

# CENTER POINT RANCH

**21 +/- Acres | Parker County, TX**

**Listed at \$1,000,000**

## Description:

21 +/- acres beautifully maintained within minutes of the city limits of Weatherford, Texas. Enjoy the rolling views from the luxury of the swimming pool or patio. Bring your horses and cattle to the improved pasture with a creek running alongside. With a heavily wooded tree line on the back perimeter, this property offers ultimate privacy and seclusion from the city hustle, yet still convenient access to urban amenities - a rare opportunity!

## Location:

Located in Parker County, Weatherford, Texas, known as The Cutting Horse Capital of the World, and also home to the annual Parker County Peach Festival. The property is conveniently located just 5 minutes south of Interstate 20, 11 minutes from downtown Weatherford. It is only 25 minutes to downtown Fort Worth, The Stockyards Historic District, Will Rogers Memorial Center, and Dickies Arena.



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## Residence:

The property has a classic brick ranch style home with a three-car garage. Centrally located along the top of the property, it commands a beautiful view of the pasture, thick tree line, and creek. It's a 3 bed / 2 bath, 2,407 +/- sqft. house with expansive windows and vaulted ceilings. It has an open concept floor plan including the living room with a fireplace, dining area, and eat-in kitchen. In addition, there is a large flex space with back patio access currently being used as a game room/office. The exterior has mature trees and manicured landscaping surrounding the pool, patio and barn. While the home has undergone renovations and improvements, it still holds a unique character and charm.



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## Additional Buildings and Features:

- Barn with water and electric
- In-ground pool
- Fully fenced
- Pipe fencing

## Agriculture & Habitat:

Town Creek runs alongside the pasture which makes for fertile soil. Improved pasture planted in Coastal bermudagrass.

## Topography:

The property has a sloped topography with over 20 feet of elevation change.



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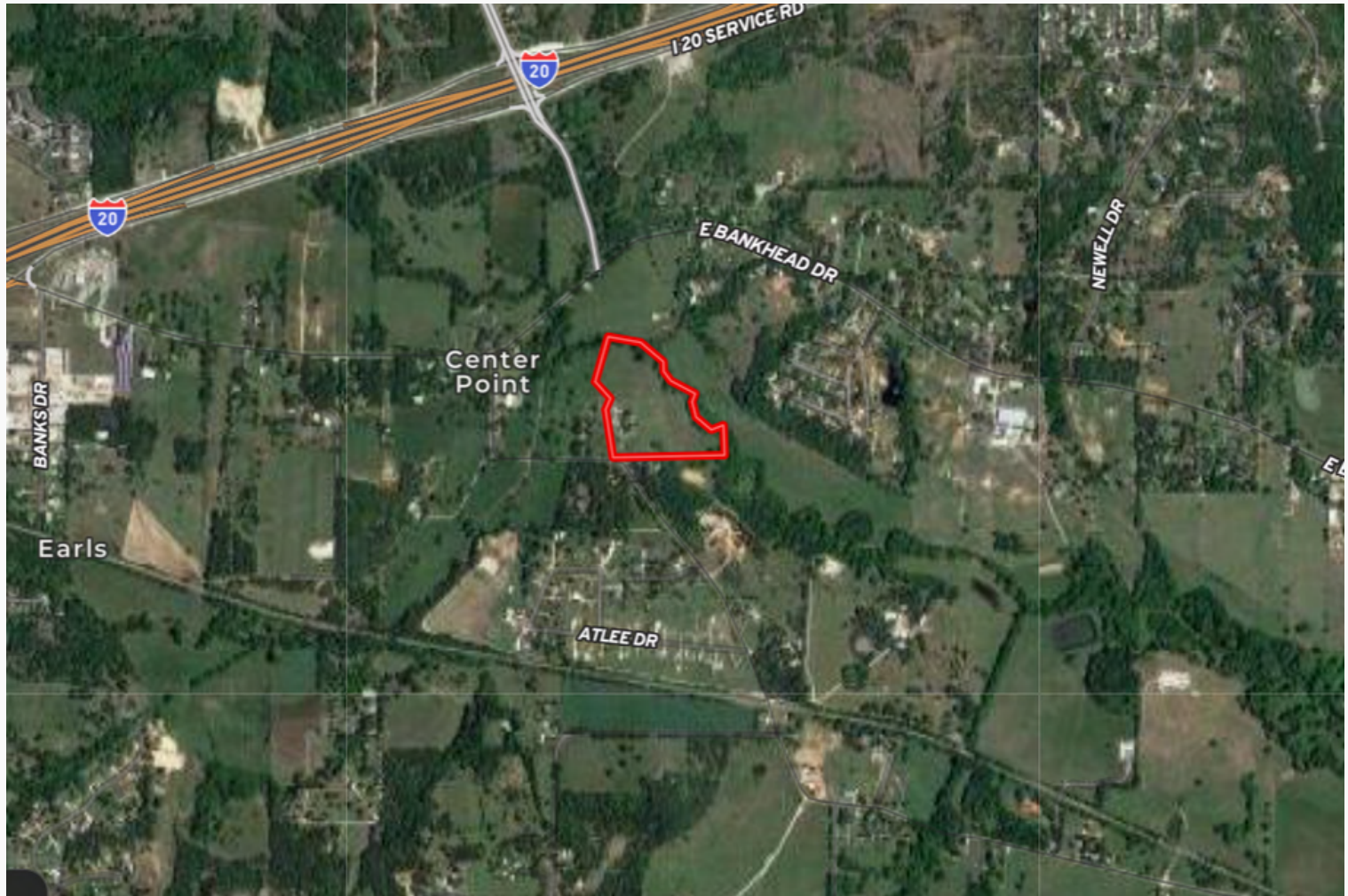




# CENTER POINT RANCH

225 +/- Acres | Ellis County, TX

Listed at \$3,379,050



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