



FARM & RANCH

**BRING YOUR HORSES &
YOUR HOBBIES TO THIS PRIVATE
ALMOST 5 ACRE PROPERTY**

1220 Sweet Springs 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

Bring your sense of adventure to this 5-acre property north of Weatherford is ready for it all! Nestled just 7 miles from town, this private 4.996-acre spread features a charming 1,845 sq. ft. brick home with 3 bedrooms and 3 full baths. Inside, you'll find a comfortable layout with tile and carpet flooring, plus recently upgraded modern windows that bring in natural light and efficiency. But the real showstopper is outside. The 36'x48' horse barn is set up for serious equestrian living, complete with four 12'x12' stalls, an 11'x11' tack room, and an 11'x11' feed room. The groundwork for your own arena is already in place, with a sandy loam pad ready for roping, barrel racing, or any event you dream up. With plenty of room for storage, animals, or even a business venture, this property gives you space to grow and freedom to live your way. Opportunities like this don't come around often—schedule your showing today before it's gone!

LOCATION

CITY	Weatherford	List Price	\$499,000
County	Parker	Lot Size	4.994 acres
Schools	Weatherford ISD	Utilities	Septic
Driving Directions	From the Weatherford courthouse go north on Main Street approximately 5.5 miles to Old Agnes Rd and take a left. Take Old Agnes Rd 2 miles and turn left on Sweet Springs Rd. Property is 1.5 miles on your right. GPS Will take you to the front gate. There is a sign on the property.		

OFFER SUMMARY

HIGHLIGHTS

1,845 SF 3 BEDS 3 BATHS	GROUNDWORK FOR YOUR OWN ARENA IS ALREADY IN PLACE
36'X48' HORSE BARN W/FOUR 12'X12' STALLS, 11'X11' TACK ROOM, AND AN 11'X11' FEED ROOM	SANDY LOAM PAD READY FOR ROPING, BARREL RACING OR ANY EVENT

LISTING PRESENTED BY:



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PROPERTY WEBSITE LINK:
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PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



CONTOUR LINES & FLOODPLAIN

