



670 ETHAN DRIVE
WEATHERFORD, TX 76087

STUNNING BARNDO ON 22 ACRES



PROPERTY HIGHLIGHTS

- 5 BED - 5 BATH
- 5,500 SF
- 22 ACRES
- OPEN CONCEPT FLOOR PLAN
- LARGE GARAGE/SHOP

SALE PRICE: \$1,595,000



TIM CLARK
817.578.0609
ALI BORRON
817.964.2088



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PROPERTY INFORMATION

Welcome to this stunning 5,500 sf 2-story barndominium, on 22 acres of picturesque land. This property combines contemporary industrial finishes with the charm of rustic living. This open concept design seamlessly connects the first level living spaces with abundant windows throughout the home. Beautiful gourmet kitchen with an expansive walk-in pantry and a large utility room. 2nd level has a cozy living room, 2 bedrooms and the primary bedroom with an ensuite bathroom and walk-in closet. There is a jetted tub and separate shower. The 2nd level also offers a versatile bonus room for a private apartment, complete with its own bathroom. Additionally, there is a 400 square foot unfinished room, ready for you to customize to your liking. Several sizeable storage areas throughout the home ensure ample space for all your belongings. Included in the 5,500 square feet is a 1,350 square foot shop, featuring two automatic overhead doors and one manual overhead door, with a convenient pull-through setup. This space is perfect for a workshop, additional storage, or housing recreational vehicles.

Step outside to enjoy the wrap-around porch on three sides of the barndominium, offering fabulous views and the perfect spot for morning coffee or evening sunsets. The beautifully landscaped grounds enhance the property's natural beauty, providing a serene and private retreat.

This exceptional barndominium combines the best of contemporary finishes with the charm of country living, offering a luxurious and comfortable lifestyle on 22 acres. Don't miss the opportunity to make this unique property your own!

This property is ag-exempt. Located on the premises are several bee apiaries, three custom built chicken coops and livestock.

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**670 ETHAN DRIVE
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EXTERIOR PHOTOS



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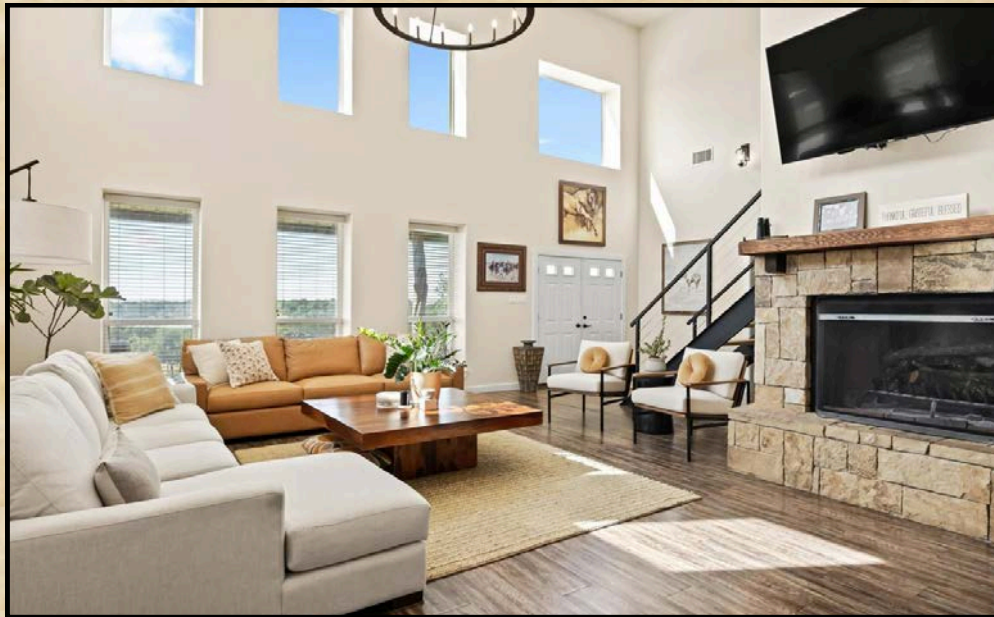


