

Beautiful 73 AC Horse Facility

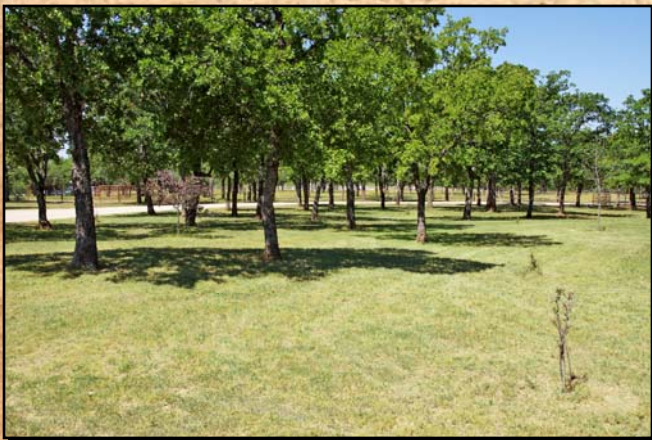
750 Adell Circle, Weatherford, Parker County, Texas



Custom 3283 sf 3 bedroom 2.5 bath 1 car garage limestone home.



Guest house, covered arena, tilt wall horse barn & panel walker.



Beautiful rolling land with post oaks and elm trees. \$1,995,000.00.

