

253 Acre Westview Ranch
Luxury Home & 8 Acre Lake
North of Mineral Wells, Palo Pinto County, Texas



A remodeled custom 5,279 sf, 6 bedroom, 5 bath, 3 car garage, two story stone luxury home.



Scenic land in native & improved pastures, timber, wildlife, 8-ac fishing lake. \$5,995,000.

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253.4 Ac Westview Ranch w/ Luxury Home & 8 Ac Lake 2400 Rock Creek Road, Mineral Wells, Palo Pinto Co., TX

- LOCATION:** Approximately 55 minutes west of Fort Worth, 5 minutes north of Mineral Wells, and 21 miles west of Weatherford. Directions: Go north of Mineral Wells for 6.5 miles, the east / right onto paved Rock Creek Road for 9/10ths mile and the entrance is on the north / left side. 4.5/10ths frontage on Rock Creek Road and US 281.
- TERRAIN:** Scenic level to gently sloping land with scattered post oak, elm, and live oak trees mostly in pastureland – 21 acres in coastal bermuda, 30 acres in Klein, and 69 acres in native grasses. Approximately 87 acres of heavier timber for wildlife and hiking. Soils include sand, clay and sandstone outcroppings.
- IMPROVEMENTS:** A beautiful sandstone, two story home, with 220 tons of Mineral Wells sandstone on the exterior, a 50-year tall roof line. Boasting 6 bedrooms, 5 bathrooms, and a 3-car garage strategically elevated on the property. Featuring 5279 +/- square feet of living area extensively remodeled in 2023 with a “light and airy” finish contrasting the stunning new hand scraped oak hardwood floors, exposed wood beam trusses in the tall cathedral ceiling, floor to ceiling stone gas log fireplace, custom wood atrium doors, and wood trimmed casement windows. Designed in a large open concept incorporating the large kitchen, dining area, den, and foyer. The kitchen is spacious with extensive quartz countertops, including a large island & eating bar, and two Shaws Shaker apron front fireclay sinks. Stainless-steel appliances include a professional Dacor gas range & double oven, a KitchenAid double oven & warming drawer, a large KitchenAid refrigerator / freezer, and microwave. A large master bedroom featuring the hand scraped oak hardwood floor, wood ceiling, large windows. A spacious ensuite master bath with a large luxurious glassed-in wet room encompassing tile walls, a deep tub, dual shower heads, and window. A continued hardwood floor, large dual quartz counter tops, numerous drawers, delta fixtures, large mirrors, excellent lighting, and an enormous closet. A second bedroom with the hardwood floors, large windows and an ensuite full bath with a glassed-in tile shower, tile floor, and quartz vanity. A full bath with glass shower door for pool access. A wine cellar closet. A hall tree with bench, lockers, and drawers. A large laundry room and an adjoining storage area of 442 SF for atvs, lawn equipment, tools, etc... A large double car garage of 865 SF with dual electric doors. Upstairs: Three additional large bedrooms with carpet and two beautiful, tiled bathrooms with showers. A large, carpeted game room or office with 5 windows and a west view. A whole home audio with customizable sound isolation (per room) through the HEOS app. A covered balcony with an incredible west view overlooking the property, backyard, and pool is awesome. A huge (832 SF) covered back patio includes a spacious living area with a fireplace, outdoor kitchen with eating bar, and outdoor dining area with tile floors, a cedar ceiling, and electric screens. A large concrete deck with a beautiful pool & hot tub, and fire pit. The covered front porch is 160 SF of tile. An electric and propane home. Originally built in November of 2006. Private gated pipe entry and sandstone boulders. Cattle pens and tool shed.
- WATER:** 3 water wells (two are in the Trinity sands, one is 380' with 35 gpm), 3 ponds. One large reservoir covering approximately 8 acres when full is stocked with Florida hybrid bass, loads of bait fish, and Tilapia. Ducks and geese congregate here in the winter. Turkey Creek cuts through the property with a concrete crossing.
- MINERALS:** One-half owned and will convey.
- TAXES:** \$29,753.33 annually.
- COMMENTS:** An outstanding, impressive, home with every luxury. Great views and privacy. Great for relaxing, enjoying the country, great fishing, wildlife, and running some cattle. A must see to appreciate!
- PRICE:** \$ 5,995,000.00

