



FARM & RANCH

**245.381 ACRES WITH
SPECTACULAR VIEWS**

4985 TIN TOP RD. – WEATHERFORD, TX



**STEPHEN
REICH GROUP**
WILLIAMS TREW REAL ESTATE

Williamstrew 
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

Beautiful 245.381 acre property, with rolling topography and spectacular views. This place is ideal for DEVELOPMENT, but has all the amenities for horses and cattle. It is prime for subdividing with over 9 tenths of a mile of road frontage on Tin Top, or is perfect for any investor looking for an investment that also serves as a working ranch. This ranch boasts full working chutes, arena, and barn with multiple stalls and large runs for your horses. Just over 2,400 sqft home makes this piece perfect for a working ranch. The barn has nice living quarters for either workers or guests. Being out of Weatherford's ETJ this land has wonderful development possibilities.

LOCATION

CITY	WEATHERFORD
County	PARKER
Road Frontage	COUNTY
Topography	CLEARED, OAK, ROLLING
Sale Type	RES - F&R

OFFER SUMMARY

List Price	\$3,312,644
Lot Size	245.831 ACRES
Utilities	SEPTIC, WELL
AG Exemption	YES

HIGHLIGHTS

- 2,418 SF HOME 3/2.5
- 3 WELLS
- 2 TANKS/PONDS
- DEVELOPMENT POTENTIAL
- WORKING CHUTES, ARENA & BARN
- MULTIPLE STALLS & LARGE RUNS

LISTING PRESENTED BY:



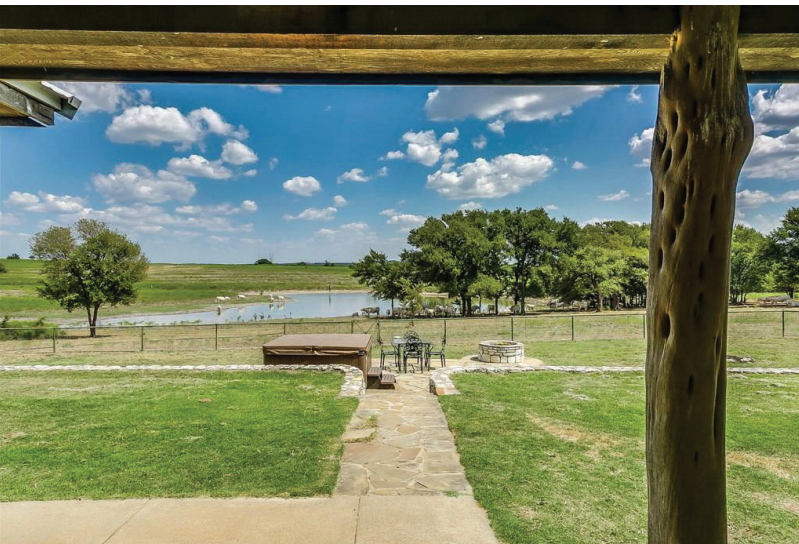
STEPHEN REICH
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PARKER COUNTY OFFICE

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PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP