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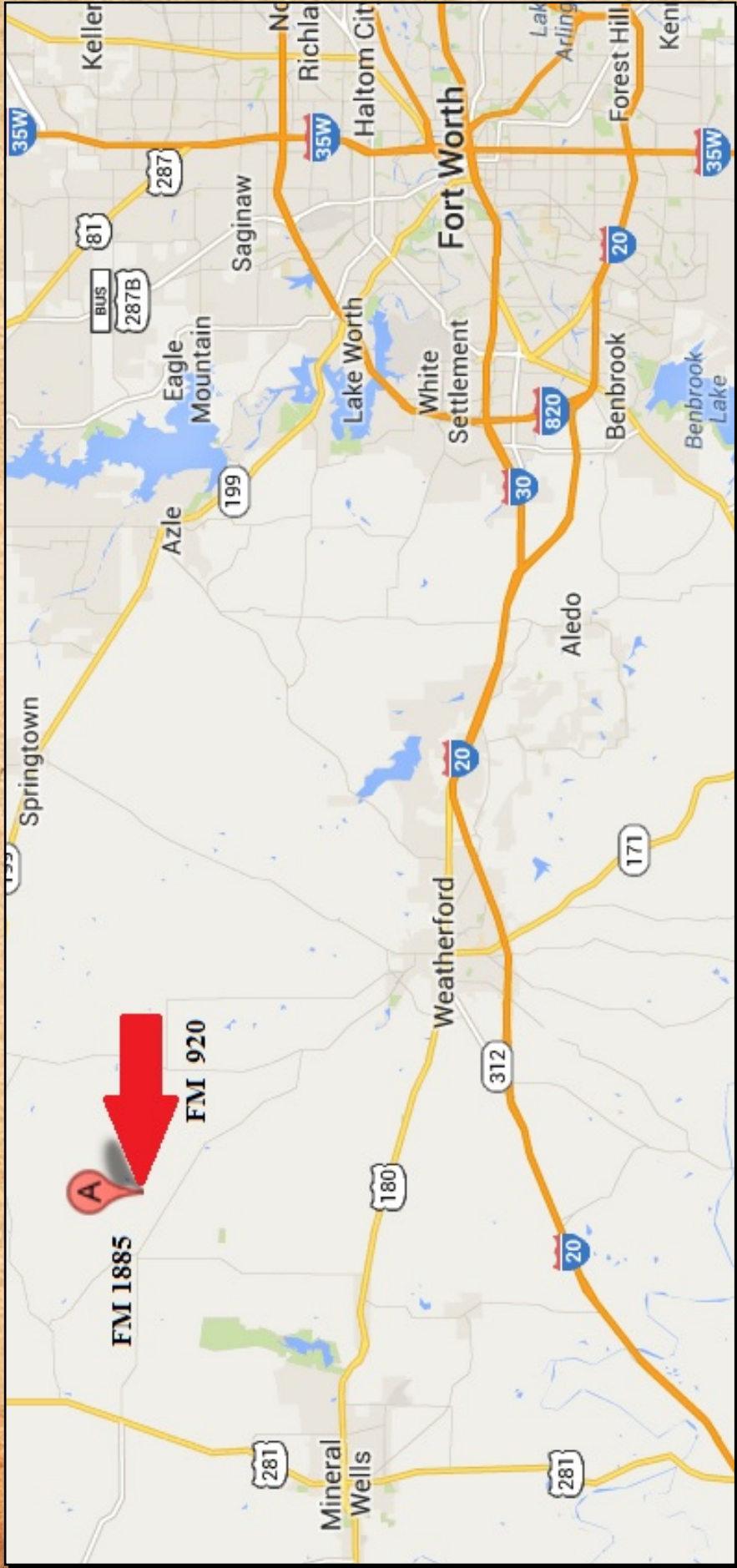
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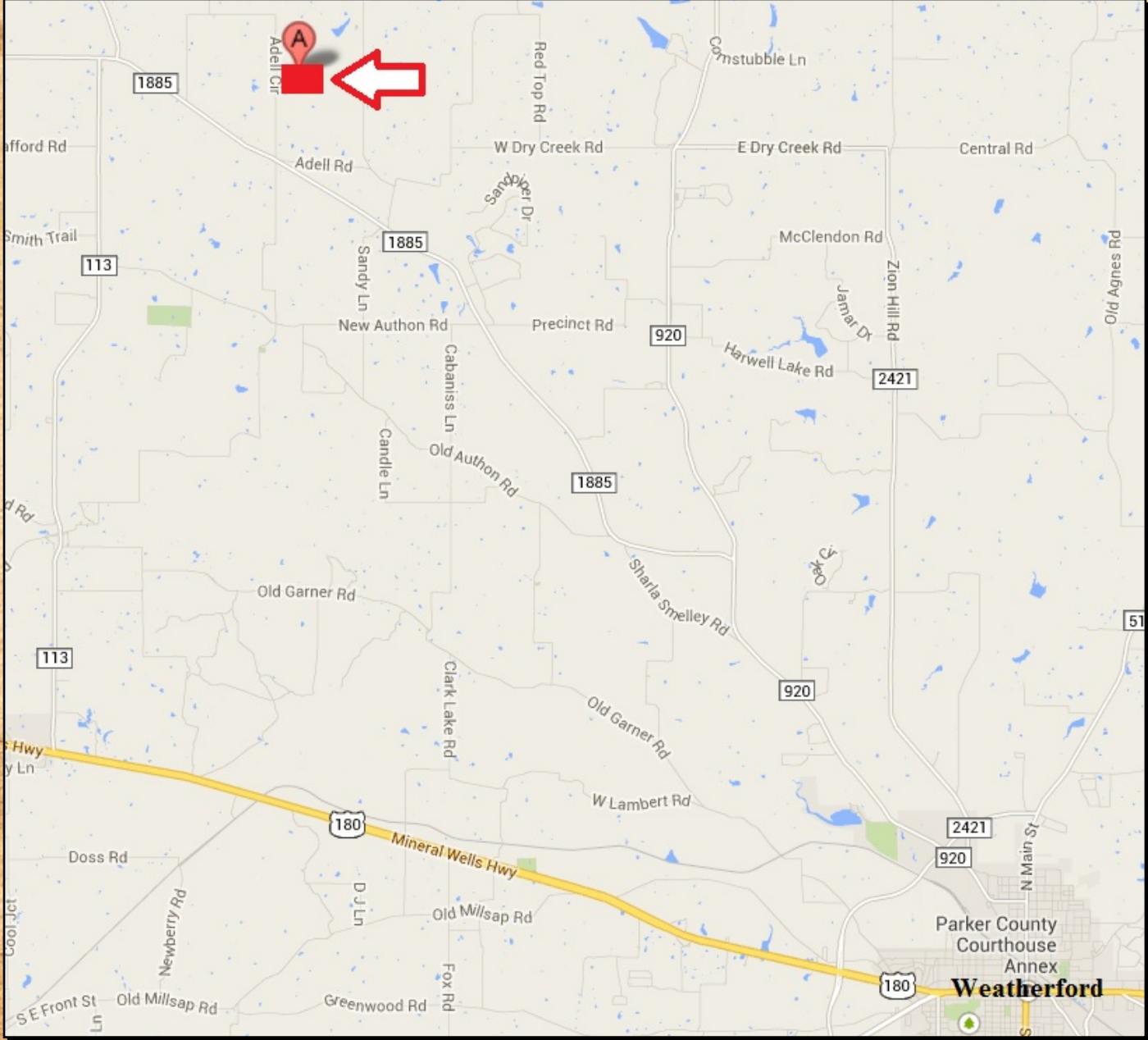
- LOCATION:** Approximately 20 minutes northwest of Weatherford. Directions – From the Weatherford courthouse go north one mile on North Main / FM 51 to the 2nd stop light, go west (left) onto FM 920 / Fourth Street for 5.3 miles, then west (left) onto FM 1885 for 7.5 miles, the north (right) onto Adell Circle for 7/10ths mile and the property is on the east side (right).
- TERRAIN:** Gently rolling with many oak & elm trees.
- IMPROVEMENTS:** Main home 3,283 sq. ft. living area – Palo Pinto limestone & cedar exterior with metal roof. Stained concrete floors except in the bedrooms. Large kitchen with light stain oak cabinets, 10 foot ceilings. Appliances – Kitchen Aid stainless steel 4 burner gas cook top, Kitchen Aid stainless steel double oven. Two Islands, bi-level with hammered copper sink. Adjoining dining area with 3 large windows. Huge family room 24x24 with vaulted ceiling, 5 windows, large ceiling high limestone wood burning fireplace. Built-in entertainment center. 2nd & 3rd bedrooms. 2nd bath with tub / shower combination, tile surround & two tile vanities. Master bedroom 14x17 with carpet, windows and glass door out to back porch. Master bath with large tile vanity with two hammered copper sinks. Jacuzzi tub with tile surround, large window, walk-in tile shower with two heads, large single closet. ½ bath with tile vanity and copper sink. Small utility room. Mud room with stainless steel sink. Single car garage 23x24. Adjoining game room 24’9”x20’8” with concrete floor and double glass doors out. Full length back porch of 115’10”. Horse barn 48’6”x116’6” tilt wall & steel construction, 12 – 12’6”x16’9” stalls, tack room, feed room, blown insulation, 4 roll up doors, fans, sky lights and wash rack. Panel walker – “Equi-Ciser” 6 horse with pipe and creosote lumber. Covered square pen – 41x41. Large 160’ lighted round pen with pipe & cedar staves. Adjoining covered arena of 110x120. Steel cattle pens with work chute and load out chute. Small guest house with siding & stone exterior and built-in covered carport.
- WATER:** Water well. 3 stock ponds.
- MINERALS:** Save and except 1/2 of royalty owned.
- COMMENTS:** Excellent location, beautiful property and new quality improvements.
- PRICE:** \$ 1,995,000.00

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Colored boundaries are not exact.