



REAL ESTATE GROUP

## FARM AND RANCH

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**Cattle & Working | Cutting & Equestrian Facilities  
Hunting & Recreational | Investment | High Game | Large Acreage**



**Perfectly Manicured 18 Acres**

**3916 Old Springtown Rd ~ Weatherford, TX**

COMMERCIAL  
Real Estate



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# 3916 Old Springtown Rd

## Weatherford, TX



## FARM AND RANCH

### PROPERTY DESCRIPTION

#### Key Points:

- ✓ 17.67 Acres
- ✓ 2,334 sf, 3 bedroom, 2 bath
- ✓ Horse Barn with apartment
- ✓ Outdoor arena with lights

#### Property Information:

Perfectly manicured 17.67 acres for horses or cattle. This property is just far enough out of Weatherford to be completely in the country, and yet close enough to be convenient for trips to the store or a meal out on the town. Home features large bedrooms that split from the grand master suite. Large open concept kitchen opens up into the great room with a beautiful Fireplace Xtrordinair. Covered porches in front and back provide ample shade to relax morning or evening, with a great view of the large pond. The horse barn has everything anyone could possibly desire. Five stalls that are 12x12 with 12x24 covered runs, oversized workshop, wash-rack, and a cozy studio apartment. Adjacent to the barn is a 14x60 building that is 14' tall. This is a perfect spot to keep the horse trailer or RV out of the elements. This place comes complete with a lighted arena that is 150' wide by 265' deep with a return alley and a roping chute.

All information furnished concerning this property has been obtained from sources deemed reliable, and it is believed to be correct, but no responsibility is assumed by this broker and no warranty or representation is made as the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or removal from the market without notice.

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# 3916 Old Springtown Rd

## Weatherford, TX



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### PROPERTY DESCRIPTION

#### **Location:**

Conveniently located 5 minutes north of downtown Weatherford. From the Parker County Court House, go north on FM 51 for approximately 5 miles to Old Springtown Rd. Turn right on Old Springtown Rd for 2/10 of a mile. Turn right on the Private Road and the property is immediately on the right.

#### **Terrain:**

Gently rolling terrain with a large pond and an assortment of Coastal Bermuda and Native Grasses. These are perfect conditions for horses or cattle.

#### **Water:**

Water well is approximately 240' deep and was drilled in 1996. The pump is approximately 2 years old

#### **Septic:**

There are 2 septic systems. Each one has (2) 500 gallon tanks. They use a common leech field that is located east of the main house.

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**3916 Old Springtown Rd**  
Weatherford, TX



**FARM AND RANCH**

## **PROPERTY DESCRIPTION**

### **Minerals:**

Seller will convey any owned minerals. Property is deed restricted against any oil and gas exploration.

### **Taxes:**

\$3,997 in 2015

### **Additional Comments:**

Seller will negotiate on leaving the roping chute and the Buford. Valances in the home are also negotiable.

### **Price:**

\$695,000

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# 3916 Old Springtown Rd Weatherford, TX

**CLARK FARM AND RANCH**

## PROPERTY PHOTOS



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Real Estate



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# 3916 Old Springtown Rd Weatherford, TX

**CLARK REG FARM AND RANCH**

## PROPERTY PHOTOS



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3916 Old Springtown Rd  
Weatherford, TX

