



14003 FM 1954 | Over Forty

Wichita Falls, Texas 76310 | 989.33 Acres

Wichita County

UC RANCH
PROPERTIES

DON BELL
PROPERTIES

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Property Description

The Over Forty Ranch is 989 of diverse acreage located on a paved Farm to Market road just three miles from Wichita Falls, TX city limits. The ranch features multiple opportunities for cattle, horse training, farming and potential development. Just 4.4 miles from the nearest Wal Mart, property owners can enjoy privacy and full farm and ranch operations all conveniently located near retail centers and restaurants. The main home is 4000 sq ft with two separate masters. Two additional homes are located on the property along with a covered arena, 13 attached stalls, 15 loafing sheds, 8 stock tanks, cattle pens, turn outs, multiple pastures, a high percentage of tillable ground, gated entrance, shops, office space and much more. The property would easily subdivide into two tracts and the owner is willing to owner finance a portion of the purchase price. Don't miss this chance to see one of the most diverse pieces of ground for investment and agriculture opportunities in North Central Texas.

Location

From Wichita Falls go south on HWY 79. Turn East on FM 1954. Property is on the right.

Offered At:

\$7,500,000

www.donbellproperties.com/overforty



Main House

- 4000 + sq foot
- 2 master bedrooms with master baths and large walk in closets
- Half bath
- Large main living room
- Dining Room
- Gas fireplace
- Family room off kitchen with built in bar area (sink, refrigerator and icemaker)
- Barn doors leading into large walk in pantry, wine storage room, freezer, many enclosed cupboard space
- Barn door leading into large walk in coat closet at 2nd entry way.
- Large home office with many built in cabinets
- Large laundry room
- New windows (2020) in kitchen, family room, living room, entry and 2nd bedroom
- New metal roof (2020) with spray foam insulation
- 2 new HVAC units (2020)
- Above ground storm shelter installed in 2021
- 3 car attached carport
- Constant hot water system for instant hot water
- Lots of storage in house and carport closet
- Fenced back yard

Guest House #1

- Cute 1 Bedroom 1 Bath guesthouse in back yard of main house
- Newer heat/air condition unit
- Soaker tub
- New metal roof and siding in 2021

Guest House #2

- 1800 sq foot - 3 bedroom 2 full bath (new in 2019)
- Spray foam insulation
- Open concept living room and kitchen, dining area
- Large walk in closet in master bedroom
- Large closets in other 2 bedrooms
- Laundry room, office, and garage area storage space

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Office Building

- Full studio apartment (new in 2019)
- Kitchen
- 1 Bath
- Currently used as the ranch office but could be additional living space

Barn Apartment

- 1 Bedroom
- $\frac{3}{4}$ Bath
- Kitchen, living room

Arena/Main Barn (riding arena and stalls within the same building)

- ___ x ___ indoor riding arena
- Concrete ally way on both sides of indoor arena
- 10 stalls each with individual outdoor run
- 5 additional stalls with no runs
- 1 large foaling stall
- Breeding dummy
- 6 horse Preifert automatic horse walker with watering system
- Wash rack with heavy breeding stocks in the wash rack
- 2 large tack rooms
- Restroom
- 10 large overhead doors (5 on north side, 5 on south side}
- Heavy pipe fencing around the riding area
- Automatic heated waters in 13 of the 16 stalls
- New sand in arena in fall of 2021
- Arena Watering system (water pulled from one of the ponds)
- Gutters to pull rain run off away from arena and outdoor runs
- Cattle pens south of the arena with alleyway to move cattle into the arena
- Flag setup for cutting horse training
- Large gravel drive for easy trailer access to arena and for parking



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Machine Shed / Hay Storage / Additional Foaling stalls

- Large Machine Shed for storing equipment
- Attached hay storage building for semi loads of small square bales
- 2 double size foaling stalls with prefert stall fronts, automatic water and camera set up

Shop

- Shop with concrete floor and separate pen for chickens / guines
- Attached 5 covered bay for trailer, vehicle or equipment parking
- 2 RV plug ins

Small Shop

- Smaller shop used for welding equipment
- Attached Chicken coop (indoor and outdoor) and feed room

