



FARM & RANCH

PREMIER 30-ACRE WESTERN ESTATE

2501 Zion Hill 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

Welcome to a premier 30-acre Western estate where luxury and lifestyle come together seamlessly. Every detail is crafted for those who love the ranch life but appreciate refined comfort. The 4,406 sq ft main home offers four bedrooms, four baths, and warm, open living spaces that flow to a sparkling pool and outdoor retreat. A 1,354 sq ft guesthouse provides privacy for family, friends, or ranch staff. For the true horseman, enjoy a 100×170 climate-controlled indoor arena, a 125×225 lighted outdoor arena, and two barns with a total of ten stalls and automatic waterers. The smaller barn currently serves exotics but easily converts for horses. A 50×100 climate-controlled shop and 1,800 sq ft office make this property ideal for business and ranch operations. Set among mature trees with a one-acre stocked pond and approximately twenty acres of open pasture, this estate captures Western elegance at its finest — and with quick access to the Ric Williamson Bypass and downtown Weatherford, you're never far from everything you need.

LOCATION

CITY	Weatherford	List Price	\$2,995,000
County	Parker	Lot Size	30.29 acres
Schools	Peaster ISD	Utilities	Septic, Well
Driving Directions	From FM 920 head north on Zion Hill Road property will be on the left. Please look for sign.		

OFFER SUMMARY

HIGHLIGHTS

4,406 SF 4 BEDS 3.5 BATH MAIN HOME	TWO BARNs 10 STALLS
1,354 SF GUEST HOUSE	50X100 CLIMATE CONTROLLED SHOP
100X170 CLIMATE CONTROLLED INDOOR ARENA	1,800 SF OFFICE
125X225 LIGHTED OUTDOOR ARENA	ONE ACRE STOCKED POND

LISTING PRESENTED BY:



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PROPERTY WEBSITE LINK:
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PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884

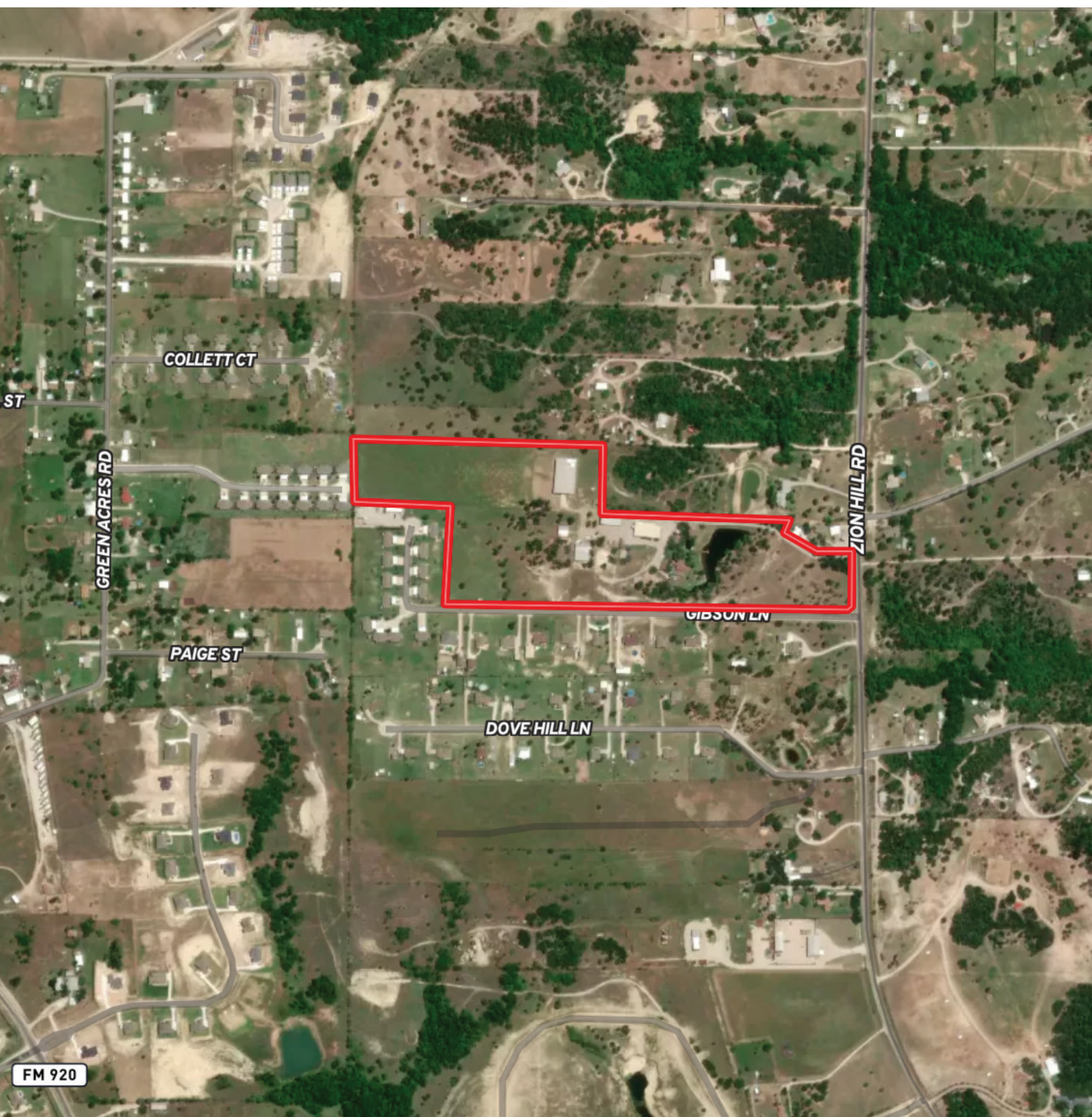


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PROPERTY PHOTOS



AERIAL MAP



CONTOUR LINES & FLOODPLAIN

