

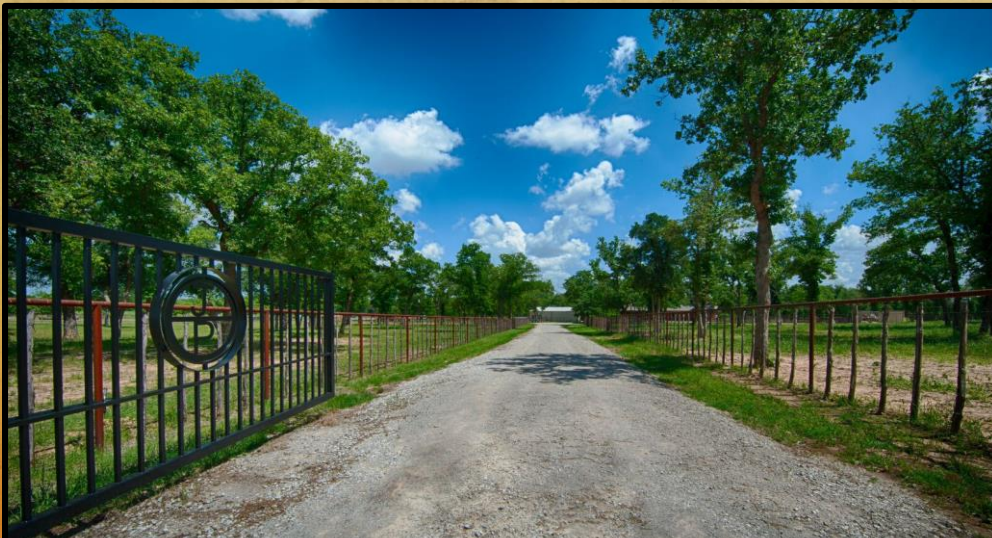


REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

**Cattle & Working | Cutting & Equestrian Facilities
Hunting & Recreational | Investment | High Game | Large Acreage**



New Turn-Key Cutting Horse Facility

8211 Lone Star Rd ~ Weatherford, TX



COMMERCIAL
Real Estate



Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com





8211 Lone Star Rd
Weatherford, TX



NEW TURN-KEY CUTTING HORSE FACILITY

43 +/- ACRES

Location:

Conveniently located on Lone Star Rd in Weatherford, TX, in the Northwest portion of Parker County.

Facility:

Come unload your horses and immediately appreciate this recently constructed turnkey cutting horse facility surrounded by scattered hardwoods on 43 acres that is both appealing to the eye and highly functional for the most demanding trainer.

This horse facility accommodates numerous horses as it boasts a newly constructed 14 stall barn equipped with big ass fans, a break room, insulated tack room, fly spray system and wash rack. All the stalls located in this barn are 12' by 12' and feature Nelson feeders and automatic waterers. In addition to the main barn, there is an additional 8 stall shed row barn that also is equipped with a fly spray system and fans. The avid breeder will especially appreciate the 6 stall foaling barn with large stalls and oversized runs which is conveniently located by the main residence.

When it is time to work horses, enjoy a 120' by 120' covered arena surrounded by screens, 3 cattle pens and a complete alley system or simply exercise them on the panel walker, or turn them out in one of the seven pastures with plenty of trees for shade.

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Facility - continued:

This meticulously designed ranch is also comprised of a 30' by 60' workshop/garage equipped with a half bath and a very generous and an appealing 2 bedroom, 1 bath guest apartment. Trainers and staff can also be housed on the ranch in the well-built duplex/ bunkhouse which consists of 2 one bedroom apartments or an additional apartment located in the storage shed.

After a long day at the barn, come retreat to the 3,200 square foot main residence built in 2009 including 3 bedrooms, a large bonus room that could also serve as a fourth bedroom, 2 bathrooms, an open concept dining area and an office. The chef of the home will especially appreciate the gourmet kitchen which was built with chef's specifications and equipped with commercial grade appliances. With over 1,200 square feet of porches embellishing this home, it makes for the perfect home to entertain guests or enjoy the pristine views.

Utilities:

Electric on site. Newly drilled water well and septic on property.

