



FARM & RANCH

**38 ACRES WITH FANTASTIC COASTAL
BERMUDA GRASS AND ACCESS TO SOIL
CONSERVATION RESERVOIR NUMBER FOUR.**

1508 Poolville Cut Off Rd. – Poolville, TX



**STEPHEN
REICH GROUP**
WILLIAMS TREW REAL ESTATE

WilliamTrew 
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

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

PROPERTY SUMMARY

DESCRIPTION

38 acres with fantastic Coastal Bermuda grass and access to Soil Conservation Reservoir Number Four. This three-bedroom 2-bathroom home was recently remodeled with wood floors throughout and ceramic tile in the Sunroom. The kitchen is open concept with granite countertops and stainless-steel appliances. The large living room offers vaulted ceilings with large beams and views of the lake. The well-appointed master suite features dual sinks over-sized tile shower and walk in closets. All the doors have been replaced with solid wood doors. Breakfast Room and Sunroom have great views of the lake and offer peaceful settings for relaxing mornings or evenings. The lake is full of bass and is perfect for entertaining. Outside you will find a mother-in-law's home in close proximity to the main home. You will also find an additional detached 2 car garage, a 60 x 60 barn with cattle pens, that could easily be a nice horse barn. There is also a 40X50 that is currently being used as RV storage

LOCATION

CITY Poolville
County Parker
Schools Poolville ISD

Driving Directions From Weatherford, head north on FM 920 approx 16 mi. Turn left on Poolville Cut Off. House will be on the right.

OFFER SUMMARY

List Price \$1,750,000
Lot Size 38.310 acres
Utilities Septic

HIGHLIGHTS

- 38.310 ACRES
- MIL HOME CLOSE TO MAIN HOME
- 2,540 SF / 3 BEDROOMS / 3 BATHS
- 60X60 BARN W/CATTLE PENS
- LAKE IS FULL OF BASS
- 40X50 RV STORAGE

LISTING PRESENTED BY:



STEPHEN REICH
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PROPERTY WEBSITE LINK:
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PARKER COUNTY OFFICE
400 Shops Boulevard, Ste. 200
Willow Park, TX 76087

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PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



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AERIAL MAP



CONTOUR LINES & FLOODPLAIN

