



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



Lazy H Ranch – 146+/- Acres

1010 W FM Road 1885 ~ Weatherford, TX



COMMERCIAL
Real Estate

REALTOR

Stephen Reich

Mobile: 817.597.8884

Fax: 817.764.1955

stephen@clarkreg.com

CCIM



Lazy H Ranch

1010 W FM 1885 West
Weatherford, TX 76088



PROPERTY SUMMARY

Location:

Conveniently located in the Heart of the Cutting Capital. From Weatherford, go North on FM 920 approximately 5.5 miles. Turn left on to FM 1885 for approximately 10.8 miles. Entrance to the ranch is on the right.

Facility:

Enjoy a rare opportunity to purchase an exquisitely designed equestrian property located in the heart of cutting horse country nestled amongst the finest ranches in Parker County. Every detail of this 146+/- acre ranch has been meticulously designed and crafted. Surrounded by beautiful pipe fenced pastures sits a magnificent, fully insulated indoor 120' by 250' arena with 8 stalls, 2 working pens, vet room, XM wired sound system, mercury vapor lighting, fly spray system, built in flag and is climate controlled with 3 Big Ass fans and 8 airplane hangar doors that can be opened and closed accordingly. Just adjacent to the arena sits an insulated 25 stall main barn equipped with every amenity needed, including, but not limited to an office, Nelson heated watering system, vet room, stocks, fans, wash rack, RV hookup. This lovely barn is floored with rubber matting throughout and beautifully landscaped as well.

The amenities do not conclude here. This ranch also boasts an outdoor roping arena, covered panel walker, bull pen, another 10 stall shed row barn, an insulated, 50' X 25' RV garage, shavings and hay storage barns, plenty of cattle working and holding pens as well as a large round pen directly behind the arena equipped with 2 bucking chutes and aluminum bleachers for spectators.

Your care takers and visitors will also feel right at home as there is a duplex located on this ranch which includes a 3 bedroom/ 2 bath and laundry room equipped apartment on each side, a one bedroom apartment in the main barn, RV pad as well as a 2 bedroom 2 bath single wide home.



Lazy H Ranch

1010 W FM 1885 West
Weatherford, TX 76088



PROPERTY SUMMARY

Facility (Continued):

While the function of this equestrian property is second to none, it is also equipped with features that can not be seen such as 2 water wells, 20,000 gallons of water storage and 4 septic systems, all the while being one of the most beautifully situated, maintained and landscaped properties to come home to.

Home:

After a long day in the barn or in town, walking back into the well-appointed and elegantly designed 6,175 +/- sq. ft, 5 bedroom, 4 ½ bath home is a special treat. No detail in this 2 story home has been left unattended to. The home features a gourmet kitchen furnished with a Wolf Range, Miele oven, 2 built in Miele dishwashers, Meile steam oven, built in Meile coffee and espresso maker, U-line ice maker and wine cooler, double sinks with disposals, built in refrigerator and freezer, granite counter tops and so much more.

Retreat to your private master bedroom occupying the entire second floor and be greeted with a private balcony overlooking the gorgeous ranch. This master bedroom has its own office and a most luxurious master bathroom. Soak your troubles away in the Jacuzzi tub or steam shower in the completely marbled bath. Back on the main floor of the home, guests can enjoy one of 2 other master suites featuring a steam shower, sauna and soaking tub. The main floor also boasts 2 living areas and a candle lit formal dining room all the while being cooled with 3 air conditioning units solely for servicing the home. The entertaining does not cease here though.

As you walk out the back door, you will be greeted with remote controlled, electric screens on the porch to welcome you to a most exquisite saltwater diving pool surrounded by luscious landscaping, which is automatically irrigated, 3 Koi ponds and an herb garden.



Lazy H Ranch
1010 W FM 1885 West
Weatherford, TX 76088



CLARK REG FARM AND RANCH

PROPERTY SUMMARY

Home (Continued):

Take a meander around the pool to the exceptionally appointed pool house with its own poolside bar and shower. As you walk into the pool house, you can enjoy your private gym, an extra bedroom or playroom, wired for satellite television for the children.

Utilities:

Electric on site. Three 450' water wells, with 20,000 gallons of water storage. There are four septic systems on the property, three conventional and one aerobic.

Minerals:

Seller owns the mineral rights, and will negotiate on them.

Topography:

Property is mostly flat with a gentle roll. Great sandy loam soil. Five Stock Tanks, one of which is spring fed.

Price:

\$4,250,000

Terms:

Cash to Seller at Closing

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.

