



FARM & RANCH

20 PICTURESQUE ACRES IN SOUGHT-AFTER GARNER ISD

2002 Cold Springs 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 your perfect blend of country charm and modern comfort! Nestled on 20 picturesque acres in sought-after Garner ISD, this 3-bedroom, 2.5-bath barndo offers space, privacy, and endless possibilities. Inside, the open-concept design features warm finishes, vaulted ceilings, and a cozy loft area that adds the perfect touch of versatility. The kitchen and living areas flow beautifully, giving this home a welcoming, relaxed feel that's ideal for gatherings or quiet nights in. Outside, enjoy mature trees, sandy loam soil, and cross fencing — ready for horses, cattle, or your dream hobby farm. A 30x40 insulated shop with 10-ft overhang and full power provides plenty of room for equipment, trailers, or projects. The loafing shed and pastures make daily chores easy and efficient. Experience the peace of rural life just minutes from the Ric Williamson Bypass and a short 10-minute drive to downtown Weatherford. The perfect country retreat with all the conveniences close by!

LOCATION

CITY	Weatherford
County	Parker
Schools	Garner ISD
Driving Directions	Take Ric Williamson to Old Garner Rd. Turn left. Right on Cold Springs Road.

OFFER SUMMARY

List Price	\$995,000
Lot Size	20 acres
Utilities	Septic, Well

HIGHLIGHTS

2,100 SF | 3 BEDS | 2.5 BATHS

SANDY LOAM SOIL

30X40 INSULATED SHOP

CROSS FENCING

LOAFING SHED

READY FOR HORSES & CATTLE

LISTING PRESENTED BY:



STEPHEN REICH
817-597-8884
stephen.reich@williamstrew.com

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TAMMY ROKUS
817-694-8019
tammy.rokus@williamstrew.com



PROPERTY WEBSITE LINK:
stephenreichgroup.com/21102948



PROPERTY PHOTOS



STEPHEN REICH - 817.597.8884
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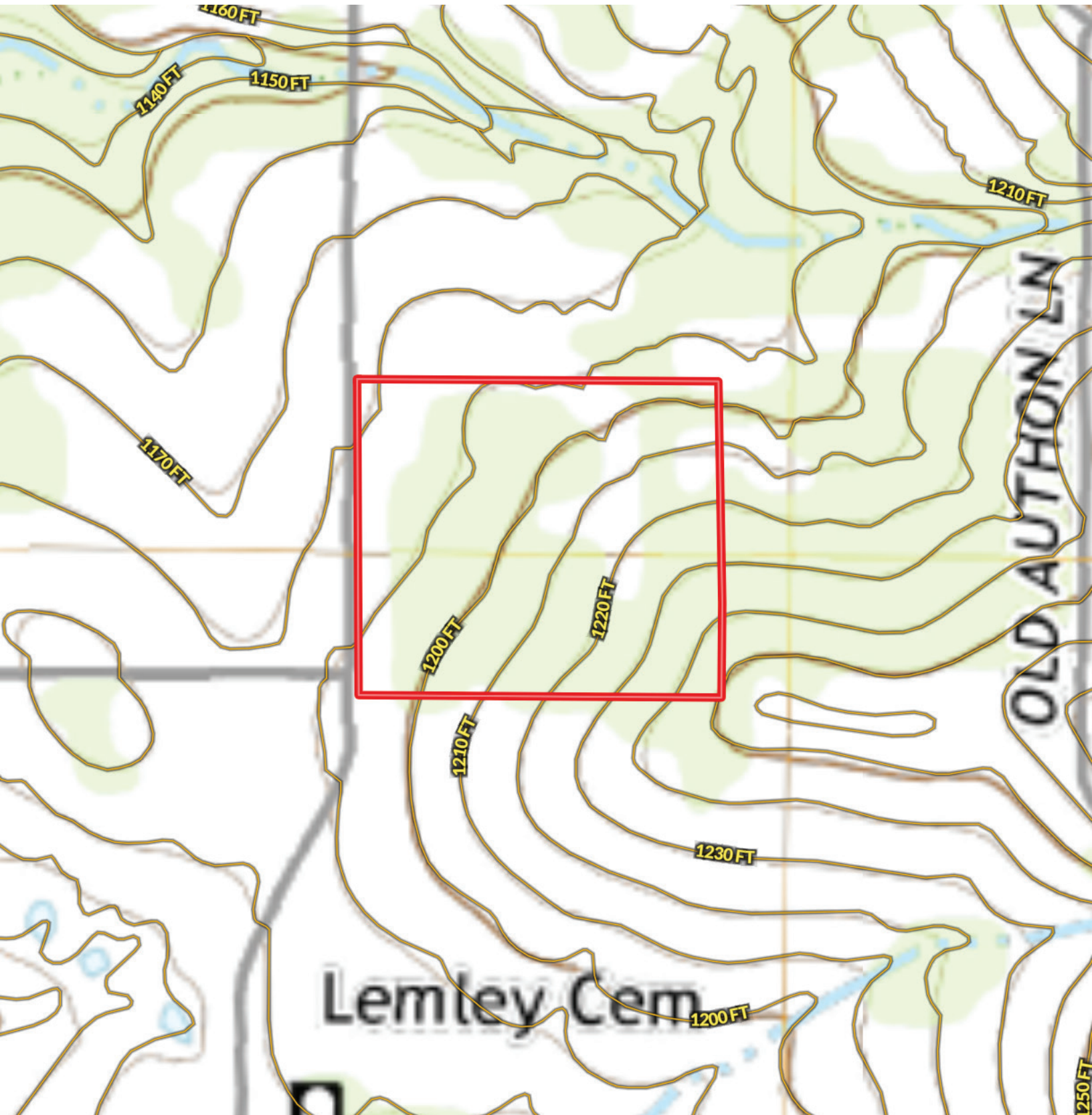
AERIAL MAP



STEPHEN REICH – 817.597.8884
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CONTOUR LINES & FLOODPLAIN



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