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INTERIOR PHOTOS



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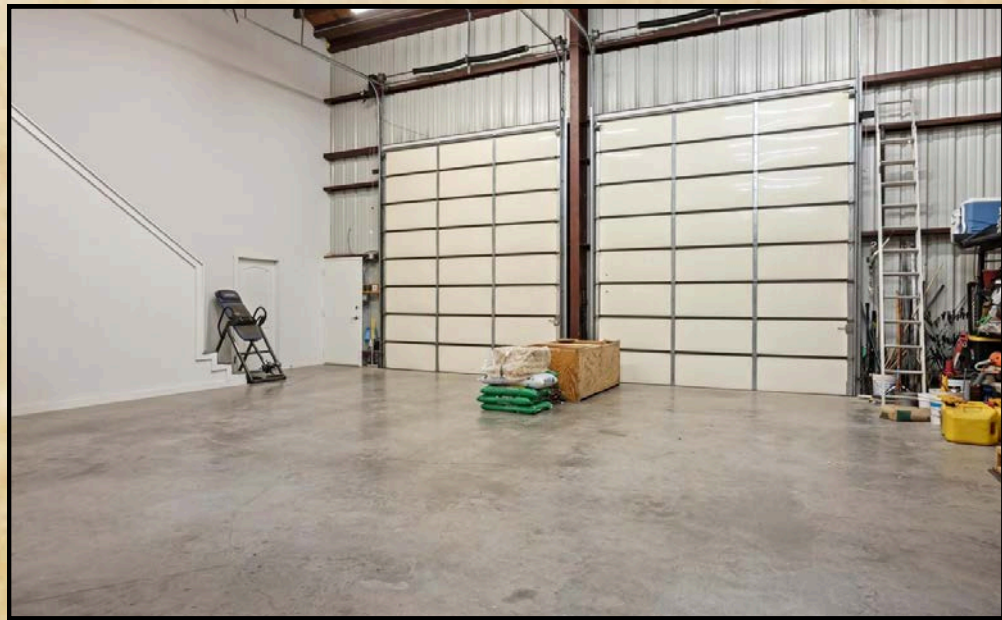


