

For Sale on Market

**\$1,499,000**

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Subdivision:** None

**Property Type:** Country Homes/Acreage

**Lotsize:** 2,654,980 / PUBREC

**MLS# / Area:** NTREIS-20685364

## COUNTRY HOMES/ACREAGE

OWNER FINANCING AVAILABLE! Haven for outdoor enthusiasts, located 15 min from downtown Weatherford, features numerous trails and mature hardwood trees. Discover wild plum trees, dewberries, and variety of woody plants, leafy vines, and brushy vegetation. The centerpiece of the property is the serene Willow Creek, with over 1,000 feet of clear, sandy-bottomed water. Hunting enthusiasts will appreciate the excellent hunting opportunities. The land is perfect for year-round outdoor activities like camping and birding. 180-foot water well, equipped with a three-quarter HPT Grundfos submersible pump and a 62-bladder-style pressure tank, was installed in 2019. Electricity currently runs off a Generac generator and propane. 40' x 60' barn with concrete footings, built approx. 4 yrs ago. Several homesites throughout the ranch that offer seclusion and privacy. This 61-acre gem is not only a peaceful and private sanctuary but also an investment opportunity. Property video on our website.



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Listing Broker  
Capitol Ranch Real Estate, LLC

0000 La Estada Dr, Weatherford, TX 76088

Visit <https://www.har.com/NTREIS-20685364> for more information