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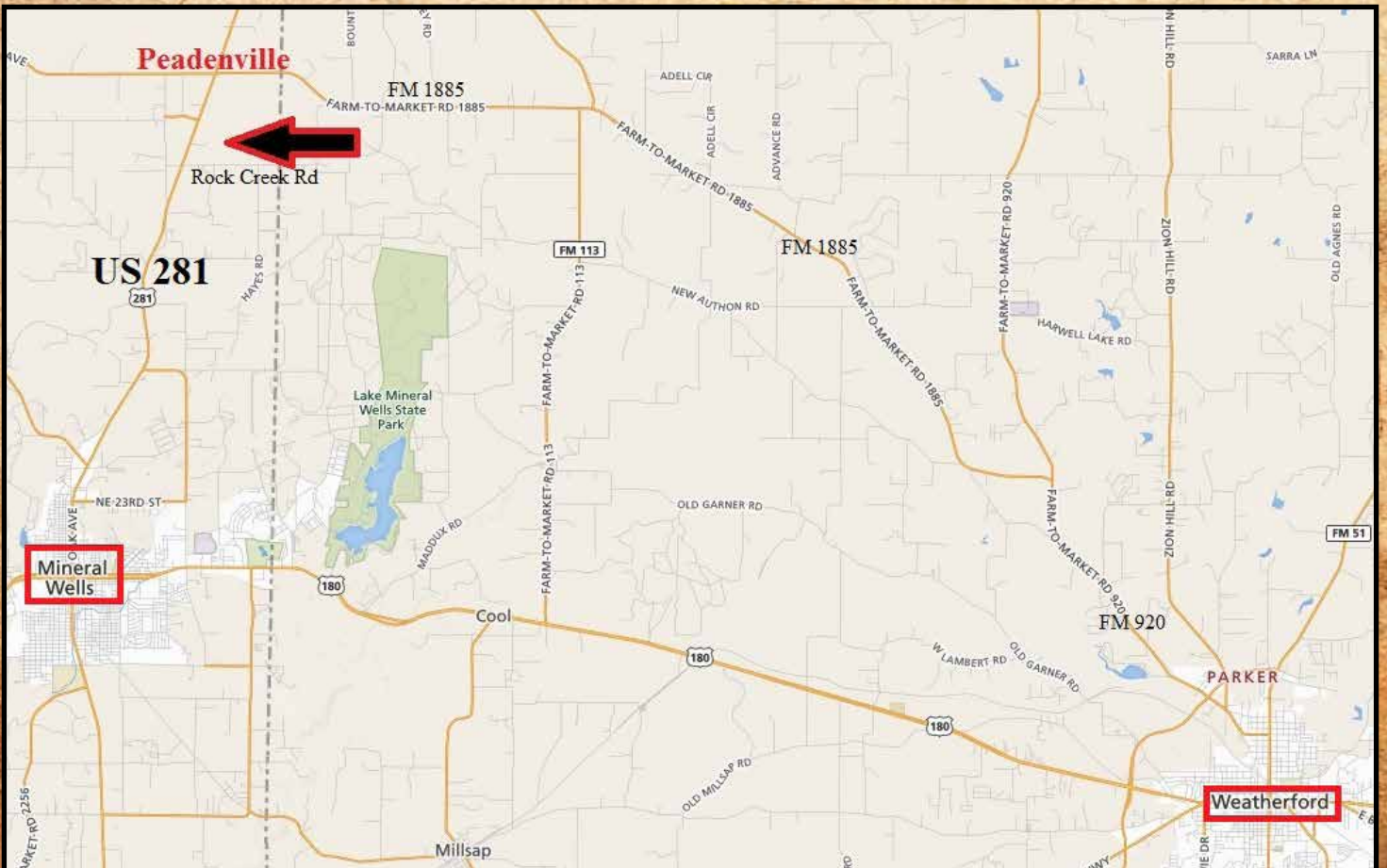
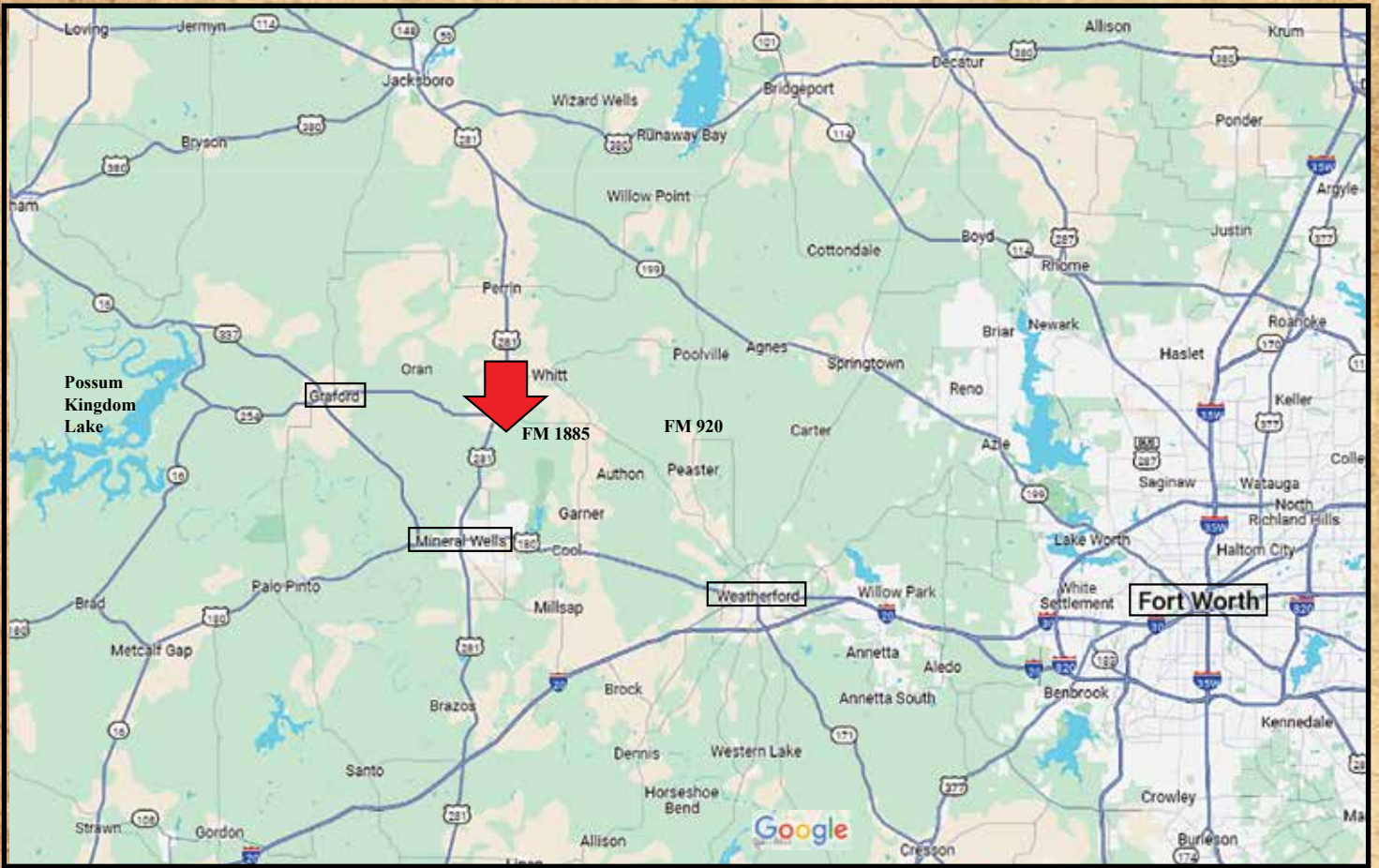














US 281



Yellow boundary lines are not exact.

Turkey Creek

Wildlife Cover

Home

Equipment Entrance
Rock Creek Road
Main Entrance

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