



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

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



Horse Lovers Dream Facility

351 Cactus Rio Drive ~ Weatherford, TX



COMMERCIAL
Real Estate



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Horse Lovers Dream Facility

351 Cactus Rio Drive
Weatherford, TX 76087



PROPERTY SUMMARY

- ✓ **6.230 Acres**
- ✓ **8.490 Additional Acres Available**
- ✓ **Custom 4,080 sq ft Farm and Ranch home**

Location:

Conveniently located in the Heart of the Cutting Capital. From Weatherford, go South on FM 51 towards Granbury, approximately 11 miles. Turn right into Silverado on the Brazos. Stay on Silverado Drive for 1.5 miles, and then turn right onto Cactus Rio Drive. Property is .3 miles on the left.

Facility:

An elaborate rock entry with an automatic iron gate welcome you into this magnificent horse property featuring an exquisite horse barn with everything you need under one roof. A 75 x 63 all metal building features 6 large stalls, tack room, indoor wash rack with hot and cold water, feed room, workshop, covered hay storage, dog kennels, and room to park your trailer or tractor. Also included in this barn is an 800 sq ft 2 bedroom/1 bathroom apartment with stained concrete floors, full kitchen and laundry room.

Accompanying this wonderful barn are a 50 ft cedar stave round pen and loping area with buttermilk sand footing as well as 5 paddocks complete with loafing sheds, and no freeze automatic waterers enclosed by no-climb horse fencing and cedar staves with an abundant water supply provided by 2,500 gallons of water storage.

This facility and home are set in a serene setting with gorgeous views and plenty of trees.

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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Home:

Custom 4,080 sq ft Farm and Ranch home was built in 2000. Home has 4 bedrooms, 4 bathrooms, formal dining, and office. Also has a large walk-in pantry, oversized laundry room with plenty of extra storage, library, and an upstairs balcony that provides a breathtaking view of the entire property. Home features mesquite wood floors, large stone fireplace, open floor plan and high ceilings. Covered porches front and back are perfect for entertaining or relaxing. The back porch overlooks a beautiful pool with hot tub, and a wood fireplace. The kitchen is a chef's dream. It features a Jenn-Air built-in refrigerator, and freezer, a Viking 6 burner commercial grade range with vent hood, and Kitchen Aid dishwasher, trash compactor and double ovens. Kitchen also has granite countertops, beautiful cabinets, and an island.

Utilities:

Electric on site. 1 water well, with 2,500 gallons of water storage. There is 1 aerobic septic system on the property.

Topography:

Property is mostly flat with a gentle roll. Great sandy loam soil.

Price:

~~\$799,000.00~~ **PRICE REDUCED TO \$769,000.00 – MOTIVATED SELLER!!**

Terms:

Cash to Seller at Closing

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REG FARM AND RANCH

PROPERTY PHOTOS



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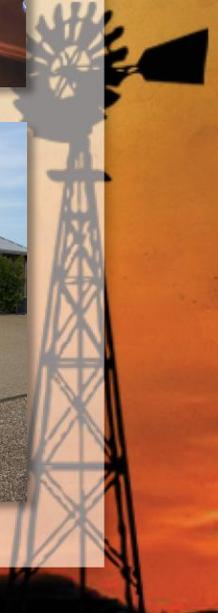
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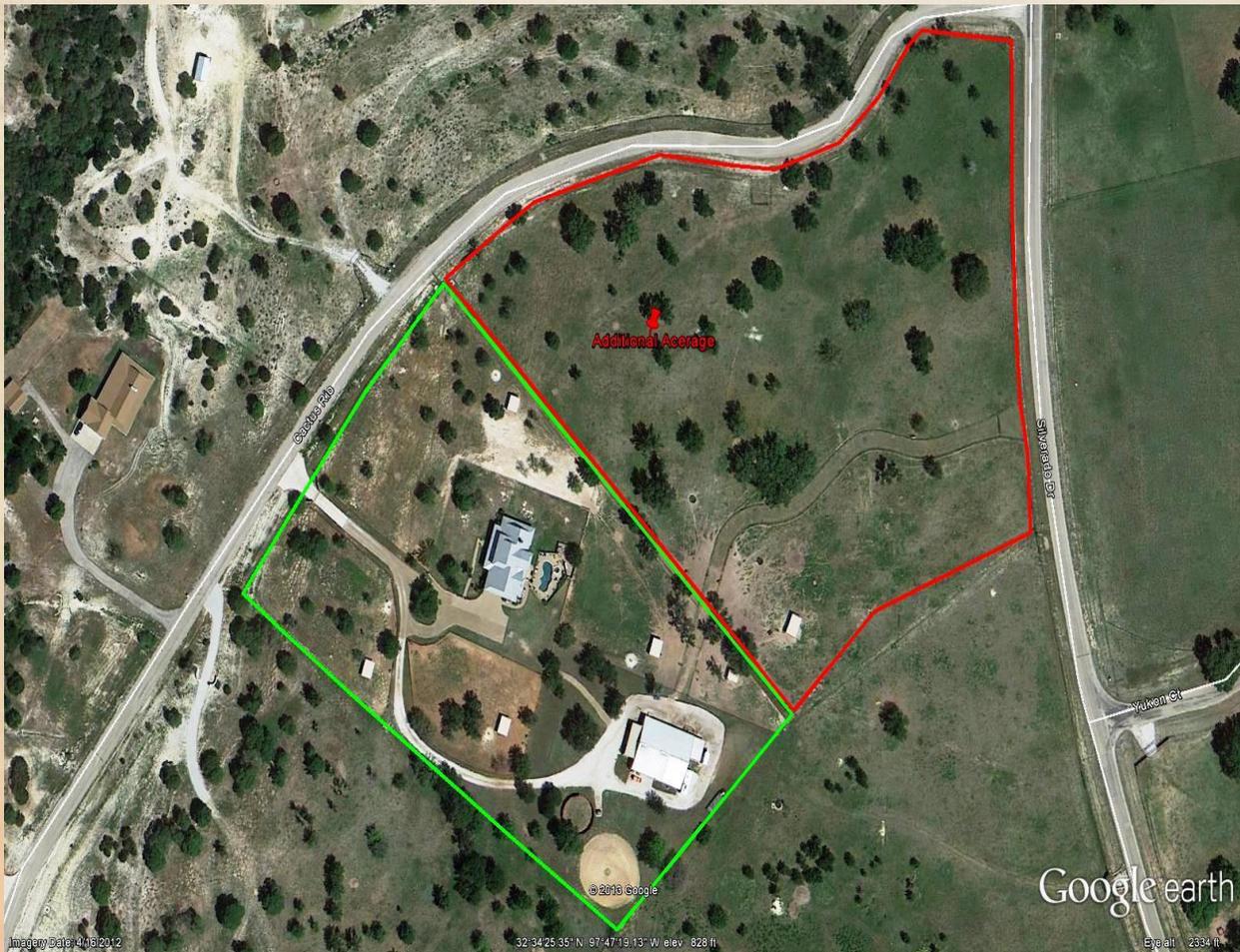
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AERIAL PHOTO



