



FARM & RANCH

32+ ACRES OF PRIME PARKER CO. REAL ESTATE

4515 N. FM 51 – 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

32 plus acres of prime Parker County real estate. This gorgeous setting offers sandy loam soil, great coastal Bermuda grass, majestic hardwood trees, and everything necessary to run real cattle operation. The three bedroom two and a half bath home has been well maintained and overlooks a majority of the ranch. The 60x40 barn has stalls and makes a great horse barn, with an additional shed row barn also available. Full set of cattle working pens, several traps, and a 95X25 hay barn are also ready to go. Ranch is currently being used as a Wagyu Cattle facility and is handling 65 head of cattle. There is additional acreage available with road access from Weiland Road. Complete Wagyu breeding business is available. Here is the opportunity to live in the county and raise your own beef!

LOCATION

CITY	Weatherford
County	Parker
Schools	Weatherford ISD
Driving Directions	Property is due north of Weatherford on FM 51. GPS will take you to the gate!

OFFER SUMMARY

List Price	\$1,497,000
Lot Size	32.96 acres
Utilities	Septic, Well

HIGHLIGHTS

- 32.96 ACRES
- 60X40 BARN W/STALLS
- WAGYU BREEDING BUSINESS IS AVAILABLE
- 95X25 HAY BARN
- 3 BED / 3 BATH HOME
- ADDITIONAL ACREAGE AVAILABLE

LISTING PRESENTED BY:



STEPHEN REICH
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PROPERTY WEBSITE LINK:
stephenreichgroup.com/20005178



