

GIN Ranch

16.22 Acres

Parker County, TX

\$1,200,000



HAYDEN  OUTDOORS.

GIN Ranch

TOTAL ACRES:

16.22

PRICE:

\$1,200,000

COUNTY:

Parker County

CLOSEST TOWN:

Weatherford, TX

Activities & Amenities:

Cattle/Ranch
Outbuilding/Barn/Shed/Shop
Equestrian/Horse Property
Pond/Lake

Land Details:

Address: 626 Ballew Springs Road,
Weatherford, Texas 76088, USA
Closest Town: Weatherford, TX
Total Acres: 16.22
Deeded Acres: 16.22
Topography: Mostly Level
Pasture Acres: 14.5
Water Rights: Yes
Surface and Residential Well
Estimated Taxes: \$2,902 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Second Home, Barndominium
Style of Home(s): Barndominium
Finished Sq. Ft.: 3242
Bedrooms: 5
Full Bathrooms: 4
Half Bathrooms: 1
Parking Types: Carport, Driveway
Outbuildings: 2
Types of Outbuildings: Commodity
Barn, Loafing Shed
Fence Type: Smooth Wire
Cooling Systems: Forced Air Cooling
Heating Systems: Electric
Heaters, Wood Stove
Foundations: Concrete slab, Pier and Beam
Waterfront Features: Tank/Pond
Exterior Features: Out Door Arena,
Comodity Barn, Horse Shelters

Property Summary

16 acre horse property with a 3 bed/2 bath home , newly constructed barndominium, commodity barn, horse barn with 8 indoor stalls and two outdoor stalls, loafing sheds, outdoor arena, 1 acre tank, catch pens, shop and carports.

Land

16.215 acres of mostly level sandy loam soil with 1 acre tank. Pastures are predominantly Coastal Bermuda grass with a few large Oak trees.

Improvements

The property includes a 1,792 square foot, 3 bedroom, 2 bathroom home with front and back porches and carport. The barn contains a newly constructed 2 bedroom, 2 bathroom apartment with vaulted ceilings, woodburning stove, granite countertops, wood wrapped beams and imported tile. Also included is a spray foam insulated shop with 220 and 110 amp power, with its own half bath. Under the same roof is a tack room, feed room, vet room, wash rack with hot and cold water, mare and foal stocks, concrete alleyways, 8 indoor stalls with one piece stall mats and fans and 2 covered 12' x 24' outdoor runs. The commodity barn includes 12' x 40' covered trailer/RV parking and 30' x 50' for tractor parking and hay storage. Pastures have loafing sheds, 6 strand smooth wire fencing with Cedar staves, 5 rail pipe gates, catch pens and frost-free water hydrants. The well house is spray foam insulated and includes a 2500 gallon storage tank, jet pump pressure tank and shut-off valves for each section of the property .





Agriculture

The property is designed for horses and cattle with cross fenced pastures, catch pens and a tank/pond for livestock water.

Region & Climate

Weatherford's location, just 30 minutes from Fort Worth, allows for easy access to DFW Airport, Fort Worth Stockyards, 5 star dining, retail and maybe most importantly, Will Rogers Memorial Coliseum. The Coliseum plays host to the National Cutting Horse Association's triple crown of cutting, the National Reined Cow Horse Association's Snaffle Bit Futurity, The Fort Worth Stock Show and Rodeo along with many other breed and performance championship shows. The concentration of elite western performance horse events has caused Parker County to become a hub for breeders, trainers and contestants from around the world and the area's weather, soils and topography make a good environment for raising livestock.

