



FARM & RANCH

TURN KEY WAGYU CATTLE RANCH

4515 N. FM 51 – Weatherford, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

Williamstrew[☆]
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

TURN KEY WAGYU CATTLE RANCH! This is a unique opportunity to own a working Wagyu Cattle operation. Conveniently located just minutes north of Weatherford, with a cute 3 bed 2.5 bath home, 60x40 barn, and 95x25 barn this property has it all. Including 65 head of cattle and all of the equipment to keep the ranch working will convey with the sale of this property, this also includes frozen genetics and 18 boarded animals. The property will only be sold as a turn key business and the land will not be sold separate.

LOCATION

CITY Weatherford
County Parker
Schools Weatherford ISD

Driving Directions From the Weatherford courthouse head north on FM 51 look for sign on right.

OFFER SUMMARY

List Price \$1,500,000
Lot Size 32.96 acres
Utilities Septic, Well

HIGHLIGHTS

- 32.96 ACRES
- 60X40 BARN
- WORKING WAGYU CATTLE OPERATION
- 95X25 BARN
- 3 BED 2.5 BATH HOME
- FROZEN GENETICS & 18 BOARDED ANIMALS

LISTING PRESENTED BY:



STEPHEN REICH
817-597-8884
stephen.reich@williamstrew.com

WilliamsTrew★
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

CAPE STRIPLING
817.821.5652
cape.stripling@williamstrew.com



PARKER COUNTY OFFICE

405 S. FM 1187, STE. 400
ALED0, TX 76089

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
CAPE STRIPLING – 817.821.5652



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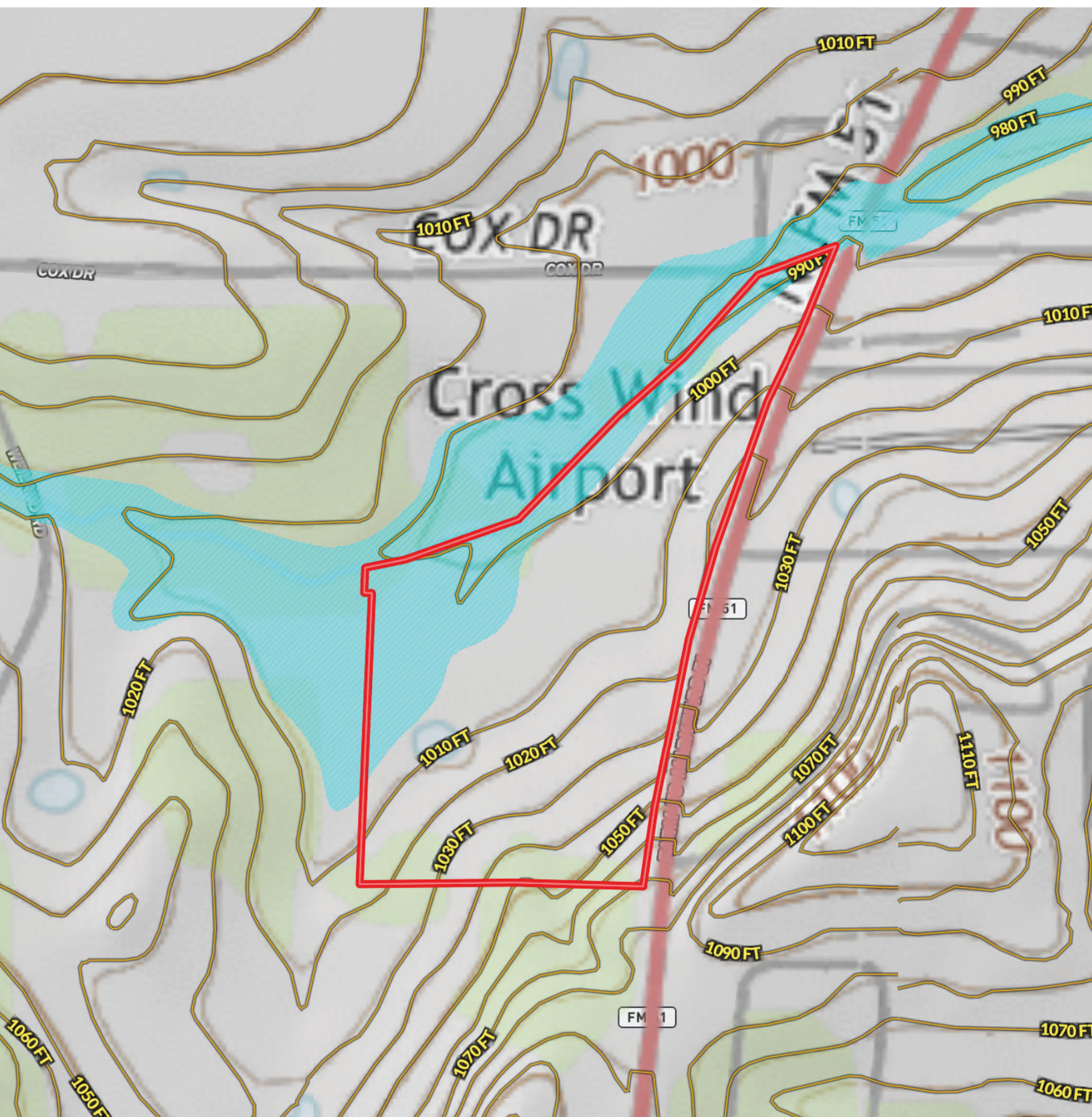
AERIAL MAP



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CONTOUR LINES & FLOODPLAIN



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RANCH INVENTORY LIST AS OF 11-6-20

Vehicles

1995 New Holland Tractor – Yellow
1994 Massey Ferguson Tractor – Red
2001 Sooner Trailer
2006 Sledbed ATV Trailer – Silver
2012 Carry-On Black Trailer
2016 Gator
2016 Texas Pride Flatbed Gooseneck Trailer
2017 Homemade Flatbed Trailer
2017 Round Baler
2007 Can Am 500 ATV
2007 Can Am 650 ATV
2002 Ford F150

Equipment

2017 Lincoln Welder & Equip
John Deere Zero Turn Mower
Feed Silo
2018 Arrow Quip Squeeze Chute
3 Nitrogen Storage Tanks
Hay King Aerator
Spray Rig – 300 gallons
Brush Hog – 6'
3 Portable Creep Feeders

All misc farm supplies, small equipment & tools, drugs, feed troughs, hay rings, hay & feed at time of sale along with 2 cool barn cats

** Please note the below quantities change continuously with daily business activity. We will be keeping approx 8 head of cattle that are old and family pets. They are NOT in the numbers listed below. **

All animals & frozen genetics listed below are top producing and highly marketable.

Cattle Inventory as of 11-6-20

4 Fullblood Bulls Over 18 mo
3 Fullblood Bulls Under 18 mo
12 Fullblood Females Over 18 mo
1 Fullblood Female Under 18 mo
1 Purebred Homozygous Bull Under 18 mo
8 Purebred Hetrozygous Bulls Under 18 mo
2 Purebred Homozygous Cows Over 18 mo
1 Percentage Homozygous Heifer Under 18 mo
13 Purebred Hetrozygous Cows Over 18 mo
7 Purebred Hetrozygous Heifers Under 18 mo
10 Recips – Jersey & Wagyu
3 Steers

65 Subtotal

18 Boarded Animals, not owned, generating \$150 per month each

83 Total Head on Ranch

Frozen Genetics

3,278 Straws of Semen
145 Embryos

More specifics available upon request