



FARM & RANCH

**STUNNING 40-ACRE RANCH  
WITH CUSTOM STONE HOME AND  
MODERN AMENITIES**

**4412 Holbrook Rd. – Springtown, 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

Lush coastal bermuda grass and sandy loam soils make this the perfect place for horses and cattle. The primary suite and 2 guest bedrooms are conveniently located on the main floor. The guest rooms feature a Hollywood bath configuration. The open-concept design seamlessly integrates the living room, dining room, and kitchen, creating an inviting atmosphere for family gatherings and entertaining with a cozy woodburning stove. The recently updated kitchen features a beautiful copper sink, double ovens, and breakfast bar. Enjoy the outdoor living area complete with a fireplace and spa. A downstairs game room large enough for a pool table. The property is fully fenced and cross fenced with two water wells. One provides water for the home and one for livestock. 50X30 insulated shop with concrete floors, electricity, a barn for the horses that at one time was used as a secondary living structure, and 2 oversized well houses.

## LOCATION

CITY	Springtown
County	Parker
Schools	Springtown ISD
Driving Directions	Jacksboro Highway to Holbrook. Gate will be on the left. GPS friendly.

## OFFER SUMMARY

List Price	\$1,695,000
Lot Size	40 acres
Utilities	Co-op Electric, Well

## HIGHLIGHTS

3,078 SF HOME | BARN

LUSH COASTAL BERMUDA

4 BEDROOMS | 3.5 BATHROOMS

FIREPLACE & SPA

50X30 INSULATED SHOP

2 WATER WELLS

## LISTING PRESENTED BY:



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**PROPERTY WEBSITE LINK:**  
[stephenreichgroup.com/20678295](http://stephenreichgroup.com/20678295)



# PROPERTY PHOTOS



# PROPERTY PHOTOS



STEPHEN REICH - 817.597.8884



# PROPERTY PHOTOS



# AERIAL MAP



# CONTOUR LINES & FLOODPLAIN

