



FARM AND RANCH

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

ONE-OF-A-KIND RANCH RETREAT 102 JOSHUA RD. – WEATHERFORD, TX



\$599,900

- ◆ 10 +/- acres
- ◆ Unique 4 bedroom, 2.5 bath home
- ◆ Storage barn, horse barn & implement barn
- ◆ 10 minutes from Weatherford
- ◆ Glorious outdoor living space
- ◆ Fabulous peach orchard loaded with peaches



Jane Adams | Mobile: 817-807-5602 | Email: abunkhouse@gmail.com

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PROPERTY INFORMATION

Property Information:

Nearly 10 acres of ranch property that offers the best of what exemplifies Parker County. Recently updated, this home is something to behold. A great layout with a Southwestern flair & the outdoor living space in the rear of the home is as inviting as the house itself. 3 bedrooms plus a 4th bedroom or office (detached from the home) & 2.5 baths and a 3-car garage (one behind the 2-car section) make for a wonderful, secluded hideaway. Enter through the rear door because it's more convenient, & you can enjoy the wonderful custom lighted pavilion & deck that you pass to get there! There are 3 barns: 1 for horses, 1 for implements; 1 for storage.

Location:

From Highway 171, turn onto Joshua Road. Follow road to the gate.

Utilities:

Well, Septic, Tri-County Electric

Fencing:

Barbed Wire & pipe



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PROPERTY FEATURES

Remodeled and professionally decorated four years ago

The outdoor living space consists of a beautiful cedar pavilion with copper roof and a tree-covered deck with support & electricity for a hot tub or a wave pool.

1,000 sq. ft. connected building with a 2-car garage and almost 400 sq. ft. extra which could be a bedroom or office with a half bath & closet. There is also a hobby room that is approximately 160 sq. ft. which is also the 3rd car garage. The bedroom and hobby room are under central air and heat, and they are Zone 4 of the main system.

There is a breezeway connecting the house to the garage & 4th bedroom/office.

The breakfast nook has a custom red oak ceiling made from salvaged downed trees after hurricane Katrina.

Beautiful porcelain terra cotta tile is installed in the kitchen, bathrooms, living area, and laundry.

The kitchen has high counters for comfort, and the multicolor Brazilian granite is the highest grade.

Custom cabinets in the kitchen are solid oak with a dark cherry stain. The island is a custommade butcher block from red oak and mesquite wood.



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The stove has dual fuel with propane and electric convection with two (2) ovens. There is a microwave/convection oven above the stove. These give you 3 separate ovens.

The stainless steel dishwasher is very quiet, and the stainless steel refrigerator is also included.

Custom light fixtures add to the beauty of this home.

The breakfast nook and kitchen open to a more formal dining area that comfortably seats 8 people. The crystal chandelier adds to the beauty of this room.

A huge formal living room is a step-down from the dining room, and it has a wood-burning fireplace and large windows that bring the outdoors inside.

The flooring in the formal dining room and master bedroom is custom cut mesquite wood.

The large master bedroom has adjoining en suite bath. The bath has two areas with custom cabinets and "his & hers" sinks. There are built-in locking jewelry closets to keep your precious things safe. Built-in medicine cabinets in the wall with electricity/outlet are very convenient, and there is a solar tube for additional light during the day.



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Iridescent glass tile adds a sparkle to the tub/shower area. There is a custom designed Texas star as well as a hand-laid glass window over the tub which has multiple jets for relaxation.

There is a separate toilet area for privacy.

Three large walk-in closets in the master bedroom/bath offer you plenty of space for clothes, shoes, etc.

The master bedroom is Zone 1 for air conditioning and heating. The living room, dining room, kitchen, and breakfast nook are all Zone 2.

Entrance to the other two bedrooms is either from the living room or the kitchen. Each bedroom has a spacious walk-in closet.

In the hallway there is a huge pantry and a large laundry room with built-in cabinets.

Bathroom #2 has custom oak cabinets and gorgeous granite as well as a beautiful light fixture and a solar tube for natural light during the daytime. It has a tub/shower combination as well as a cast iron tub.

The back bedrooms, laundry and pantry are under Zone 3 of the main system.



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The yard is fenced for play area, relaxation, and another spot for dogs. The large oak trees and crepe myrtles shade the house comfortably.

There is a 1000 sq. ft. barn with a concrete floor, 220 wiring as well as 110 wiring, and water available.

The pole barn areas are for equipment, boats, storage or extra parking. There are seven spaces in three different areas.

The chicken pen has a concrete floor.

There is a 3-stall barn with large tack room and feed room. There are also pipe fences and a head catch to work cattle. There is a seasonal pond behind the barn.

