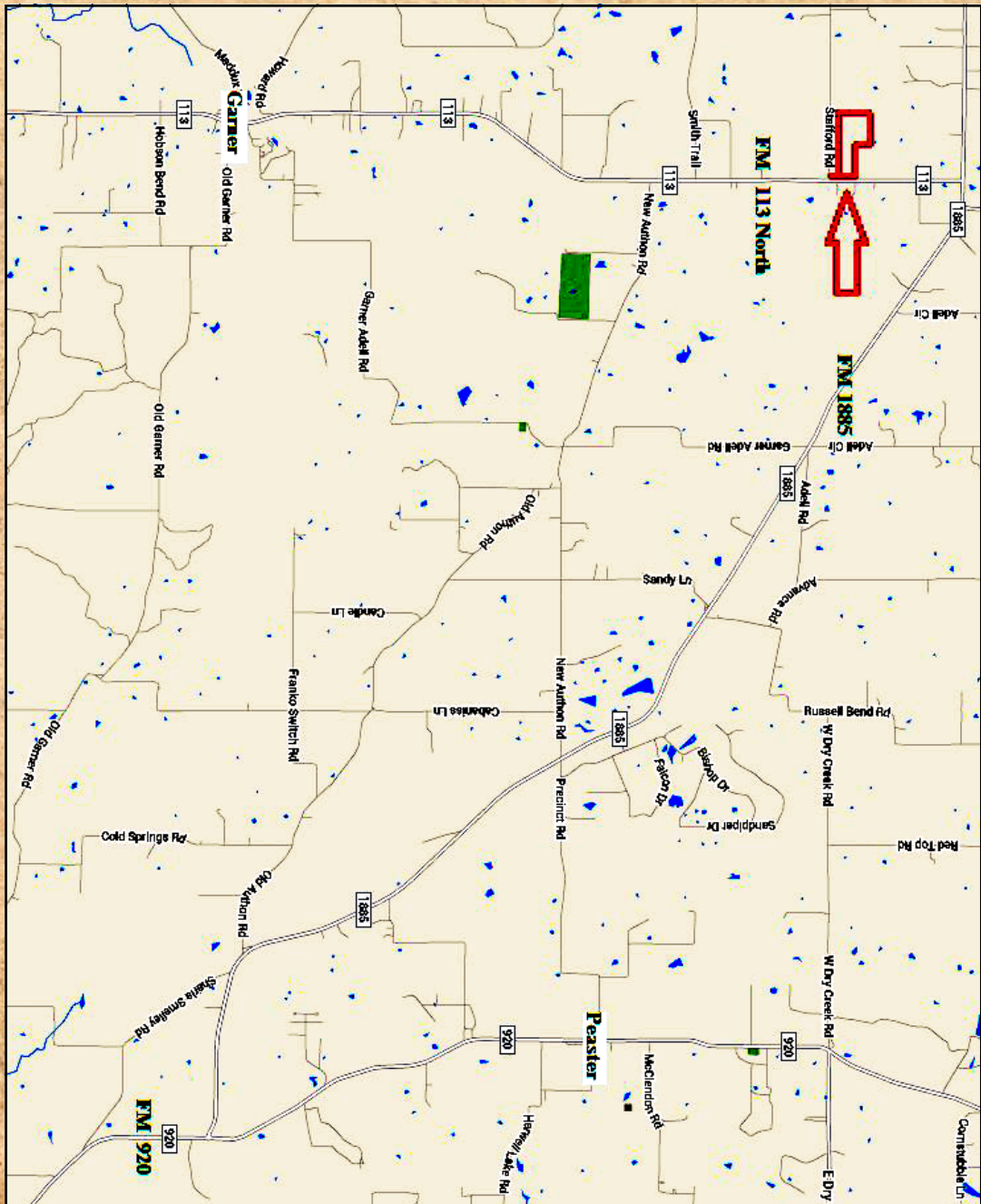
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58.162 Acres

Stafford Road

41.718 Acres

FM 113 North

Colored boundaries are not exact.

