



**11215 Granbury Hwy | BVR**

Weatherford, Texas 76087 | 186.00 Acres

**UC RANCH**  
PROPERTIES

**DON BELL**  
PROPERTIES





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## Property Description

A true horseman's dream with exceptional improvements. The 186 acre sprawling estate has multiple gated entrances off HWY 51 just north of Granbury. From the main entrance visitors will enjoy the soft winding paved road lined with top rail pipe fencing and cedar staves leading to the 3BR, 3B recently remodeled custom home with attached garage and extended carport. The backyard features a large entertaining area with covered outdoor kitchen, pool, newly resurfaced decking, and meticulously landscaping. Within a stones throw of the main house sits the custom horse barn and attached covered 140x250 arena complete with 60 ft covered extension to the west, priefert panel walker, roping boxes, chute, announcer's stand, cattle pens and more. The property also features five stocked tanks, numerous pastures with loading sheds, a mare barn with apartment, three bay enclosed shop, four oversized equipment sheds, highly improved pasture, a second home, and help quarters.

## Location

Off HWY 51 going towards Granbury.

## Offered At:

**\$11,490,000**

[www.donbellproperties.com/bluevalleyranch](http://www.donbellproperties.com/bluevalleyranch)





## Property Information

**SqFt:** 4,000

**Beds Total:** 3

**Bath Full:** 3

**Baths Half:** 1

**Year Built:** 2007

**Lot Size Area:** 186.00 acres

## Features

**Fireplace Features:** Wood Burning

**Architectural Style:** Ranch

**Lot Features:** Acreage, Agricultural, Sprinkler System, Tank/Pond

**Flooring:** Tile

**Exterior Features:** Covered Patio/Porch, Rain Gutters, Outdoor Kitchen, Outdoor Living Center, Stable/Barn

**Construction Materials:** Rock/Stone

**Roof:** Metal

**Pool Features:** Water Feature

**Fencing:** Pipe

**Parking Features:** Attached Carport, Drive Through, Garage Door Opener

**Utilities:** Outside City Limits, Septic, Well

**Interior Features:** Cable TV, Decorative Lighting, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk in Closets

**Other Structures:** Arena, Barns, Covered Arena, Outdoor Kitchen, Second Residential

**Farm Ranch Features:** Fenced for Cattle, Fenced for Horses



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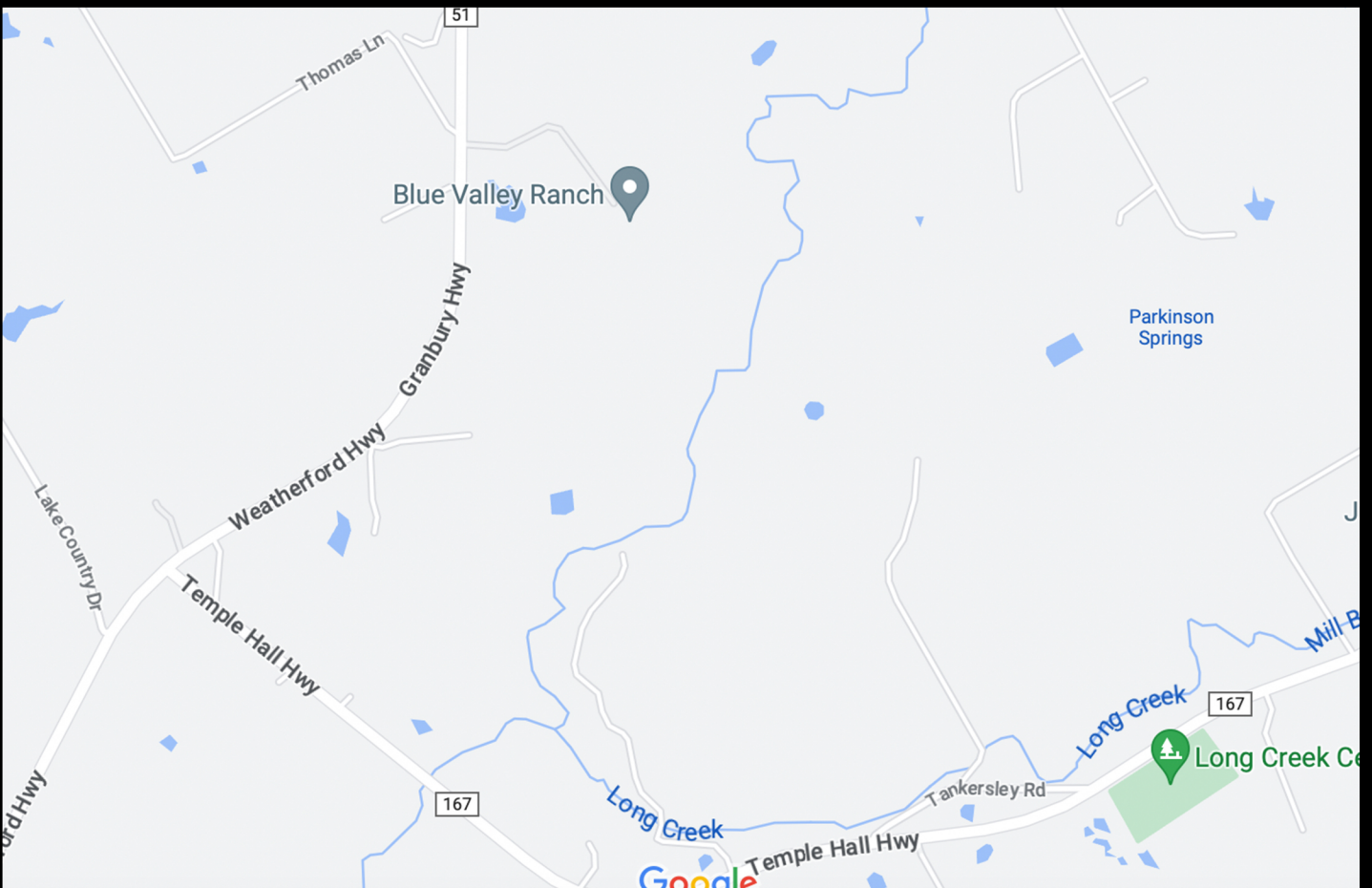
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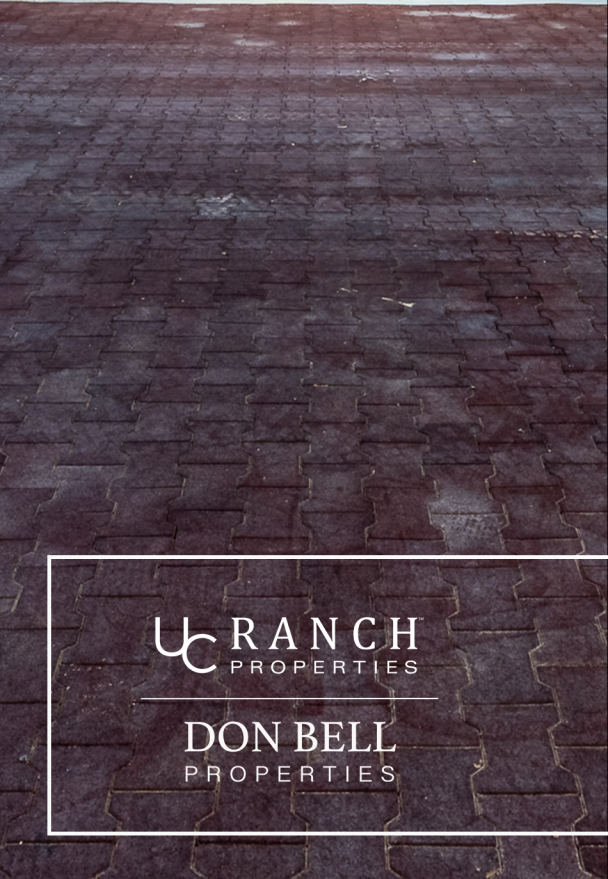




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## DON BELL

owner | broker

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## Contact Us

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