



**555 Sunset Trail
Millsap, TX 76066**

105 acres | Parker County

Offered at
\$4,900,000



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Nestled in the heart of the cutting horse capital, this stunning 122-ac property is a dream for any cutting enthusiast. Described as highly functional, efficient, and meticulously maintained, it offers everything you need for an exceptional equestrian experience. Just 40 minutes from the Will Rogers and mere minutes from the nation's top veterinary care, this property is perfectly situated for your cutting horse needs. The main residence is 3,413sf, offering a comfortable and welcoming atmosphere. Recently updated with all new mechanical systems and a redone pool, this home is move-in ready. The property features 2 barns, a 4-stall and a 10-stall, each equipped with runs, flanking a six-horse walker, all overlooking a generous arena. A covered 125 x 125 section of the arena connects directly to cattle pens and pastures.. Unique to this facility is a 50k gal rainwater catchment system used to irrigate the arena and provide water for livestock troughs throughout the ranch. Accommodations for guests and staff are ample, including barn-dominium, a cozy cabin, and a newer single-wide mobile home.. Grindstone Creek meanders through the southwest corner of the property, nourishing the fertile soils essential for exceptional coastal Bermuda and native grass production. The ranch's water system is a standout feature allowing water to be sourced from various points across the ranch, supplied by two water wells, Parker County SUD, the aforementioned rainwater catchment system, and multiple stock tanks.. Discover the perfect blend of comfort, convenience, and capability in this exceptional cutting horse property!





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Visit landsanddwellings.com for more information.

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- Main House – 3 bed | 3 bath | 3413 sqft. | Built in 2001
- Manufactured House – 2 bed – 2 bath | 1216 sqft | Built in 2021
- Cabin – 1 bed – 1 bath | 540 sqft | Renovated in 2024
- Barndominium – 2 bed – 2 bath | 3750 sqft | Renovated in 2024
- Covered Arena - 125' x 125' covered 175' x 200' uncovered
- 50,000 gallon Concrete Rain Collector adjacent to Arena
- New covered 6-horse walker
- Barn 1 -56' x 82' 4-stalls with runs, tack room, feed room, bathroom
- Barn 2 - 60' x 100' 10-stalls with runs
- Lighted Equipment Shed with 2-50 amp plugs

WilliamStrew[☆]



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landsanddwellings.com

Information provided is not guaranteed

