



FARM & RANCH

## 10 ACRE RANCH

355 Baker Cut Off Rd. – Weatherford, TX



STEPHEN  
REICH GROUP  
WILLIAMS TREW REAL ESTATE

Williamstrew<sup>★</sup>  
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

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

# PROPERTY SUMMARY

## DESCRIPTION

This 10-acre farm and ranch property, located halfway between Weatherford and Granbury just off FM 51, offers the ideal combination of peaceful rural living with easy access to town amenities. The charming 2,455 square foot home welcomes you with a spacious floor plan that includes four bedrooms, two full bathrooms, and one-half bath. The heart of the home features a cozy living area perfect for gathering, while the kitchen offers ample counter space, ideal for family meals or entertaining. The primary bedroom is truly a retreat, boasting an impressive 440 SF of space. With a garden tub in the primary bath, walk-in closet, and plenty of windows providing natural light, this room is the perfect spot to unwind and relax. The additional three bedrooms are generously sized and share a full bathroom, offering comfort and privacy for family members or guests. Outside, the property is thoughtfully designed with horse enthusiasts in mind. A newly installed pipe top rail fence surrounds a portion of the perimeter, making it ready for your horses to enjoy. With wide open spaces, there's plenty of room to add a custom horse barn, an arena, or other amenities tailored to your needs. Whether you are looking to expand your equestrian setup or simply enjoy the beauty of country living, this property provides the perfect canvas for creating the place of your dreams. The acreage itself offers endless possibilities. From pastureland for grazing to creating garden spaces or adding additional outbuildings, the wide-open land gives you the freedom to build out whatever you've always envisioned. This peaceful, private setting offers beautiful Texas countryside views and is perfectly positioned to provide quick access to both Weatherford and Granbury, ensuring that daily conveniences are just a short drive away. If you're searching for a blend of tranquility, space, and functionality, this property checks a ton of boxes!

## LOCATION

CITY	Weatherford
County	Parker
Schools	Weatherford ISD
Driving Directions	Take Granbury Hwy out of Weatherford. Left on Baker Cut Off Rd. 355 is on the left and is GPS friendly.

## OFFER SUMMARY

List Price	\$675,000
Lot Size	10 acres
Utilities	Septic, Well

## HIGHLIGHTS

- 3,377 SF | 4 BEDS | 2.5 BATHS
- EASY ACCESS TO TOWN AMENITIES
- NEWLY INSTALLED PIPE FENCE
- PEACEFUL RURAL LIVING
- PASTURELAND FOR GRAZING
- PERFECT CANVAS FOR CREATING YOUR DREAM

## LISTING PRESENTED BY:



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PROPERTY WEBSITE LINK:  
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# PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884



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AERIAL MAP



# CONTOUR LINES & FLOODPLAIN

