



FARM & RANCH

**EXCEPTIONAL 20-ACRE RANCHETTE
WELL-SUITED FOR BOTH
LIVESTOCK & HORSES**

649 Cartwright 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

This exceptional 20-acre ranchette combines modern living with highly functional ranch & equestrian infrastructure—perfect for the serious cattleman, dedicated horse enthusiast, or anyone seeking a refined country lifestyle. At the center of the property is a beautifully remodeled 3 bedroom, 2 bath home that blends timeless character with thoughtful updates. Inside, you'll find refinished wood floors, exposed brick accents, 3 wood-burning fireplaces, freshly painted interiors, and tastefully updated bathrooms. A spacious laundry and mudroom with exterior access adds everyday practicality tailored for ranch life. The land is extensively improved and well-suited for both livestock & horses. A large riding arena includes a covered, permanent roping box with lighting, making it ideal for training or evening events. Separate from the arena are dedicated cattle working pens with a covered chute for safe & efficient livestock handling in all conditions. Multiple pipe-fenced turnouts, each equipped with lean-to shelters, offer secure & comfortable spaces for horses. Even for a small operation, this property is fully equipped with the ability to load & unload a semi load of cattle. An equipment shed row, partially enclosed and built on concrete, provides protected space for tools, implements, or machinery. The property is serviced by 2 private water wells & features mature oak trees scattered throughout, offering natural shade & beauty. A gated entrance with keypad ensures privacy, while a circular drive allows for easy turnaround & trailer access. There's ample room for large vehicles, & a charming chicken coop adds to the property's homestead appeal. Just five minutes from the Brazos River with deep-water access, this property offers a seamless blend of productive land, recreational opportunity, & a beautifully updated home. Whether you're working cattle, riding in the arena, or enjoying a quiet evening under the oaks, this turnkey ranch is ready to support your lifestyle.

LOCATION

CITY	Weatherford
County	Parker
Schools	Weatherford ISD
Driving Directions	From downtown Weatherford, go south on Main. Turn right on Bethel Rd. Right on New Tin Top Rd. Once you cross the Brazos River, the property will be on the right.

OFFER SUMMARY

List Price	\$1,500,000
Lot Size	20 acres
Utilities	Septic, Well

HIGHLIGHTS

- 1,834 SF | 3 BEDS | 2 BATHS
- MULTIPLE PIPE-FENCED TURNOUTS
- 2 PRIVATE WATER WELLS
- CATTLE WORKING PENS W/COVERED CHUTE
- LARGE RIDING ARENA
- EQUIPMENT SHED ROW

LISTING PRESENTED BY:



STEPHEN REICH
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PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
TAMMY ROKUS – 817.694.8019



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PROPERTY PHOTOS



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AERIAL MAP

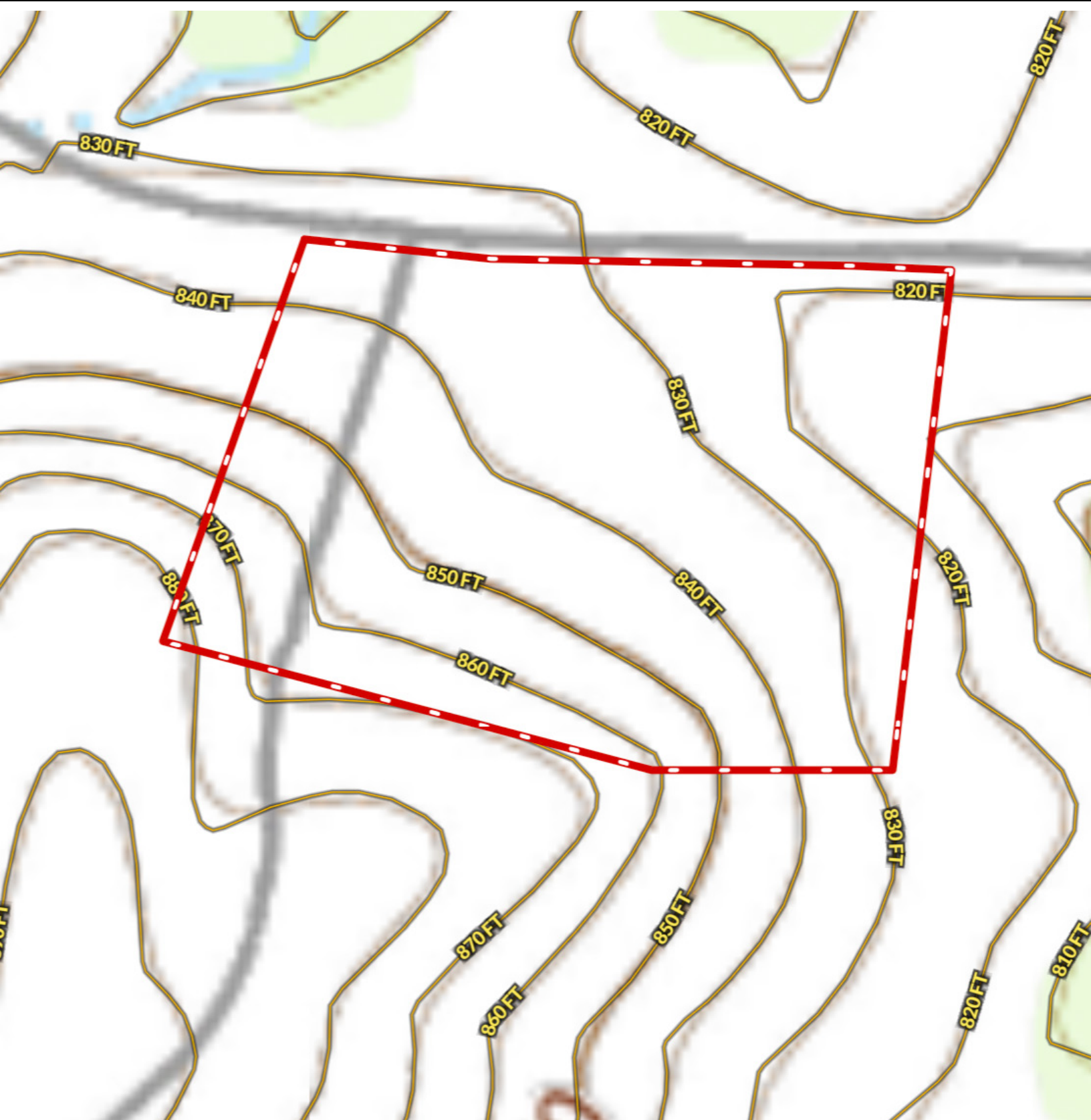


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CONTOUR LINES & FLOODPLAIN



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