



FARM & RANCH

ONE OF A KIND MASTERPIECE

904 Our Lane – Weatherford, TX



STEPHEN
REICH GROUP
WILLIAMS TREW REAL ESTATE

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

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

PROPERTY SUMMARY

DESCRIPTION

The Avid Horseman's Dream Facility -This is your opportunity to own one of Parker County's most superb equestrian facilities. Nestled amongst some of the most exclusive ranches in Weatherford, lies this avid horseman's dream facility that delivers a 130' x 250' indoor arena conducive to any discipline, with 3 Big Ass fans, a suspended fence system that can instantly divide the arena, and an arena watering system. The back wall is painted to match Will Rogers Coliseum along with the same dimensions. The 13-stall show barn is made of tilt wall stalls with hand painted murals by Cowboy Artist, Teal Blake, and is complete with a kitchen and a 2-story feed/storage room. The master planned alley system allows 1 rider to move livestock with ease. Attached to the arena are 10 25' x 16' stalls & 10 25' x 75' runs as well as covered stock pens. The ranch also has a 160' round pen, working cattle pens, several scenic pastures, 6 ponds (stocked with fish) and a multitude of additional amenities.

The highly appointed main home is gorgeous upon entry & boasts tile floors, granite counters, & knotty alder doors, a state-of-the-art outdoor kitchen and backyard perfect for all entertainment or a relaxing night after a long day, and a guest house just steps away from the back yard. Your guests will be mesmerized as you enjoy your evenings poolside after a productive day horseback.

3 additional residences, 3 wells and co-op water, beautiful productive Costal Bermuda pastures, ranch has pear, pecan, and oak trees. Entire ranch wrapped in pipe fence with 6 rail sucker- rod. Wildlife includes deer, turkey, pigs, fish, ducks, and geese. A place like this is truly a One-of-a-Kind Masterpiece.

LOCATION

CITY Weatherford
County Parker
Schools Garner ISD

OFFER SUMMARY

List Price \$7,995,000
Lot Size 117.287 acres
Utilities Aerobic Septic, Co-op water

Driving Directions From Weatherford, Go West on US Hwy 180 to FM 113 North. Go North on FM 113 to Hobson Bend Road. Take Hobson Bend back to the east, and then Turn right on Our Lane. Property is at the end of Our Lane.

HIGHLIGHTS

- 117.287 ACRES
- 130X250' ARENA
- 13 STALL BARN W/TILT WALL
- 160' ROUND PEN
- 3,377 SF MAIN HOUSE
- GUEST HOUSE
- 3 OTHER RESIDENCES
- 6 PONDS

LISTING PRESENTED BY:

STEPHEN REICH
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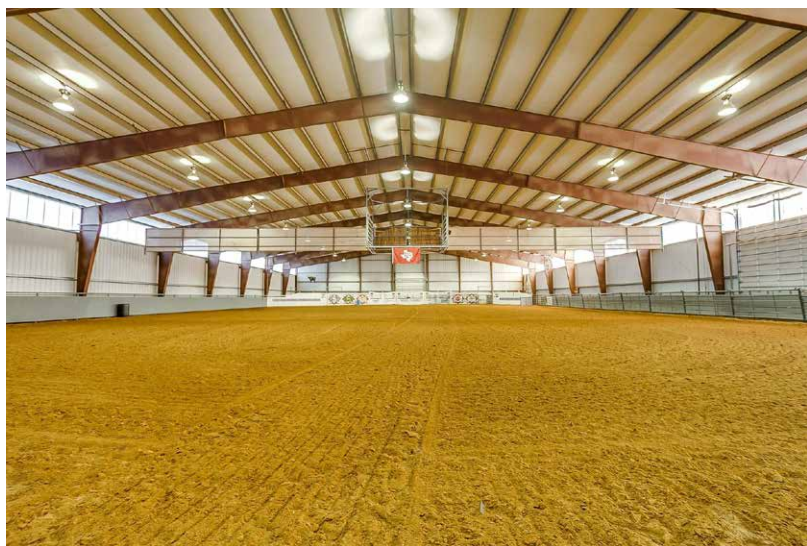
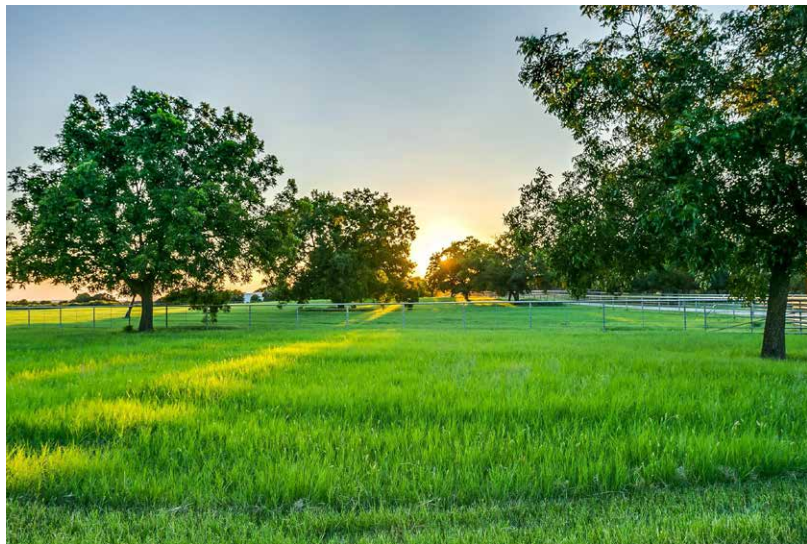