**RG FARM AND RANCH**

## PROPERTY PHOTOS



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# 3916 Old Springtown Rd

## Weatherford, TX

**RG FARM AND RANCH**

**AERIAL**



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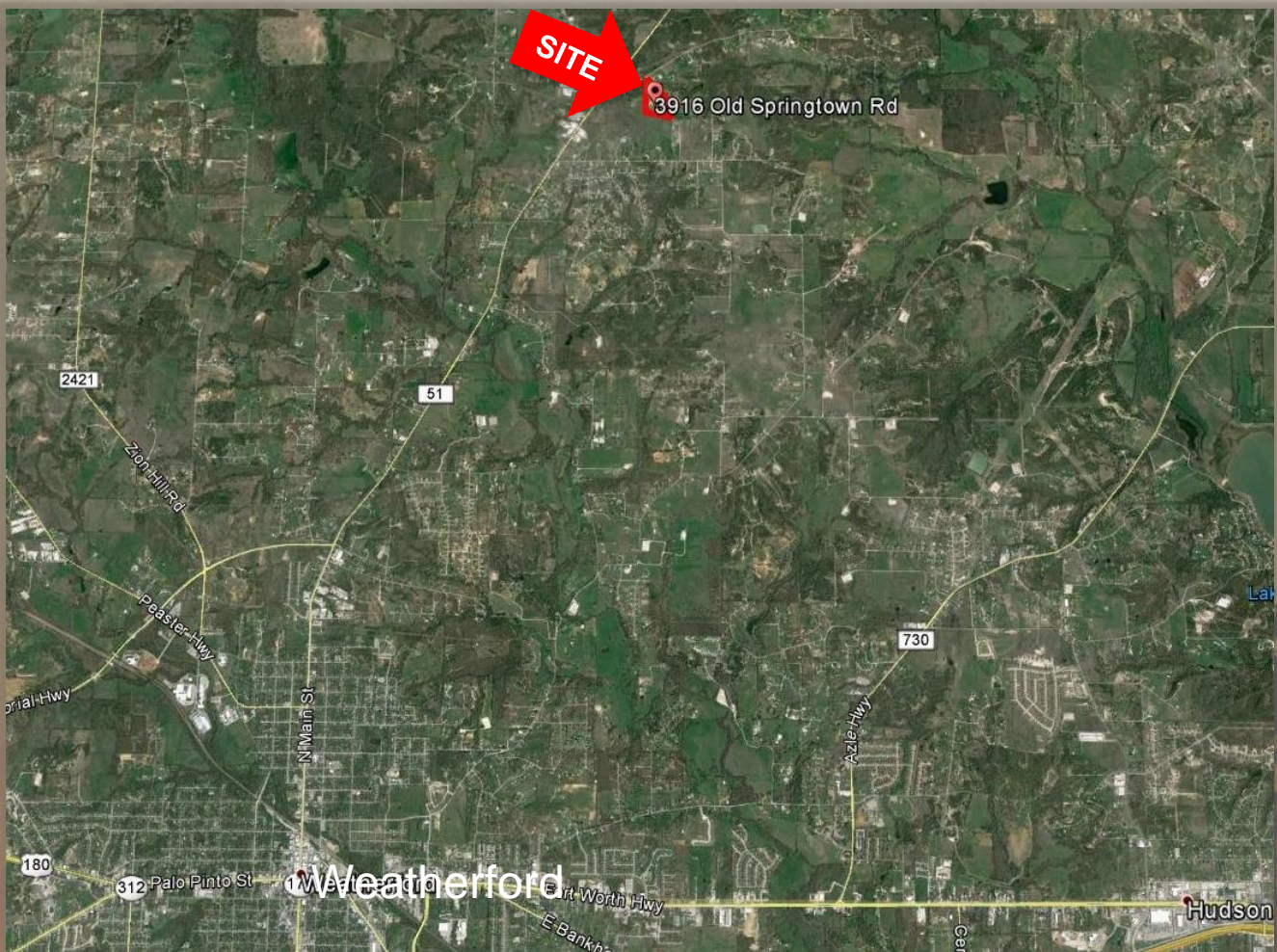


