



FARM & RANCH

# CHARMING 54 ACRE EQUINE PARADISE

312 Oak Creek Court – Springtown, TX



STEPHEN  
REICH GROUP  
WILLIAMS TREW REAL ESTATE

WilliamTrew<sup>☆</sup>  
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

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



# PROPERTY SUMMARY

## DESCRIPTION

Charming 54 Acre equine paradise with a comfortable main home & state of the art facilities. Discover your dream property with lush countryside, perfect for horse enthusiasts and nature lovers alike. Major excavation & land design projects have transformed the property into meticulously groomed pastures & riding trails. Perimeter fenced & cross-fenced with 5 separate grazing areas, plus several smaller paddocks for cattle & or horses. Automatic waterers are a feature in every paddock. The heart of this estate is a 2,400 square foot main home, showcasing gorgeous stonework inside & out. A genuinely Texas designed house with first floor 10 foot ceilings, and all locally crafted cabinetry and solid wood doors. Spray-foam encapsulated. The house interior was completely painted in 2023. Every detail has been thoughtfully designed, including the comprehensive security system featuring 11 cameras, all seamlessly integrated with Frontier fiber internet. Two Generac generators & dual propane tanks. Additionally, a 2-story Barn-dominium, complete with an air-conditioned shop and bathroom on the ground floor. Upstairs, you will find a cozy 1 bed, 1 bath living space, complete with a kitchen, living area, & downstairs laundry room. The apartment is currently operating as a successful short-term rental. The equestrian amenities include a 36x72' horse barn, with six 12x12 foot stalls, each with segregated 40 foot run-outs leading to a five acre pasture, rubber matting, & Nelson automatic waterers. An additional 2 stalls are possible leaving room for hay storage. The barn is comfortably equipped with propane heat, a 16.5 SEER HVAC, a fully outfitted tack room, & a wash stall with hot and cold water. An additional 24x36' shedrow lean-to with automatic waterers is located in the 3 acre paddock behind the home. Enjoy the LED-lighted arena, freshly surfaced with premium sand, & equipped with every equestrian extra you could desire. Over 3 mi of scenic horse trails to explore!

## LOCATION

CITY	Springtown
County	Parker
Schools	Springtown ISD
Driving Directions	From Springtown take HWY 199 West towards Jacksboro for about 6 miles turn right into Oak Creek Subdivision. Turn right on to Oak Creek Ct. The electric gate is at the end of the court.

## OFFER SUMMARY

List Price	\$2,295,000
Lot Size	54 acres
Utilities	Septic, Well

## HIGHLIGHTS

- 36'X72' HORSE BARN
- 24'X36' LEAN-TO WITH TACK ROOM
- 1,300 SF APARTMENT
- LED-LIGHTED ARENA
- 3 MILES OF HORSE TRAILS
- 2,400 SF MAIN HOME

## LISTING PRESENTED BY:



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PROPERTY WEBSITE LINK:  
[stephenreichgroup.com/20772753](https://stephenreichgroup.com/20772753)





# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



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# PROPERTY PHOTOS





# AERIAL MAP

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# CONTOUR LINES & FLOODPLAIN