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SHOP PHOTOS



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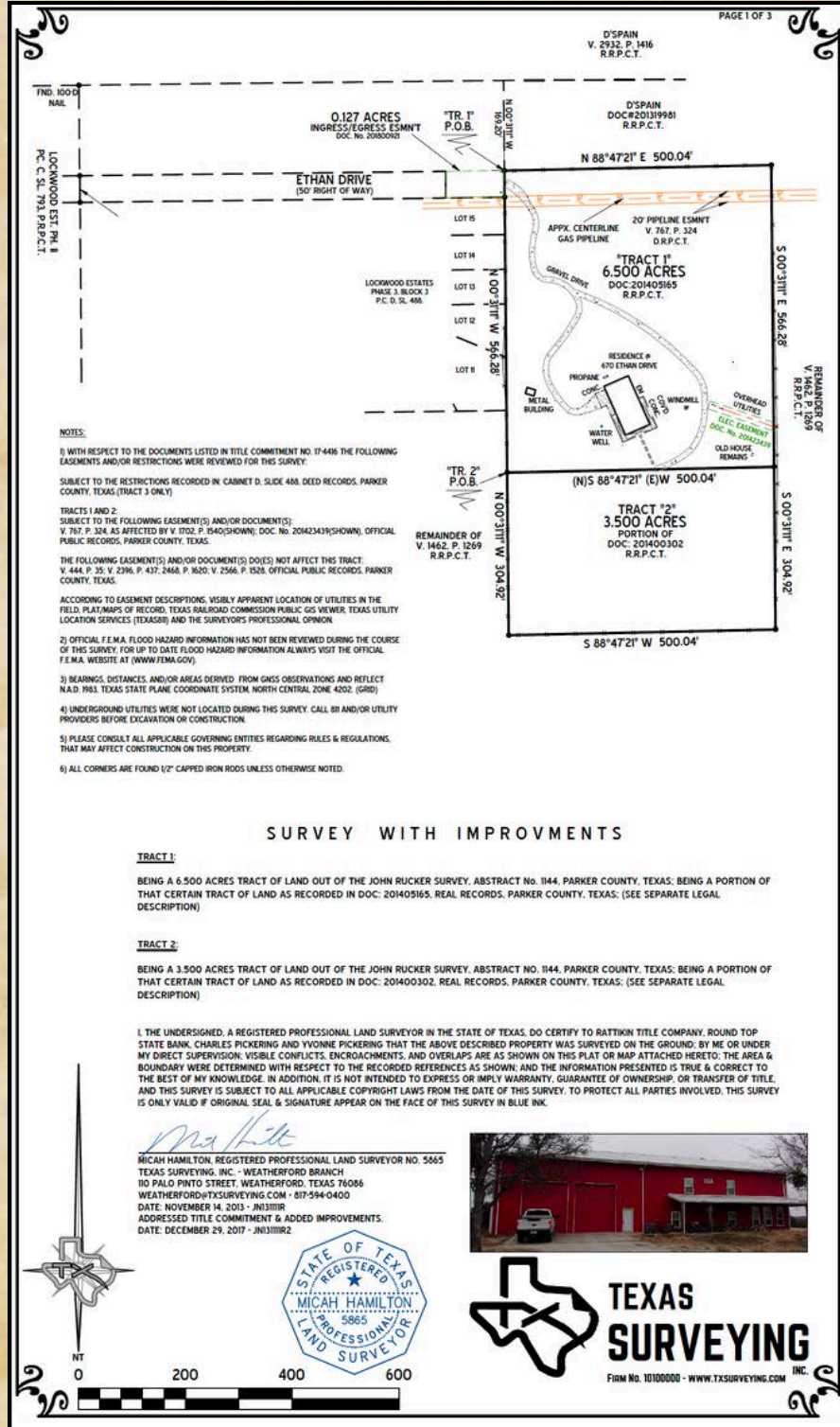


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SURVEY



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SURVEY

PAGE 2 OF 3

SURVEY DESCRIPTION

TRACT 1

BEING A 6.500 ACRES TRACT OF LAND OUT OF THE JOHN RUCKER SURVEY, ABSTRACT NO. 1844, PARKER COUNTY, TEXAS; BEING THE SAME TRACT OF LAND AS RECORDED IN DOC: 201402585, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD BEING THE NORTHWEST CORNER OF SAID DOC: 204053165, R.R.P.C.T. FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE A FOUND 100-D NAIL FOR THE NORTHEAST CORNER OF LOCKWOOD ESTATES, PHASE II, ACCORDING TO PLAT CABINET C, SLIDE 793, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 00°31'11" W 169.20 FEET AND S 89°28'49" W 795.32 FEET.

THENCE N 88°47'21" E 500.04 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°31'11" E 566.28 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 88°47'21" W 500.04 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°31'11" W 566.28 FEET TO THE POINT OF BEGINNING.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO CERTIFY TO BATTWIN TITLE COMPANY, ROUND TOP STATE BANK, CHARLES PICKERING AND YVONNE PICKERING THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE GROUND; BY ME OR UNDER MY DIRECT SUPERVISION; VISIBLE CONFLICTS, ENCROACHMENTS, AND OVERLAPS ARE AS SHOWN ON THIS PLAT OR MAP ATTACHED HERETO; THE AREA & BOUNDARY WERE DETERMINED WITH RESPECT TO THE RECORDED REFERENCES AS SHOWN; AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, IT IS NOT INTENDED TO EXPRESS OR IMPLY WARRANTY, GUARANTEE OF OWNERSHIP, OR TRANSFER OF TITLE, AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS ONLY VALID IF ORIGINAL SEAL & SIGNATURE APPEAR ON THE FACE OF THIS SURVEY IN BLUE INK.

