

Cool Junction Horse Ranch

22± acres | \$875,000 | Millsap, Texas | Parker County



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

Cool Junction Horse Ranch

The Cool Junction Horse Ranch in Parker County is an outstanding, very well manicured horse or hay property. This little ranch has all the necessary improvements for a family horse operation along with a coastal hay business. The ranch has very clean coastal fields across the entire ranch with the house centrally located in the middle of the property. Large Oak Trees are scattered through the ranch providing great beauty along with shade for the livestock and wild game.

The Cool Junction property has been meticulously taken care of and sits in a very sought-after area. The pasture contains primarily a sandy base ground cover making it very conducive to both coastal hay production and horse activities. The fencing is in great condition with primarily smooth wire with cedar stays along with pipe fencing in the horse pens. This ranch is an all-around property with various possibilities such as a weekend getaway, cutting horse ranch, or a permanent place to build your dream home. There is also plenty of room for a new arena or large barns.

Location

The Cool Junction Ranch is located in western Parker County near the town of Millsap, Texas. The property location is very centrally located to Weatherford, Texas being approximately 10 miles west on Highway 180, then 3 miles south on Cool Junction Road. It is also about 3 miles north of Millsap, also on Cool Junction Road. Ft. Worth is approximately 45 minutes to the east and Mineral Wells is 15 minutes to the west.

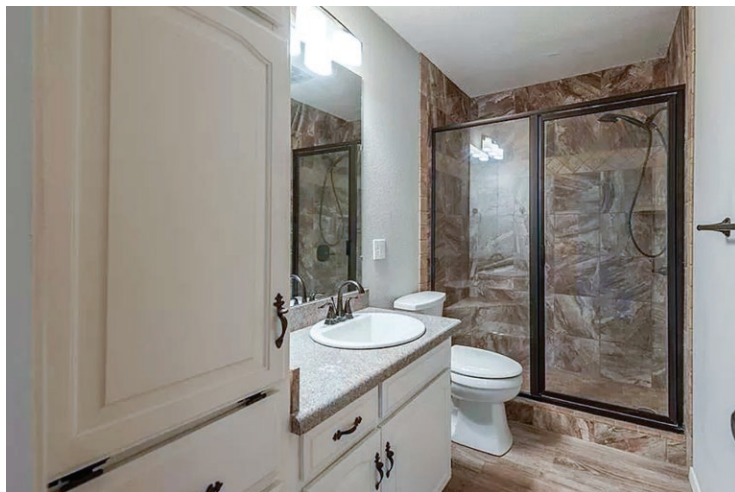


Improvements

The property is very nicely improved with the main house being two stories, one floor is a great finished-out basement, along with an attached garage. The house has been totally updated from top to bottom. New floors, kitchen, and paint are just a few of the new improvements. The home has a large fenced yard for your pets and children along with some small dog kennels in one corner. The gated entrance makes the property even more secure and private. Behind the house is a newly renovated pond surrounded by trees with a large, beautiful coastal hay field on the other side.

There are also some small horse pens and a small, covered barn for the livestock to get out of the weather. Another small storage area is also available in the barn area. The 5 stalls each have a small run with access to a larger turnout lot. Access to two other piped coastal pastures is also available for turnout and grazing. This would also be a prime location for your new arena. The ranch is bordered on the entire north and eastern property line with a paved county road for all-weather access.















Water Features

The ranch has one newly renovated and cleaned-out pond on the property along with co-op water for the house and pens.

Price • Remarks

The Cool Junction Ranch is a very hard-to-find commodity in the Weatherford, Texas area. It's location to Will Rogers Coliseum and the cutting horse world make it a small hidden gem. These slightly improved places with a blank slate for designing your own dream ranch don't come along that often. The paved roads, city water, coastal pastures, good sandy turf, great existing fences, and location make this a must-see. If you are looking to add your perfect arena, barn, and or your dream home, this place has it all. The property is realistically priced at \$875,000.

Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.

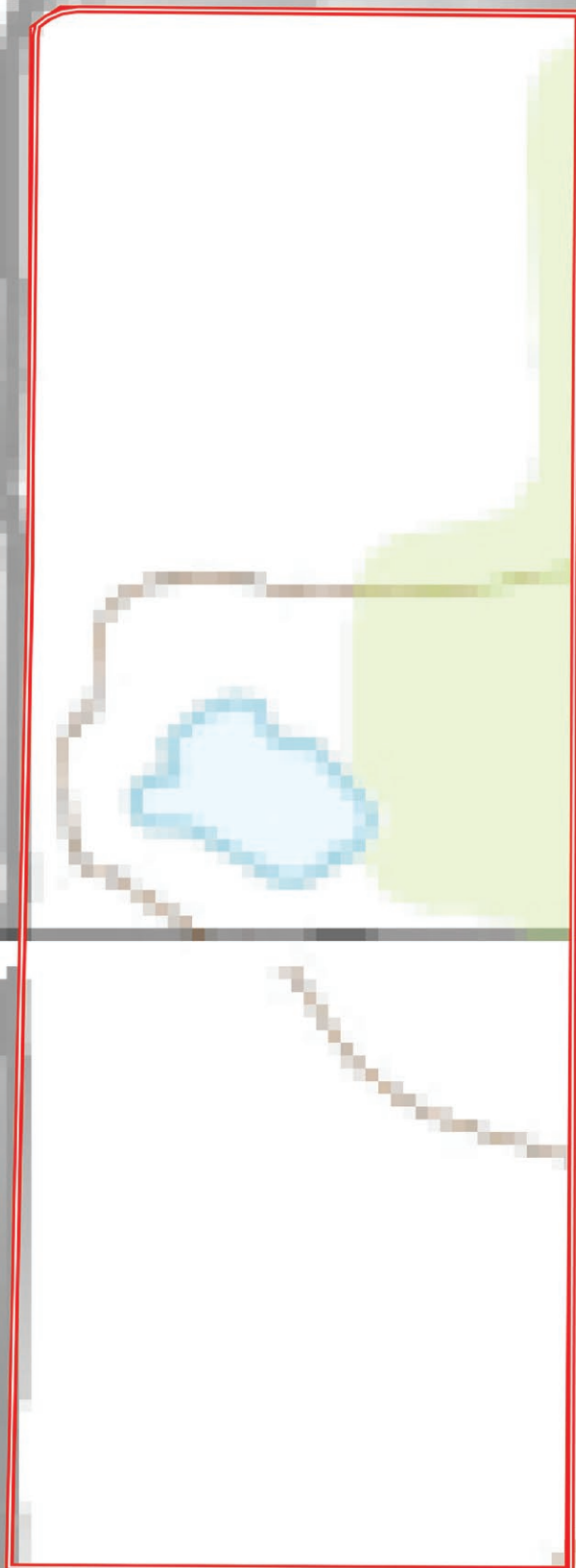








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Layne Walker

Real Estate Broker • TX

(214) 244.6484

layne@csmansion.com



(806) 763.5331

chasmiddleton.com



YouTube

