

Hutcheson Ranch
13800 Hutcheson Ln
Weatherford, TX 76087

\$1,250,000
21± Acres
Parker County



Hutcheson Ranch
Weatherford, TX / Parker County

SUMMARY

Address

13800 Hutcheson Ln null

City, State Zip

Weatherford, TX 76087

County

Parker County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property

Latitude / Longitude

32.560792 / -97.744966

Dwelling Square Feet

2,397

Bedrooms / Bathrooms

3 / 2.5

Acreage

21

Price

\$1,250,000

Property Website

<https://ttranchgroup.com/property/hutcheson-ranch/parker/texas/112863/>



PROPERTY DESCRIPTION

The Hutcheson Ranch offers 21.28± acres in south Weatherford, combining a well-maintained home, reliable water infrastructure, and horse-ready improvements in a turnkey country property. Owned and thoughtfully maintained since 2017, the ranch balances practical functionality with comfortable everyday living. A gated, paved driveway lined with pipe fencing creates an inviting entrance, while the layout is designed to accommodate both livestock and family life.

Location

Located just 15 miles from downtown Weatherford, the ranch provides convenient access to shopping, dining, healthcare, and everyday amenities while maintaining the privacy of a rural setting. Fort Worth is approximately 45 miles away, with Dallas just 70 miles beyond, making commuting or weekend trips an easy drive.

Outdoor recreation is close at hand, with the Brazos River just minutes away for fishing, kayaking, and time on the water. Historic Granbury is only 15 minutes from the property, offering additional dining, shopping, entertainment, and lake access.

The Home

Built in 1978, the 2,397± square foot home features three bedrooms, two full bathrooms, and one half bath. Large windows frame views of the surrounding ranch, while irrigated front and back yards help maintain the landscape year-round.

The spacious living room is centered around a fireplace, creating a comfortable gathering space, while the kitchen offers generous counter space, a center island, and an adjoining dining area suited for everyday meals or entertaining. A covered front porch overlooks the pastures, and the screened-in back porch provides an inviting setting for evenings outdoors. The primary suite enjoys peaceful views across the property.

Water & Infrastructure

The ranch is supported by dependable water infrastructure, including a 390± foot water well supplying two storage tanks with a combined capacity of approximately 4,500 gallons (1,500 and 3,000 gallons). A dedicated well house protects the system, and a second well, drilled to the same depth, provides valuable redundancy for future use.

Improvements

The property is well-equipped for horses, livestock, and equipment with improvements that include:

- 2-car attached garage with additional outdoor parking
- Two covered horse stalls
- Shop building with attached covered equipment parking
- Gated, paved entrance
- Pipe fencing throughout the property
- Multiple fenced pastures for grazing and livestock rotation