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PARKER COUNTY OFFICE
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Willow Park, TX 76087

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



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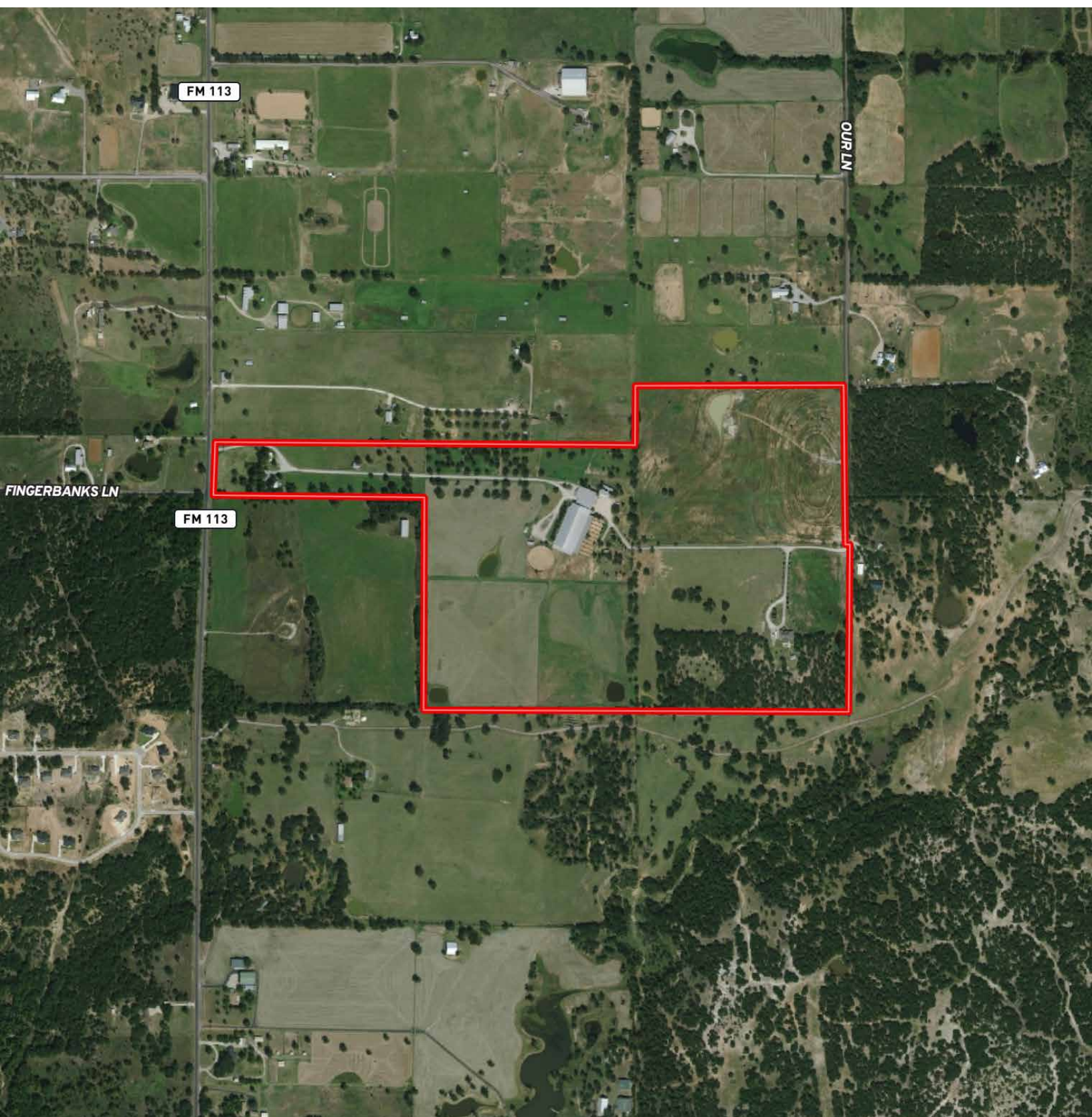


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AERIAL MAP



CONTOUR LINES & FLOODPLAIN