Micha Hamilton
MICAH HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5865
TEXAS SURVEYING, INC. - WEATHERFORD BRANCH
10 PALO PINTO STREET, WEATHERFORD, TEXAS 76086
WEATHERORDTXSURVEYING.COM • 817-594-0400
DATE: NOVEMBER 14, 2017 - #033182
ADDRESSED TITLE COMMITMENT & ADDED IMPROVEMENTS:
DATE: DECEMBER 29, 2017 - #033182

TEXAS SURVEYING
Firm No. 10100000 - WWW.TXSURVEYING.COM

PAGE 3 OF 3

SURVEY DESCRIPTION

TRACT 2

BEING A 3.500 ACRES TRACT OF LAND OUT OF THE JOHN RUCKER SURVEY, ABSTRACT NO. 1844, PARKER COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS RECORDED IN DOC: 204003002, REAL RECORDS, PARKER COUNTY, TEXAS; AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" CAPPED IRON ROD FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE NORTHWEST CORNER OF SAID DOC: 204003002 BEARS N 00°31'11" W 522.72 FEET AND A FOUND 100-D NAIL FOR THE NORTHEAST CORNER OF LOCKWOOD ESTATES, PHASE II, ACCORDING TO PLAT CABINET C, SLIDE 793, PLAT RECORDS, PARKER COUNTY, TEXAS BEARS N 00°31'11" W 735.48 FEET AND S 89°28'49" W 795.32 FEET.

THENCE N 88°47'21" E 500.04 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°31'11" E 304.92 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 88°47'21" W 500.04 FEET TO A FOUND 1/2" CAPPED IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°31'11" W 304.92 FEET TO THE POINT OF BEGINNING.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO CERTIFY TO BATTWIN TITLE COMPANY, ROUND TOP STATE BANK, CHARLES PICKERING AND YVONNE PICKERING THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE GROUND; BY ME OR UNDER MY DIRECT SUPERVISION; VISIBLE CONFLICTS, ENCROACHMENTS, AND OVERLAPS ARE AS SHOWN ON THIS PLAT OR MAP ATTACHED HERETO; THE AREA & BOUNDARY WERE DETERMINED WITH RESPECT TO THE RECORDED REFERENCES AS SHOWN; AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, IT IS NOT INTENDED TO EXPRESS OR IMPLY WARRANTY, GUARANTEE OF OWNERSHIP, OR TRANSFER OF TITLE, AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY. TO PROTECT ALL PARTIES INVOLVED, THIS SURVEY IS ONLY VALID IF ORIGINAL SEAL & SIGNATURE APPEAR ON THE FACE OF THIS SURVEY IN BLUE INK.

