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ACREAGE FOR SALE
55.45± Acres, Erath County, Texas

OFFERED AT
\$3,100,000

Highlights:

- 55.5 acres of productive pasture, plentiful water, and substantial trees
- Fully developed with improvement including shops, barns, arenas, and fencing
- Great livestock, equine, and recreation potential

For additional information, please contact:

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Property Information

Directions to Property: 3833 County Road 163, Stephenville, Texas 76401. Traveling from the Morgan Mill Convenient Store, travel west on County Road 163 for 1.8 miles. The front entrance to the property will be on your left.

Legal Description: Of a 55.446 acres tract of land out of the James Parclay Survey, Abstract No. 617, Erath County, Texas.

Property Description: Welcome to this beautiful 55.5 acre ranch estate located in Morgan Mill, Texas. This property is full of exciting features that hold endless potential for its future owners. Whether you are in search of a full-time home, or a weekend get-away property just an hour from the DFW metroplex, this property can handle it all.

It includes over 40 acres of sandy loam pasture suitable for grazing or hay production. It is developed with well-maintained cross fencing throughout and perimeter fencing to allow for rotational grazing or to support a sizable equine operation. Large pecan and live oak trees diversify the property along the outskirts of the pastures and through the residential area. They provide valuable shade during warm summer months and shelter wildlife, including native whitetail deer and turkey. Water is plentiful on this property with the North Paluxy river flowing through the west end of the ranch. This stream flows year-round under typical conditions, and provides fishing opportunities for large-mouth bass, catfish, and bluegill. Within the north pasture lies 2.5 stock ponds that serve as natural water sources for livestock. This property currently holds an ag exemption.

Farm Data:

Pasture	47.00 acres
Buildings	8.5 acres
Total	55.5 acres

Taxes: \$8,526.42

Price: \$3,100,000.00

Improvements: Upon arrival at the property, you will be pleased to find improvements that were constructed with functionality and quality in mind. The stone front entrance equipped with an automatic gate sets the tone of the property and provides a sense of both privacy and security. The chip seal driveway is one of three access points to the property off the paved county road along the north boundary.

One of the most eye-capturing elements is an eight-stall horse barn with multiple turnouts, a walk-in tack room, a feed room, and loft space for hay storage. East of the barn lies a full-size set of pipe livestock corrals designed to process cattle with ease and to keep horses. Just beyond these pens lies a 160' x 300' lighted roping arena surrounded by smaller traps for your roping or cutting cattle needs. For quick and convenient rides, a 134' sandy round pen is located just behind the horse barn. For training purposes, you will find a horse walker and small round pen on the south side of the barn. The equine area is fully equipped with tie and wash racks as well as water troughs for your animals.

Additional infrastructure includes three metal shops. There is over 2,000 square feet of enclosed shop space equipped with tool shelving and plenty of floor space for feed storage and DIY projects. In the main shop is a climate controlled office area that includes a half-bathroom. There is additional open-sided space for equipment and hay storage that spans over 5,000 square feet. Behind the main shop is a large generator and propane tank to ensure that power is available even during area outages to keep the well water and lights running at all times.

Within the residential area, you will find unique historical features including a small log cabin, which is known as the oldest still-standing structure in Erath County. A large log barn and goat shed provide a great area for photography and bring additional rustic feel to the property. Consealed behind the log barn is a larger generator and propane tank that is able to provide power to the residential area for long periods of time. To meet your recreational needs, there is a 550 square foot brick ATV garage coupled with outdoor kennels for ranch-dog enthusiasts.

Residential Property Information

Residential Property Description:

Main House: Welcome to this sprawling 3,400 square foot ranch-style home nestled in the center of the property amongst large pecan trees that provide ample shade and privacy. This beautifully designed residence features 4 bedrooms and 4 bathrooms, offering plenty of space and comfortable living.

Upon entering, you are greeted by a spacious open floor plan highlighted by high ceilings adorned with rustic beams, creating an airy and inviting atmosphere. The abundance of windows throughout the home fills the interior with natural light, enhancing the warmth and charm of the space.

A focal point of the living area is a magnificent stone fireplace constructed by large limestone collected from the ranch. The full kitchen is ideal for entertaining guests, yet it maintains the traditional farmhouse feel from the original home that existed prior to major renovations in 2002.

Hardwood floors flow throughout, adding a touch of elegance and easy maintenance. Step outside onto the expansive wraparound porch, complete with a screened-in area, providing a delightful spot to relax.

Conveniently attached is a two-vehicle carport, ensuring ample parking even for larger vehicles. The master bedroom suite spans an impressive 330 square feet and includes a spacious bathroom and walk-in closet area, offering a private retreat within the home.

This ranch-style residence combines comfort with style, offering a unique blend of spacious interiors, natural light, and outdoor living spaces, making it the perfect place to call home.