Price:

~~\$2,474,000~~ Reduced to **\$2,250,000**

Terms:

Cash to Seller at Closing

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CLARK REG FARM AND RANCH

PROPERTY PHOTOS



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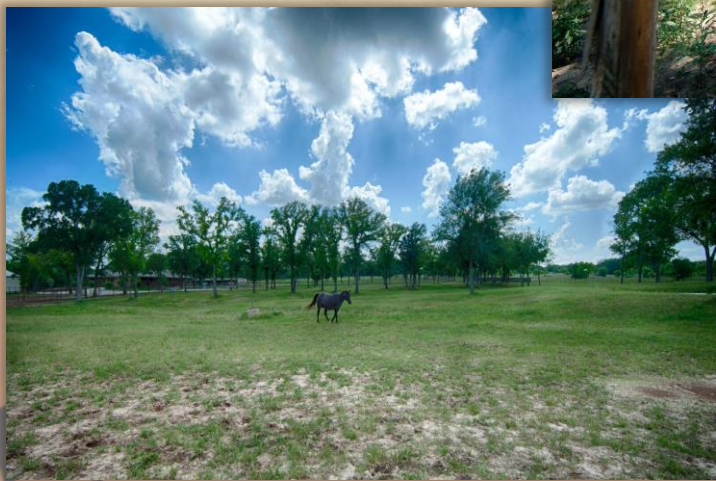
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RG FARM AND RANCH

PROPERTY PHOTOS



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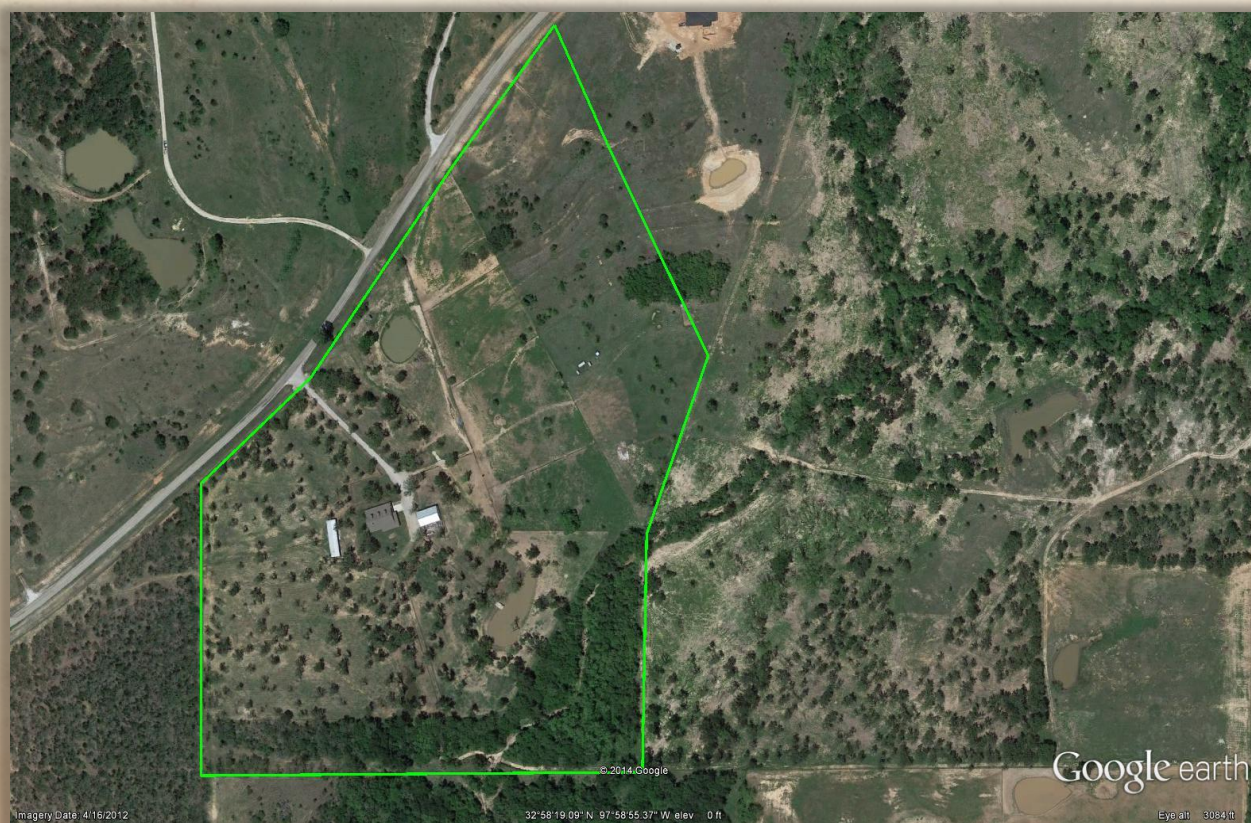


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RG FARM AND RANCH

AERIAL



All information furnished concerning this property has been obtained from sources deemed reliable, and it is believed to be correct, but no responsibility is assumed by this broker and no warranty or representation is made as the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or removal from the market without notice.

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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

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