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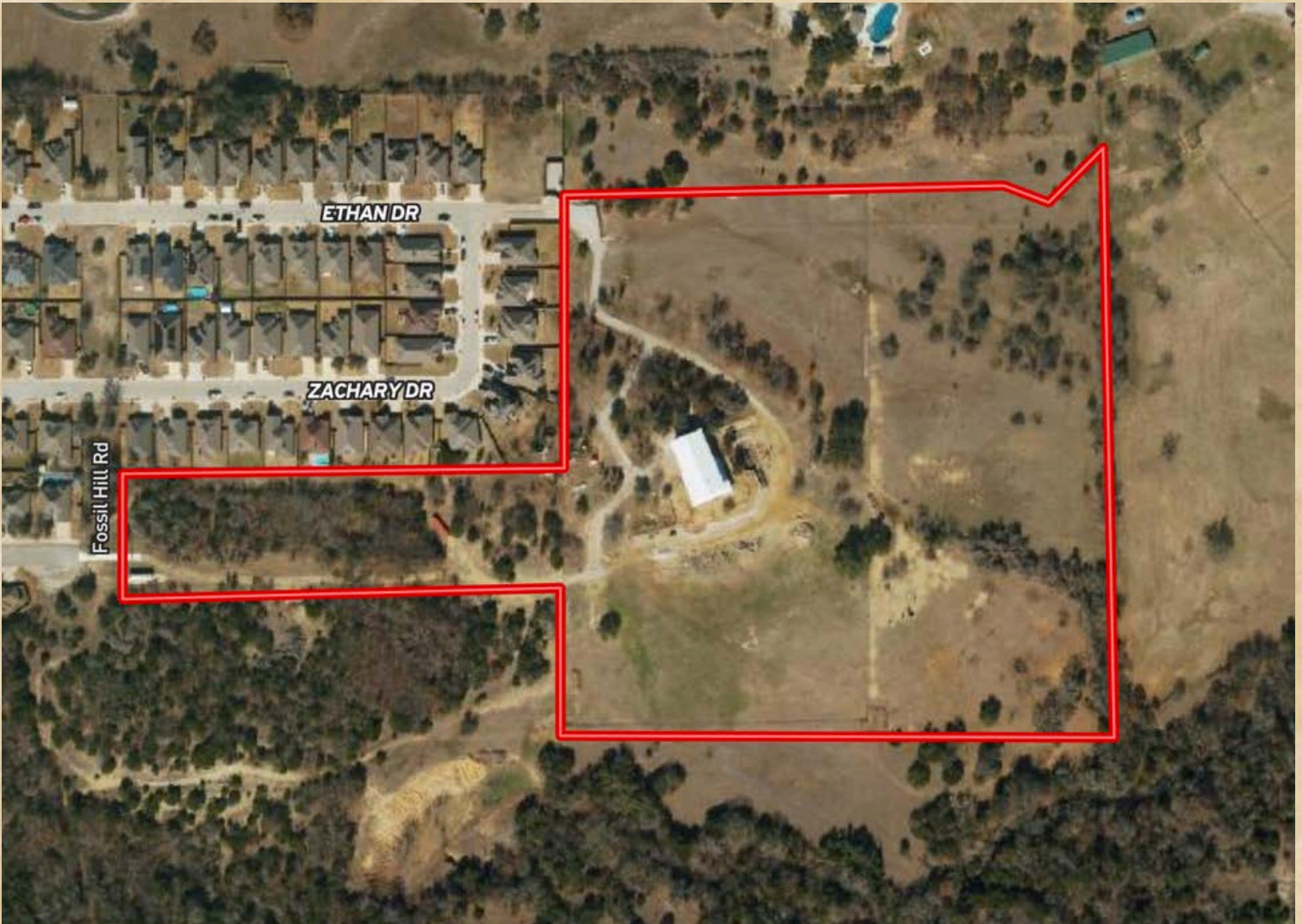


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AERIAL



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|----------------|-------------------------|----------------------|
| CLARK REAL ESTATE GROUP | 0590750 | tim@clarkreg.com | (817)458-0402 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Clark Real Estate Group | 590750 | tim@clarkreg.com | (817)458-0402 |
| Designated Broker of Firm | License No. | Email | Phone |
| Tim Clark | 0516005 | tim@clarkreg.com | (817)578-0609 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Tim Clark | 0516005 | tim@clarkreg.com | (817)578-0609 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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11-2-2015

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| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Tim Clark</u> | <u>0516005</u> | <u>tim@clarkreg.com</u> | <u>(817) 578-0609</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Tim Clark</u> | <u>0516005</u> | <u>tim@clarkreg.com</u> | <u>(817) 578-0609</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Alice Borron</u> | <u>371674</u> | <u>alice@clarkreg.com</u> | <u>817-964-2088</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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IABS

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