

PROPERTY DESCRIPTION

North Texas Turnkey Horse Property situated on 49+ Acres, near Boyd, TX and only 30 miles to Fort Worth. This estate offers multiple homes, cross-fenced pastures, lighted arena, 10-stall barn with runs, bunkhouse, shop, pipe fencing, electric gated entrance and covered trailer parking. Country living with city conveniences nearby. Welcome home to your family compound and country estate. Call for a private tour today!

This property features three distinct homes. The main home offers 2,644 sq. ft. of air-conditioned living space, including 3 bedrooms and 2 bathrooms. Additionally, a fourth bedroom, ideal for mother-in-law quarters, is located across a breezeway for added privacy. The kitchen is equipped with stainless steel appliances, breakfast bar, and granite countertops. The spacious living area, open to the kitchen, boasts a floor-to-ceiling stone fireplace, perfect for cold winter evenings and don't forget about the covered patio that provides a relaxing spot for morning coffee before tending to livestock.

The guest house, or ranch hand quarters, is a charming farmhouse situated towards the front of the property. It includes 2 bedrooms, 2 bathrooms, office, wood floors, a metal roof and a fenced yard.

The third residence is a well-maintained 3-bedroom, 2-bathroom mobile home, suitable for guests, ranch help, or as a rental income opportunity.

Many possibilities...income producing, family compound, etc.

DETAILS

Home Features

- custom built rock and cedar home
- stainless steel appliances
- gas cooktop
- concrete heated floors
- granite counter tops through out
- breakfast bar
- abundance of kitchen cabinets
- recessed lighting
- floor to ceiling stone fireplace in living room
- master with his/her closets, ensuite bath, shower & soaker tub
- large utility room with sink
- 2nd and 3rd bedroom located on the opposite side of house as the master

- 4th bedroom (mother-in-suite) with full bath is across the breezeway from main part of the house and is excellent for guests, extended family or nanny quarters
- long covered porch, excellent for that morning cup of coffee!
- oversized carport for pickup parking
- bunkhouse attached to the barn & just needs a little TLC

Lot Features

- 49+/-Ac. of level terrain to rolling terrain with scattered oak trees
- 3 homes with utilities
- several cross-fenced pastures with ample space for grazing
- water well and coop water
- 1 pond
- 1 horse barn with shop
- long gravel driveway to the main house
- metal gated entrance with some pipe fencing
- paved FM frontage
- underground storm shelter
- multiple outbuildings
- deer and other wildlife frequent the property, enjoying the beautiful back wooded landscape
- solar & (Generac) generator for main house
- chicken coop

Horse Facility Features

- barn with 10 (12x12) covered stalls and 5 runs
- bunkhouse attached to barn
- fully fenced perimeter & cross-fenced
- fencing is pipe, slick wire and barb
- tack and feed rooms
- lighted outdoor 150 x 250 arena with return alley & roping boxes
- Trailer hookups
- Covered trailer parking
- Sandy soil

Distances

- **5.7 miles** to Boyd HS
- **7 miles** to shopping
- **15 miles** to hospital
- **30 miles** to Fort Worth
- **41 miles** to DFW Airport