Guest House: Nestled just a short stroll across from the main residence, this charming guest house offers a tranquil retreat in a ranch-style setting. Spanning just over 1,200 square feet, it features two bedrooms and two bathrooms, designed for comfort and privacy.

Upon entering, you're greeted by an open living room and kitchen area, creating a spacious and inviting atmosphere for relaxation and socializing. This area is perfect for preparing meals and hosting guests.

A covered front porch welcomes you to unwind outdoors and enjoy the peaceful surroundings. An enclosed sunroom at the back of the house provides a cozy space to bask in natural light throughout the day, ideal for reading or simply taking in the view.

Inside, concrete floors lend a touch of rustic charm and easy maintenance, complemented by a fireplace that serves as a focal point for warmth and ambiance during cooler evenings. The guest house is equipped with

its own laundry amenities, offering convenience and independence for longer stays.

Whether hosting friends or providing a comfortable stay for visiting family, this guest house combines functionality with a serene ambiance, ensuring a memorable experience just steps away from the main residence.

Game Room and Office Building : Welcome to the charming game room and office structure adjacent to the main residence, creatively renovated from an old barn into a spacious retreat. Spanning over 1,900 square feet, this space combines functionality with rustic charm.

On the main level, a game room awaits, featuring ample space for entertainment and leisure activities. Whether it's a game of pool, board games with friends, or simply relaxing with a good book, this area provides a cozy environment.

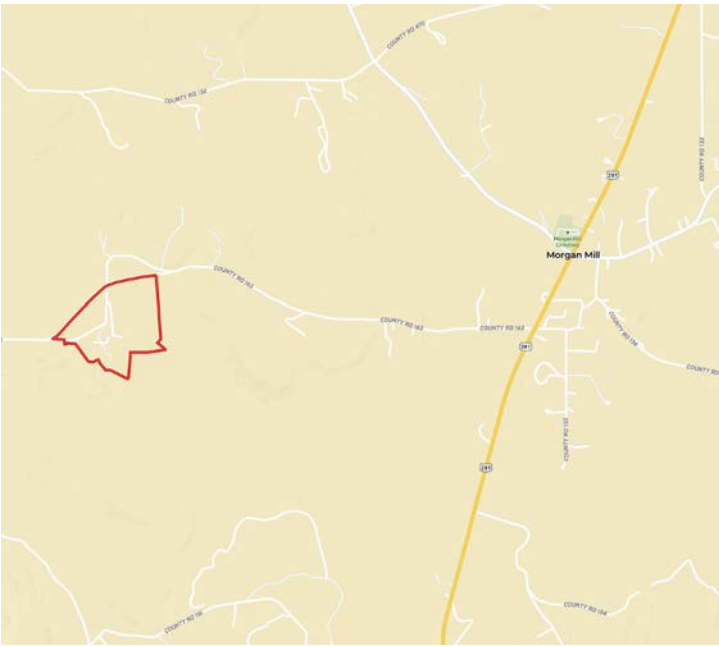
Adjacent to the game room is a dedicated office space, ideal for remote work or creative endeavors. With its serene setting and rustic appeal, it offers a productive atmosphere while maintaining a connection to the surrounding landscape.

Upstairs, a climate-controlled storage area provides ample room for organizing belongings or can serve as additional sleeping quarters for guests. The structure also includes a bathroom and shower for guests' convenience. Plenty of attic storage ensures that seasonal items and keepsakes are tucked away from the outside elements yet easily accessible.

Renovated in 2002, this structure retains its barn-inspired historic character while offering ample space for entertainment and productivity. Whether for work or play, this versatile space complements the main residence, enhancing the overall living experience with its unique charm and functionality.

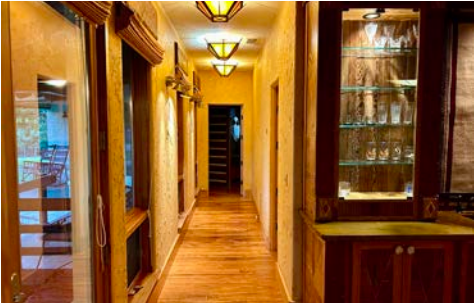
Community Features: Erath County and specifically the Morgan Mill community is an area booming with new possibilities. Its proximity to the DFW Metroplex generates much attention, particularly for those looking to enjoy the peaceful small-town lifestyle while remaining within arm's length of the big city. This is a prime location for equine, rodeo, agriculture, and recreation enthusiasts. Proclaimed "Cowboy Capital of the World," Stephenville, is located just 15 minutes south of the property. It is the home to many professional rodeo contestants and commonly hosts local events. Weatherford, a larger town just 40 minutes northeast of the property, is the home to a large portion of the western horse training community. Granbury, another larger town just 40 minutes east of the property, attracts lots of attention for its public lake fed by the popular Brazos River.

Location Map



Aerial Map





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