# 3916 Old Springtown Rd

## Weatherford, TX

**CLARK REG FARM AND RANCH**

**AERIAL**



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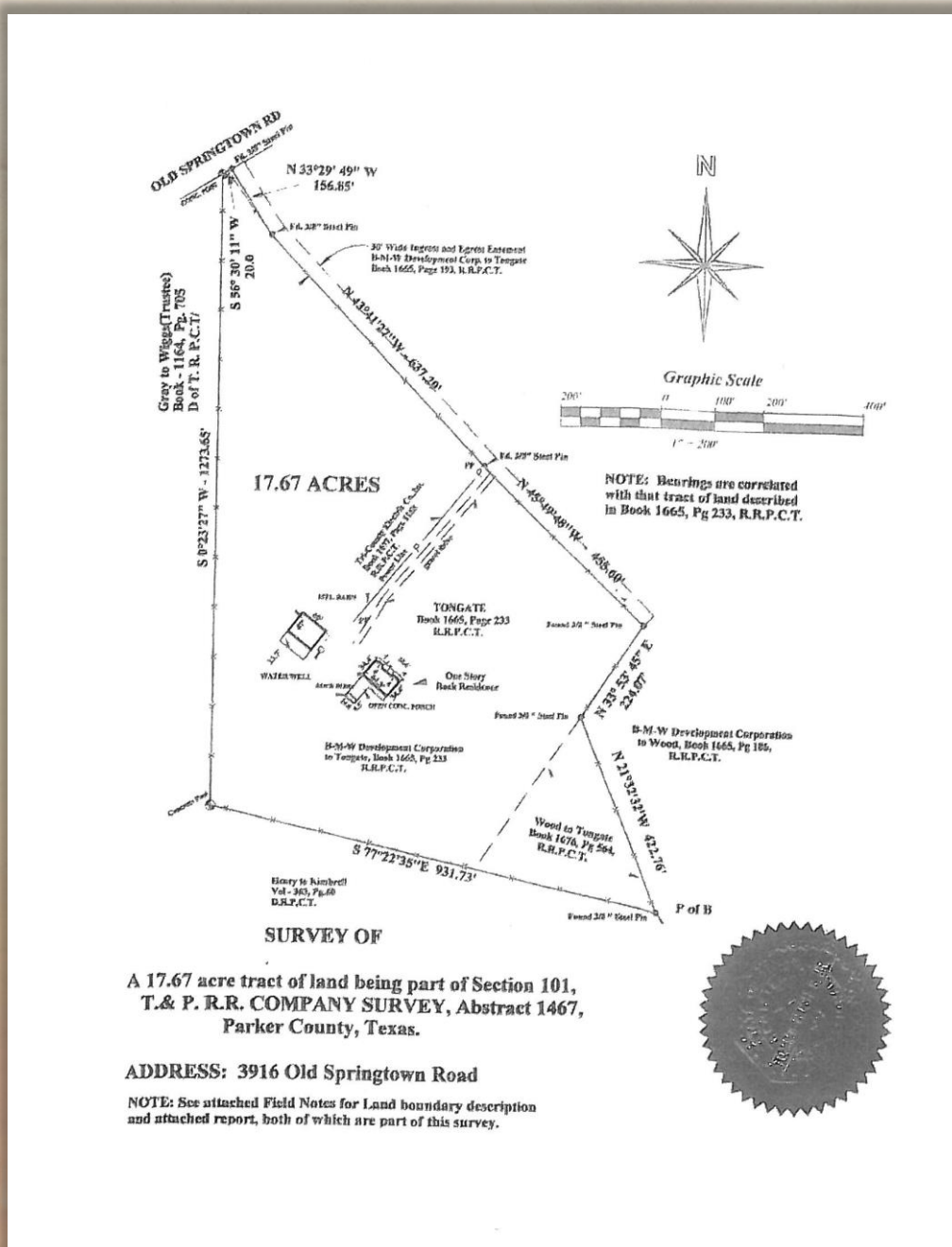




# 3916 Old Springtown Rd Weatherford, TX

## RG FARM AND RANCH

### SURVEY



**SURVEY OF**  
A 17.67 acre tract of land being part of Section 101,  
T. & P. R.R. COMPANY SURVEY, Abstract 1467,  
Parker County, Texas.

**ADDRESS:** 3916 Old Springtown Road

**NOTE:** See attached Field Notes for Land boundary description  
and attached report, both of which are part of this survey.

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

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