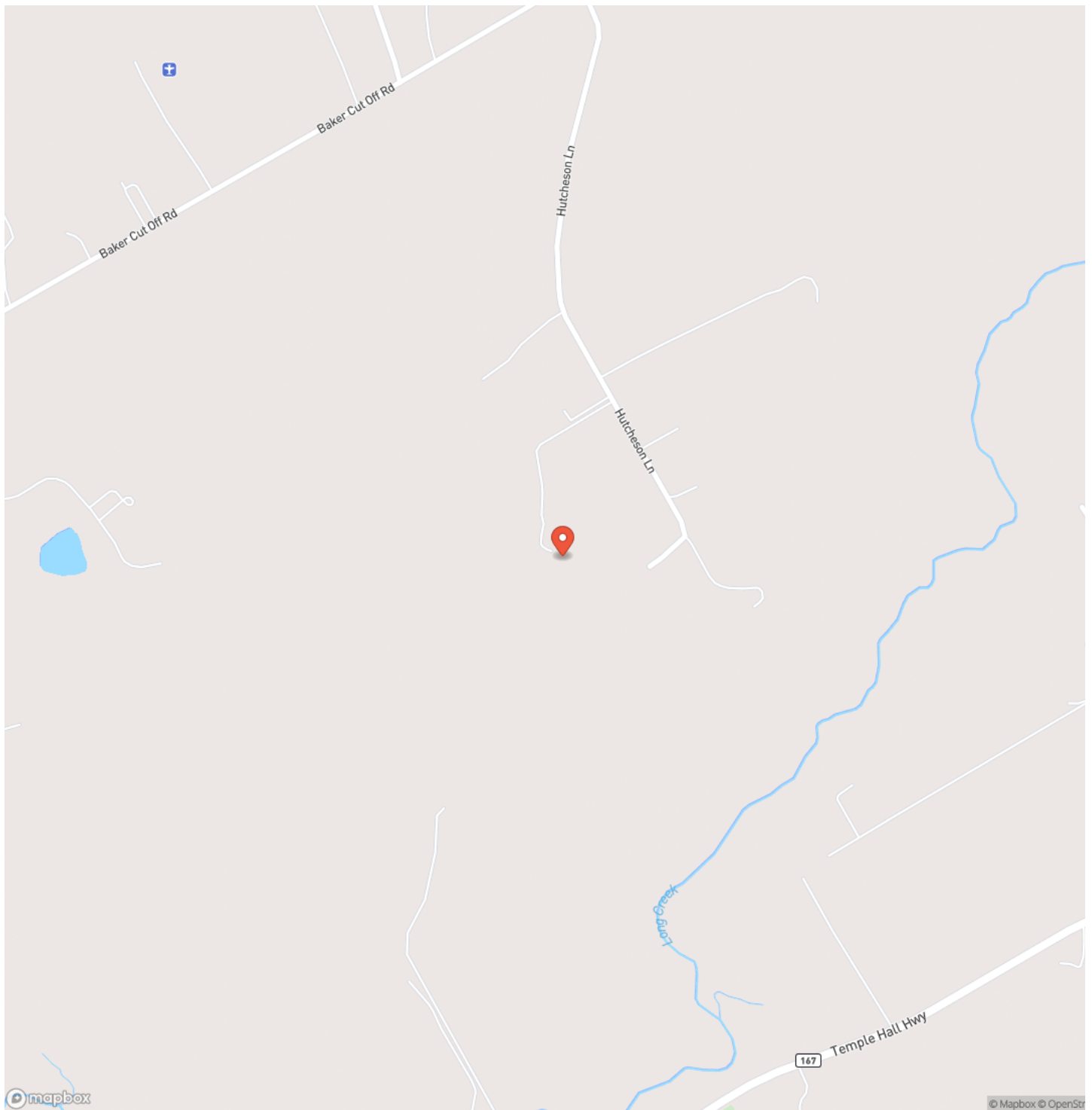
Summary

The Hutcheson Ranch offers a rare opportunity to own a manageable acreage property that is both functional and move-in ready. With a comfortable home, dependable water resources, quality horse improvements, and an excellent location between Weatherford and Granbury, the ranch is well suited for full-time country living, an equestrian property, or a weekend retreat without the expense of major infrastructure improvements already completed.

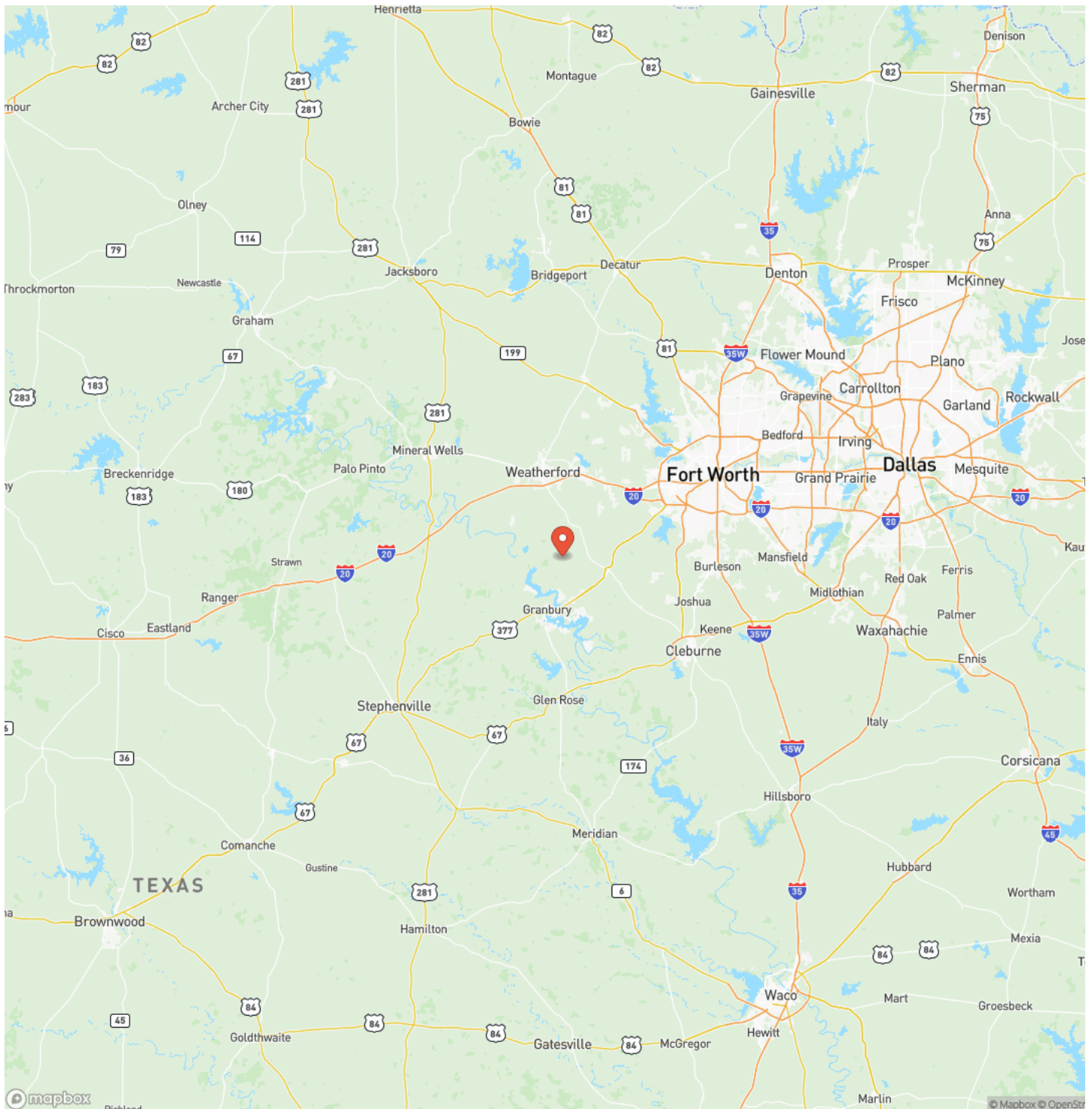
Hutcheson Ranch
Weatherford, TX / Parker County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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