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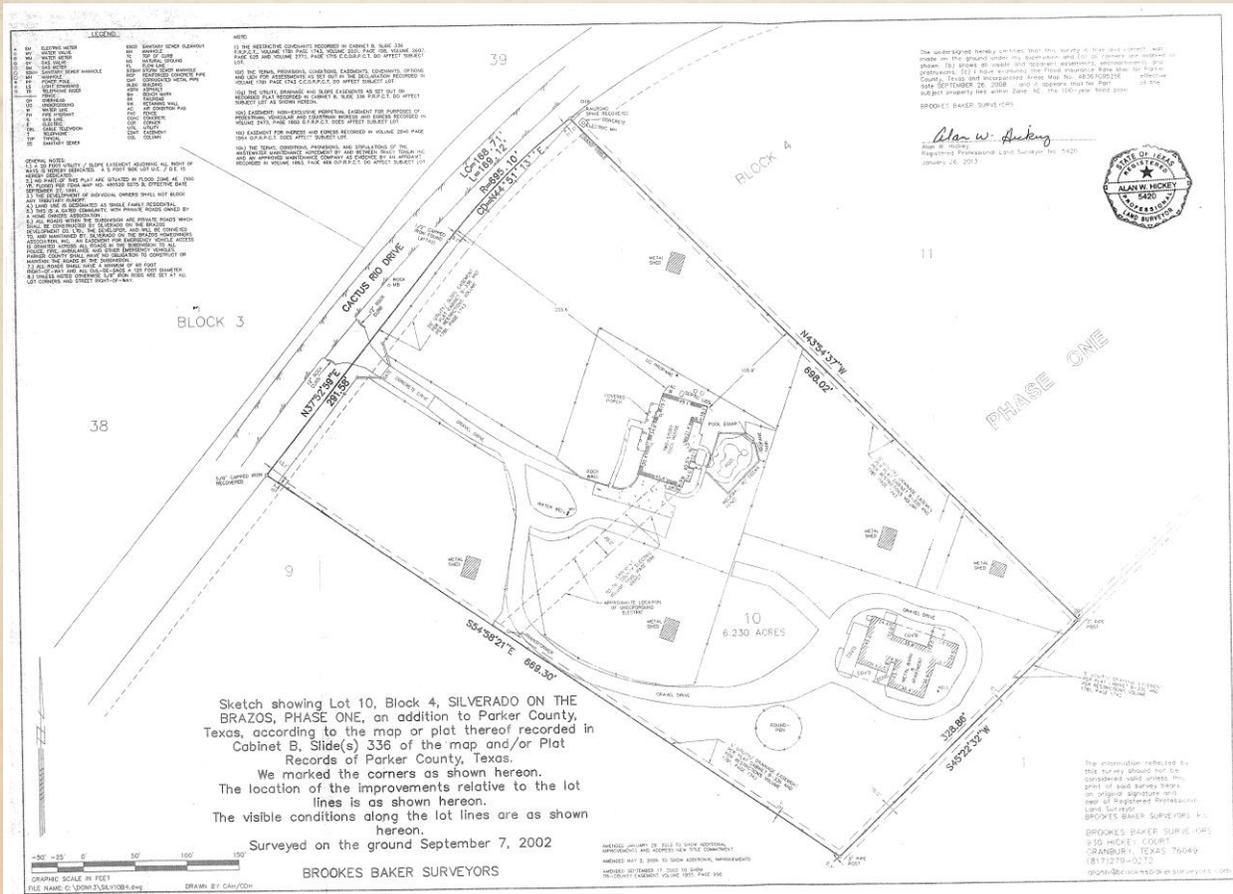
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SURVEY



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



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 or 512-465-3960.



01A TREC No. OP-K