Other

- 3 car covered parking building next to the Guest house #2 and office
- Multiple turn out areas with loafing sheds and automatic waterers
- Cattle hydraulic chute
- Cattle processing tub
- Metal 60' round pen
- Good gravel drives through property
- Plenty of trailer and equipment parking
- 1 small overhead feed silo with electric auger for pelleted horse grain
- 1 large overhead feed silo divided for cattle cubes and horse cubes
- 2 grain bins

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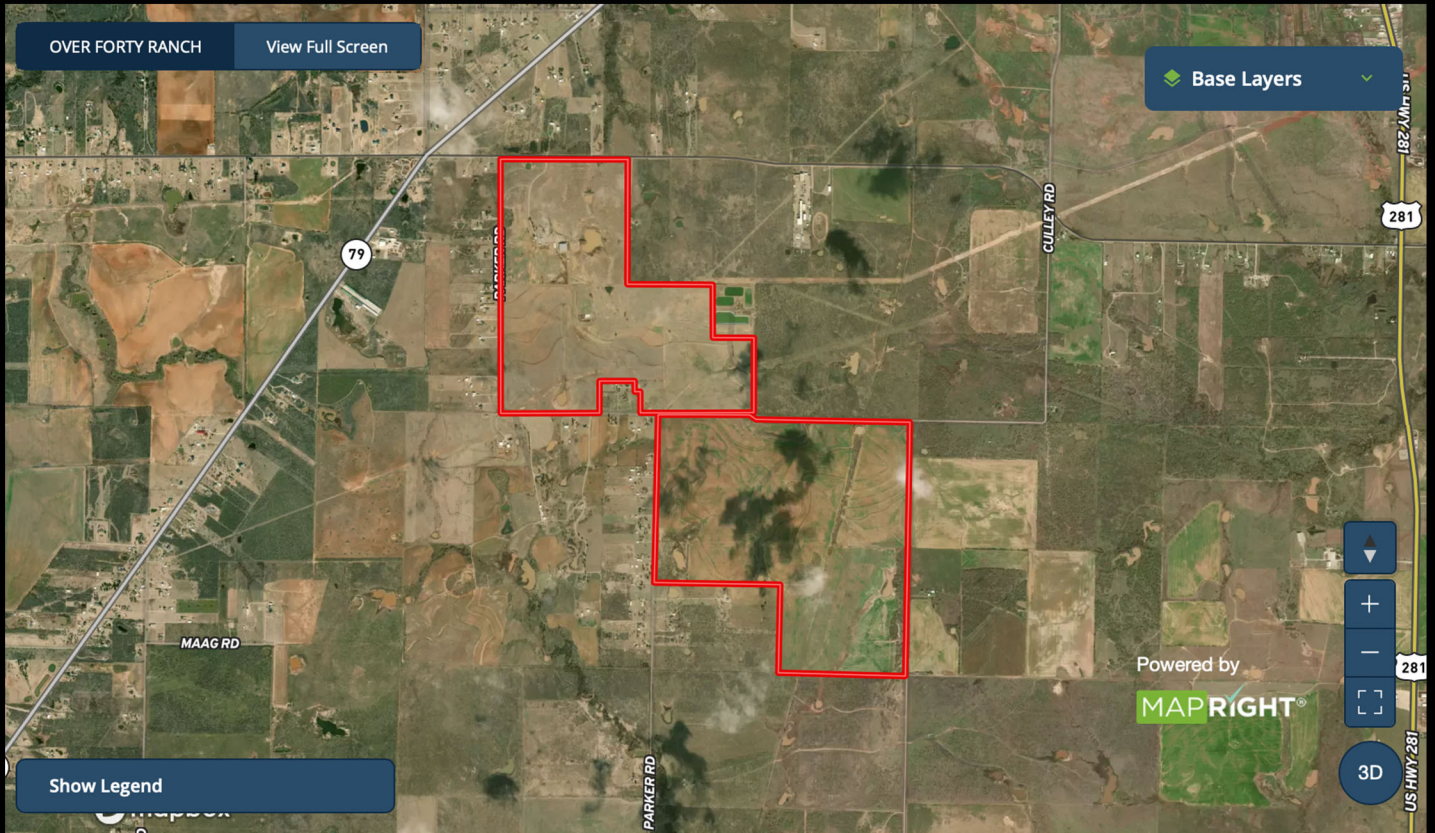
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