COMMERCIAL
Real Estate



Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com





Lazy H Ranch
1010 W FM 1885 West
Weatherford, TX 76088



CLARK REG FARM AND RANCH

PROPERTY PHOTOS



COMMERCIAL
Real Estate

REALTOR

Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com

CCIM



Lazy H Ranch

1010 W FM 1885 West
Weatherford, TX 76088



CLARK REG FARM AND RANCH

PROPERTY PHOTOS



COMMERCIAL
Real Estate



Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com





Lazy H Ranch

1010 W FM 1885 West
Weatherford, TX 76088



CLARK REG FARM AND RANCH

PROPERTY PHOTOS



COMMERCIAL
Real Estate



Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com





Lazy H Ranch

1010 W FM 1885 West
Weatherford, TX 76088



CLARK REG FARM AND RANCH

PROPERTY PHOTOS



COMMERCIAL
Real Estate



Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com



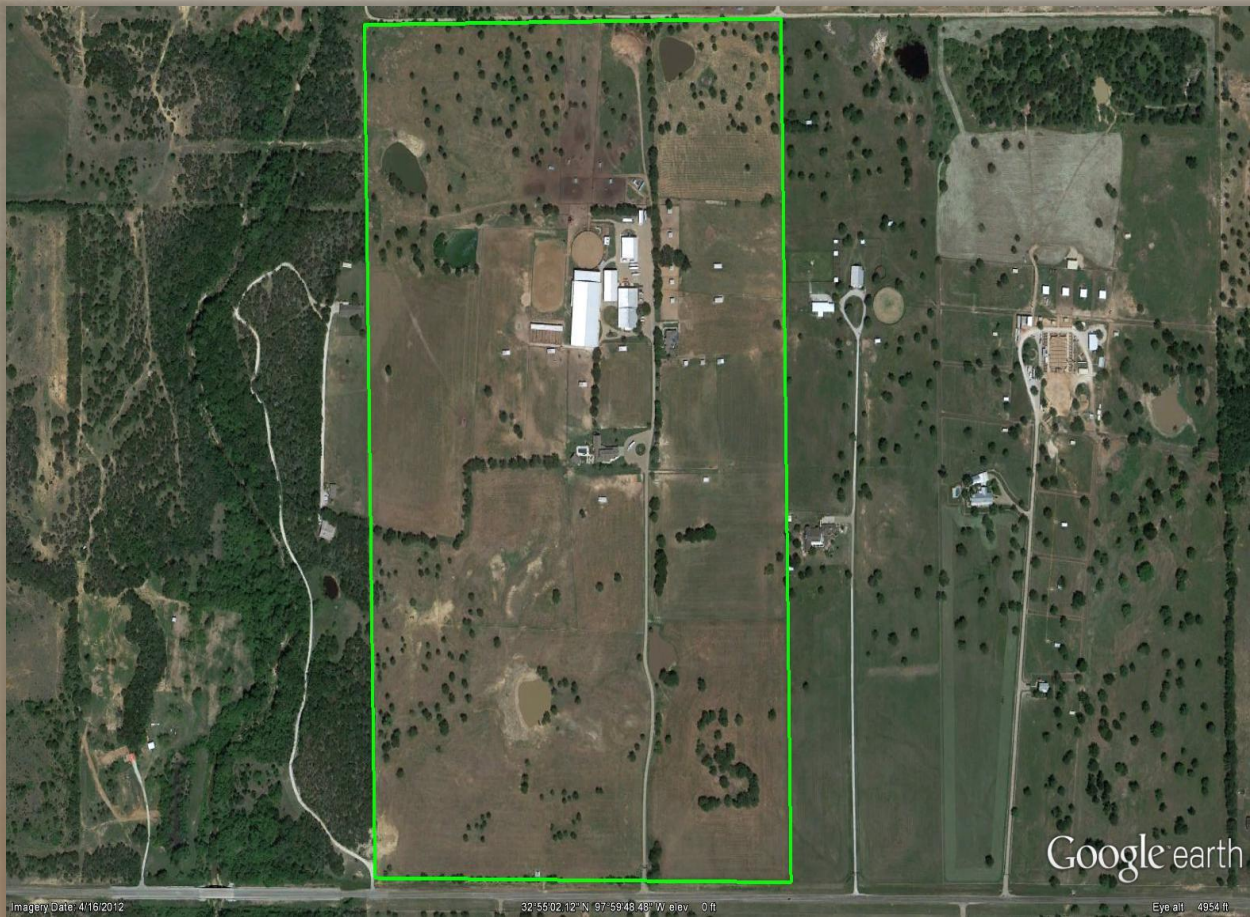


Lazy H Ranch
1010 W FM 1885 West
Weatherford, TX 76088



RG FARM AND RANCH

AERIAL PHOTO



COMMERCIAL
Real Estate



Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com





Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

8901 E. Hwy 377 Cresson, TX 76035 ~ 400 W I-20 #100 Weatherford, TX 76086 ~ 110 Crockett St. Granbury, TX 76048
Stephen Reich Mobile: 817.597.8884 Fax: 817.764.1955 stephen@clarkreg.com

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. Each office is independently owned and operated.

