



701 Old Tin Top Road

Weatherford, Texas 76087 | 90.00 Acres

Parker County

 **RANCH**
PROPERTIES

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Property Description

PREMIER HORSE TRAINING FACILITY IN THE HEART OF HORSE COUNTRY. One of the most meticulously designed facilities in the country. While being diverse enough to accommodate many different disciplines of horses the property was originally designed for cutting horse enthusiasts. The 90 acre landscaped masterpiece features a custom 30 stall show barn with high end rare custom finishes complete with 1800 sq ft of office and living space, 120 x 250 covered arena, covered 60 ft panel Walker, 20 additional stalls, 6 additional newly renovated apartments, 150 lighted outdoor round pen, 7 pipe cow pens, oversized shop with multiple bays featuring automatic roll up doors, commodity bays, 9 separate pastures, concrete driveway, pull through covered trailer parking and much more. The cattle pens are strategically designed to gather and separate cattle and funnel them directly into either of the working arenas. This is one of the cleanest and most well thought out facilities in all of Texas.

Location

See GPS but it's necessary to come off HWY 51 entrance and NOT Tin Top Rd.

Offered At:

\$6,800,000

www.donbellproperties.com/701oldtintop

Features

Housing Type: Apartment

Architectural Style: Ranch

Security Features: Gated Community

Lot Features: Acreage, Agricultural, Cleared, Few Trees, Pasture

Flooring: Carpet, Concrete, Stone, Tile

Exterior Features: Covered Patio/Porch, Rain Gutters, Lighting, Private Entrance, Stable/Barn

Heating: Electric

Cooling: Ceiling Fan(s), Central Air, Electric

Soil Type: Rocky/Shale, Sandy Loam, Unknown

Construction Materials: Concrete, Metal Siding, Rock/Stone, Tilt Wall, Wood

Foundation Details: Slab

Roof: Metal

Fencing: Cross Fenced, Pipe, None

Parking Features: Covered

Utilities: Asphalt, Co-op Electric

Possible Use: Agricultural, Cattle, Equine, Grazing, Horses

Interior Features: Built-in Features, Decorative Lighting, Dry Bar, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Natural Woodwork, Open Floorplan, Paneling, Walk-In Closet(s)

Restrictions: Easement(s), Hi Line

Easements: Utilities

Crops: Improved Pasture

Surface Rights: All

Road Frontage Type: Private Road

Other Structures: Arena, Barn(s), Bunk House, Corral(s), Covered Arena, Grain Storage, Outbuilding, Residence, Shed(s), Stable(s), Storage, Workshop, Workshop w/Electric

Current Use: Agricultural, Feed Lot, Grazing, Horses, Livestock, Pasture

Waterfront Features: Creek



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