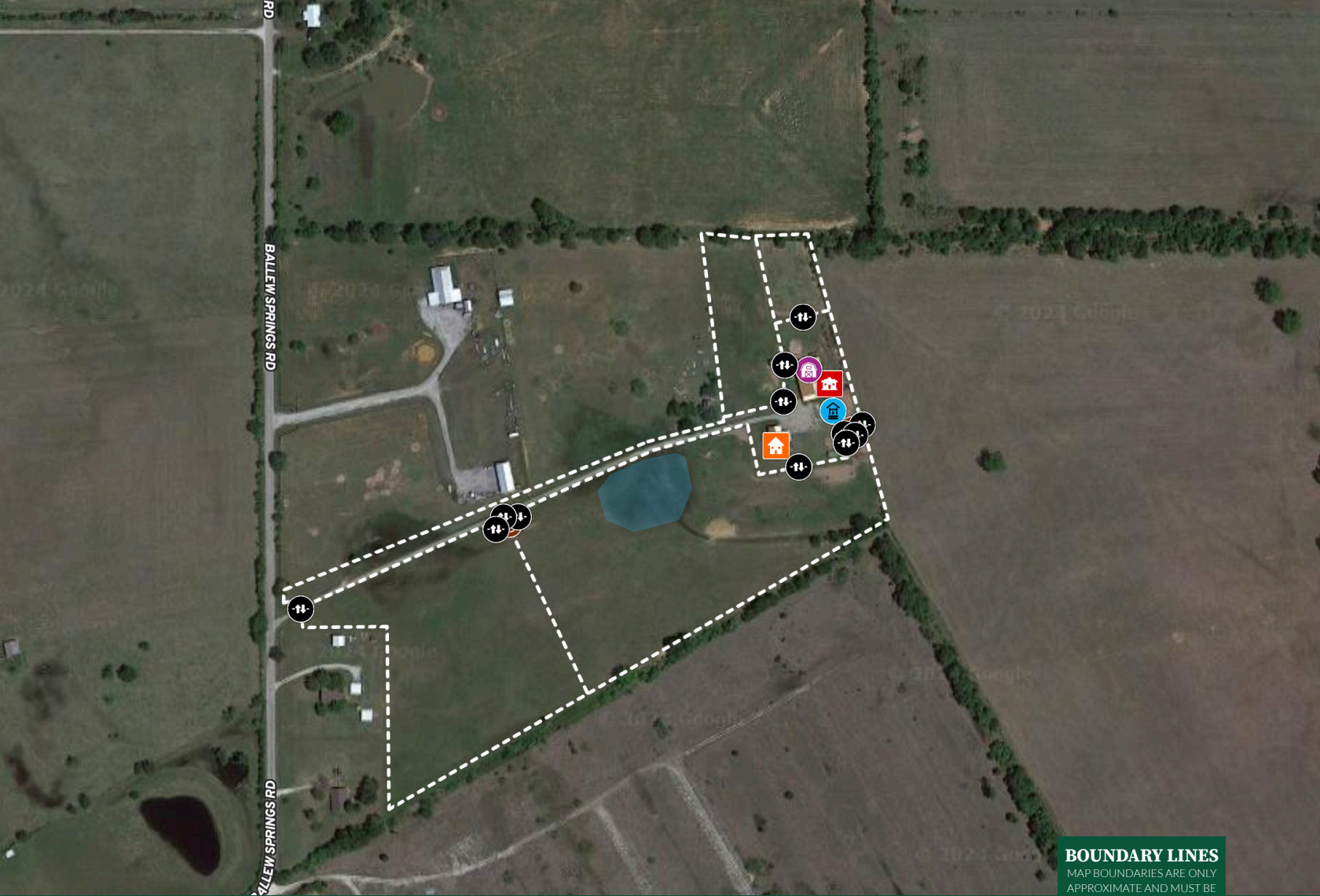
Location

The property is located 13 miles west of Weatherford and 6.2 miles east of Mineral Wells in the heart of the cutting horse capital of the world. DFW international airport is 56 miles away.

****Listing Agent is the owner of the property****

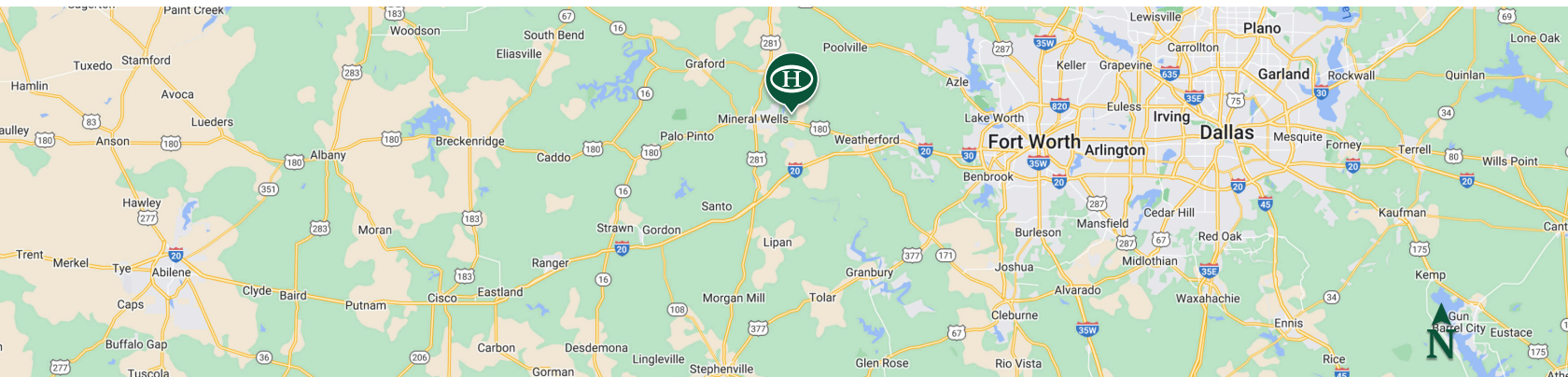
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BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

-  Boundary
-  House
-  Main House
-  Water Well
-  Gate
-  Barn



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