



**FARM & RANCH**

# **EXCEPTIONAL EQUESTRIAN FACILITY ON 11+ ACRES**

**190 Tejas Rd. | 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

Horse Lover's Paradise on 11 Acres! This dream farm & ranch property has been meticulously transformed into an exceptional equestrian facility. Nestled on just over 11 acres, the property offers amenities for both animals & humans. The equestrian facilities include 2 separate pastures, a well-designed barn with 4 stalls (plus others outside adjacent to the loafing shed), 3 turnouts, a wash bay, & new LED lighting. Each stall is outfitted with durable mats, providing comfort & easy cleaning. The 100x200 foot arena is complete with water & electricity, and is perfect for training or recreation. The current owners installed a 30-amp plug-in for the horse trailers. The custom home, built in 2007, boasts recently refinished hand scraped hardwood floors, fresh paint, & beautiful modern touches throughout. The first-floor primary suite provides a private retreat, while the upstairs offers a versatile space with a game room, bunk room, kitchenette or wet bar, & two additional bedrooms. The kitchen has a commercial grade gas cooktop & vent, double ovens & a warming drawer. In the island is a built in microwave & wine fridge. A Butler's Pantry sits between the kitchen & dining room. A private study & laundry room are also on the first floor. Outdoor living is elevated with a fully equipped kitchen featuring a built-in gas grill, sink, & 2 additional burners. Enjoy after dinner sitting around the fire pit. The recently resurfaced swimming pool, complete with brand new pool equipment, adds to the allure of the outdoors. The home is spray foam insulated with a tankless gas water heater, ensuring comfort & efficiency. 2 wells provide water to the property, which also includes a seperate fenced chicken coop & a goat house. The underground propane tank is leased, & the property has been beautifully enhanced with new landscaping & improvements & additions to the sprinkler system. This turnkey property offers function & comfort for the modern equine enthusiast.

## LOCATION

CITY	Weatherford
County	Parker
Schools	Weatherford ISD

Driving Directions      From downtown Weatherford, take Highway 51 North. Right on Friendship Rd. Right on Tejas. Property will be on the right.

## OFFER SUMMARY

List Price	\$1,695,000
Lot Size	11.705 acres
Utilities	Septic, Well, Propane

## HIGHLIGHTS

- 100'X200' ARENA WITH WATER & ELECTRICITY
- FENCED CHICKEN COOP & GOAT HOUSE
- 2 SEPARATE PASTURES
- RESURFACED POOL WITH NEW EQUIPMENT
- BARN WITH 4 STALLS | 2 WATER WELLS
- 3,759 SF | 4 BEDS | 3.5 BATHS



## LISTING PRESENTED BY:

STEPHEN REICH  
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PROPERTY WEBSITE LINK:  
[stephenreichgroup.com/20811265](https://stephenreichgroup.com/20811265)





PROPERTY PHOTOS





# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



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# AERIAL MAP





CONTOUR LINES & FLOODPLAIN

