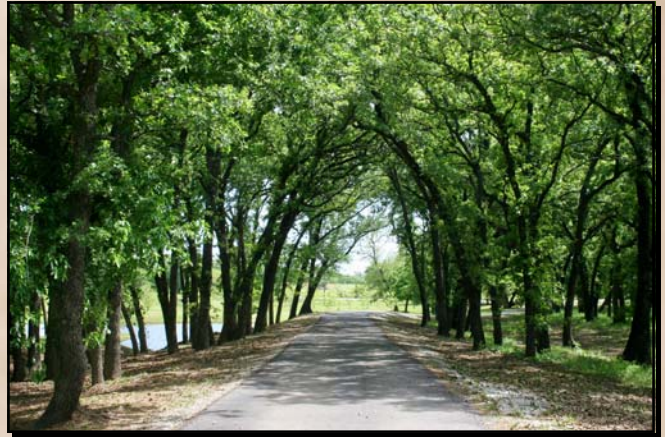


70 AC NW Weatherford, Texas

4 miles from town on FM 920



An absolutely gorgeous property with an impressive 8122 sq. ft. two story brick & stone home



Many super tall post oaks, elms & live oaks • Beautiful ponds.



5 water wells, shop & horse barn and an outstanding location - \$1,795,000.00

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70 AC COUNTRY ESTATE

4150 FM 920, Weatherford, Texas

LOCATION: Approximately 40 minutes west of Ft.Worth. Directions – From the Weatherford courthouse go north for one mile to the second stop light, the west / left onto FM 920 for 4 miles and the property is on the northeast side / right.

TERRAIN: The front 30 acres is absolutely gorgeous with gently rolling terrain with tall oak trees, pecan, elm and some live oak. The back 40 acres is more rolling prairie with trees in the small drainages. 100 irrigated fruit & pecan trees.

IMPROVEMENTS: This two story home has 8122 sq. ft. of living area, 10,000 sq. ft. under roof with three separate residences (the main in the center, an east wing and an upstairs apartment). A brick exterior with stone columns and a metal roof the home is very impressive. There are 7 bedrooms, 5 full baths, 3 half baths, 3 kitchens, 3 living areas, one large formal dining area, 5 fireplaces (1 wood, 4 gas), one office with built-in, one exercise room, one large utility room down stairs equipped for two washers & two dryers, one smaller utility room upstairs. Stained concrete floors and carpet downstairs, carpet and ceramic tile floors upstairs. Side entry 4 car garage, five entrances to home on first floor, two on second floor, 3 porches on first floor, two on second floor, three balconies with steel railing stairs. Fenced in pool area of 30x40. Electric front gated entry with stone & pipe, 800+' of asphalt driveway & concrete carport. Sprinkler system.

Construction information – The soil was tested for stability and sprayed for termites. Piers are 6-10' deep on 8' centers. Beams are 1' wide 3' deep with 3 layers of 5/8" steel circling the house & cross sectioning on 8' centers. All exterior walls are 2x6, wrapped with Tyvek wrap filled with solid foam insulation and the interior walls are 2x4. The roof is a metal 26 gauge U panel Galvalume sprayed inside with 2" of foam insulation and vented with electric fans. The windows are sealed double pane with solar screens. 15 phone lines, security system, geothermal heating & cooling. Shop building – 60x60 insulated with concrete floor. Horse barn – 30x40 with 4 stalls & storage. Attached pole covered barn 24x38 RV storage.

WATER: 5 water wells averaging 23 gpm with two 3000 gallon storage tanks & two pressure pump systems. 3 ponds (2 of which are fed by two small tree covered drainages).

ISD: Peaster

MINERALS: Seller prefers to retain but will negotiate. One well on the property.

COMMENTS: A gorgeous property with an impressive home in a great location.

PRICE: \$ 1,795,000.00 or the front 30 acres & improvements for \$ 1,350,000.00.

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