



**555 Sunset Trail
Millsap, TX 76066**

122 acres | Parker County

Offered at
\$5,995,000



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Nestled in the heart of the cutting horse capital of the world, this stunning 122-ac property is a dream for any cutting horse enthusiast. Described as highly functional, efficient, and meticulously maintained, it offers everything you need. Just 40 min 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 residence is 3,413sqft, offering a comfortable and welcoming atmosphere and is move-in ready. The property features 2 barns, a 4-stall and 10-stall, each equipped with runs, flanking a six-horse walker, all overlooking a generous 175 x 200 arena. A covered 125 x 125 section of the arena connects directly to cattle pens and pastures, making it a versatile space for training and events. 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 a newly renovated barn-dominium, a cozy small cabin, and a newer single-wide mobile home that offers rental income potential or comfortable housing for employees. 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, supplied by two water wells, Parker County SUD, the aforementioned rainwater catchment system, and multiple stock tanks. Additionally,, an adjacent 17-ac parcel can operate independently or in conjunction with the main estate. It includes a, 3-bed, 3-bath home with 1,694 sqft, an 8-stall barn, and a 125x125 lighted arena. Various traps and loafing sheds enhance the functionality and usability of this impressive ranch.





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Visit landsanddwellings.com for more information.

**555 Sunset Trail
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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

Included in the 122 acre offering but also available separately:

**781 Hereford Lane
Millsap, TX 76066**

- House - 3 bed | 3 bath | 1694 sqft | Built in 1999
- Barn - 40ft x 74ft 8 Horse Stalls Tack Room
- Gated entrance with asphalt road
- 125' x 125' lighted arena connected to pens and unloading ramp
- 8 paddocks with sheds, 3 with loafing sheds
- Parker County Water, 1 pond

WilliamStrew[☆]



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landsanddwellings.com

Information provided is not guaranteed