The large garden area has plenty of topsoil for planting as well as a 2 acre fenced area of Parker County peach trees that are currently loaded with peaches.

There are beautiful views from the top of the ridge, and you can see approximately 30 miles ... all the way to Lake Granbury!!

There is a \$3,500 ADT alarm system for the house, attached building, and the barn. It is dependable and very loud.



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PROPERTY PHOTOS



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AERIAL



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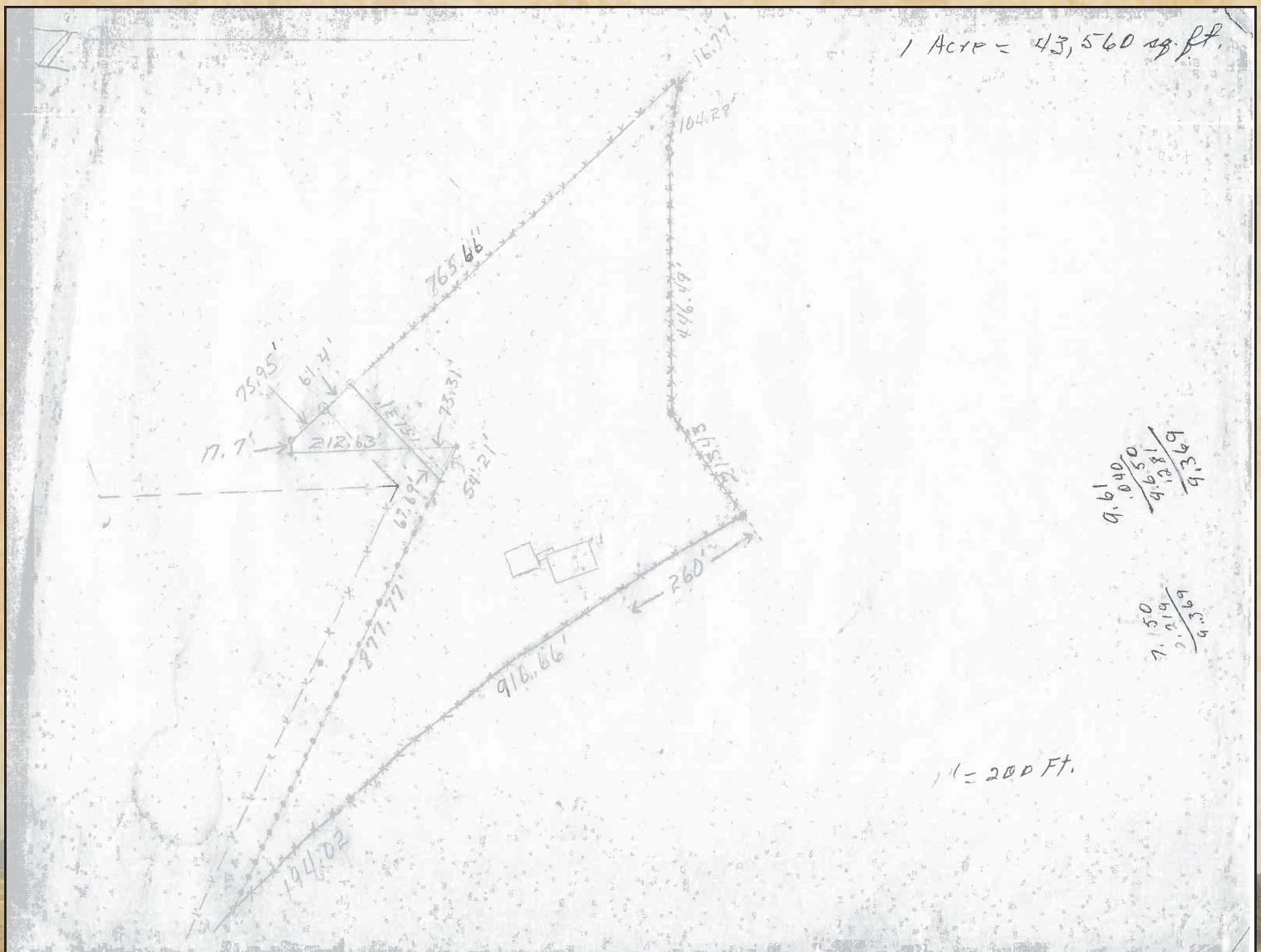


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SURVEY



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Information About Brokerage Services

11-2-2015

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.

<u>Clark Real Estate Group</u>	<u>0590750</u>	<u>tim@clarkreg.com</u>	<u>(817) 458-0402</u>
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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

TAR 2501

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