PARKER COUNTY OFFICE

400 SHOPS BOULEVARD, STE. 200
WILLOW PARK, TX

FARM & RANCH • RESIDENTIAL • COMMERCIAL-DEVELOPMENT • LAND

PROPERTY PHOTOS



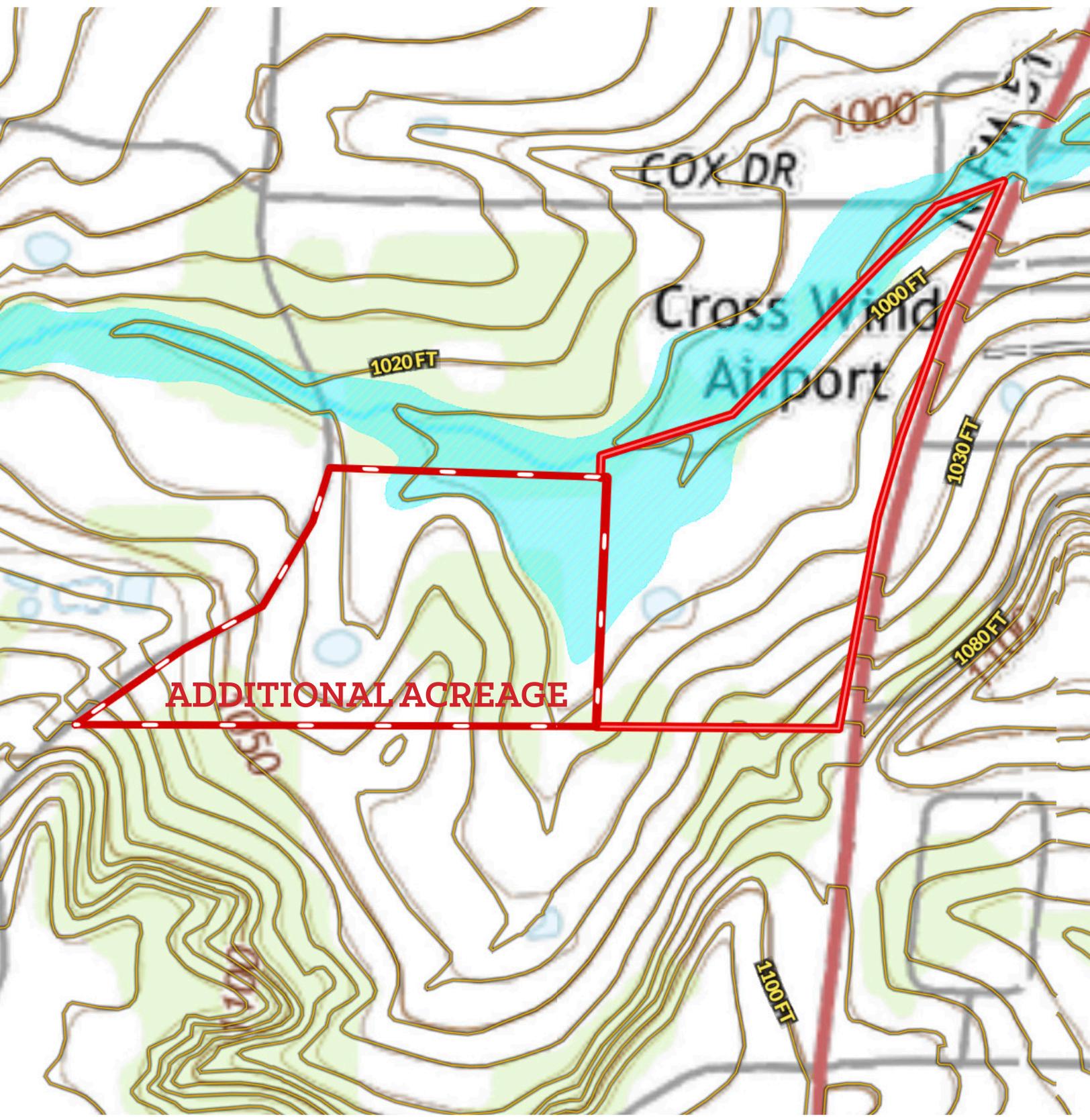
PROPERTY PHOTOS



AERIAL MAP



CONTOUR LINES & FLOODPLAIN



RANCH INVENTORY LIST AS OF 11-6-20

Vehicles

1995 New Holland Tractor – Yellow
1994 Massey Ferguson Tractor – Red
2001 Sooner Trailer
2006 Sledbed ATV Trailer – Silver
2012 Carry-On Black Trailer
2016 Gator
2016 Texas Pride Flatbed Gooseneck Trailer
2017 Homemade Flatbed Trailer
2017 Round Baler
2007 Can Am 500 ATV
2007 Can Am 650 ATV
2002 Ford F150

Equipment

2017 Lincoln Welder & Equip
John Deere Zero Turn Mower
Feed Silo
2018 Arrow Quip Squeeze Chute
3 Nitrogen Storage Tanks
Hay King Aerator
Spray Rig – 300 gallons
Brush Hog – 6'
3 Portable Creep Feeders

All misc farm supplies, small equipment & tools, drugs, feed troughs, hay rings, hay & feed at time of sale along with 2 cool barn cats

** Please note the below quantities change continuously with daily business activity. We will be keeping approx 8 head of cattle that are old and family pets. They are NOT in the numbers listed below. **

All animals & frozen genetics listed below are top producing and highly marketable.

Cattle Inventory as of 11-6-20

4 Fullblood Bulls Over 18 mo
3 Fullblood Bulls Under 18 mo
12 Fullblood Females Over 18 mo
1 Fullblood Female Under 18 mo
1 Purebred Homozygous Bull Under 18 mo
8 Purebred Hetrozygous Bulls Under 18 mo
2 Purebred Homozygous Cows Over 18 mo
1 Percentage Homozygous Heifer Under 18 mo
13 Purebred Hetrozygous Cows Over 18 mo
7 Purebred Hetrozygous Heifers Under 18 mo
10 Recips – Jersey & Wagyu
3 Steers

65 Subtotal

18 Boarded Animals, not owned, generating \$150 per month each

83 Total Head on Ranch

Frozen Genetics

3,278 Straws of Semen
145 Embryos

More specifics available upon request