

\$4,250,000 - 17939 N Fm 1189, Lipan

MLS® #20860895

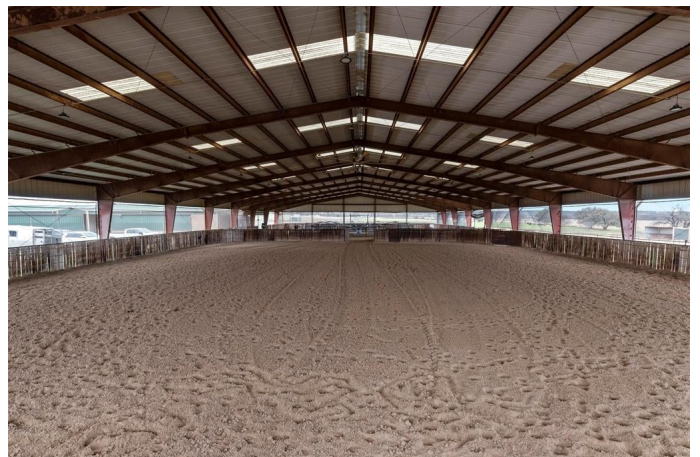
\$4,250,000

3 Bedroom, 2.10 Bathroom, 2,654 sqft

Residential on 123.00 Acres

None, Lipan, TX

Income producing Equestrian and Cattle Property in the heart of cowboy country with multiple residences, two large homes, one apartment, and a four bed four bath bunkhouse. Covered arena, 37 stalls, outdoor arena, and working cattle pens. Previous home to Kasen York Performance Horses. This premier equestrian property spanning 123± acres, just one hour west of Fort Worth. Perfectly blending residential comfort with professional grade equestrian and cattle facilities, this property offers an exceptional opportunity for horse enthusiasts or professional trainers. Residential features include two recently updated homes, ideal for hosting guests, accommodating staff, or enjoying your own private living quarters, new apartment with one bedroom 1.5 bath, bunkhouse with four private rooms and laundry. Equestrian facilities include two Barns with 37 total stalls, additional pens and traps, cattle lanes, outdoor 150 ft octagon arena, covered arena 120x250, new 8 horse walker covered, restroom, and washroom, perfect for hosting events or competitions. Additional features, equipment barn-hay and large shop for secure storage. RV hookups. Two ponds adding both natural beauty and functionality to the property. This property is more than a ranch—it's a fully equipped equestrian paradise with endless potential. Whether you're looking to host events, train professionally, or enjoy a private retreat, this property delivers the perfect balance of



lifestyle and functionality. All ranch equipment negotiable; cab tractor, arena drag, skidsteer, two side by side atv's, and manure spreader.

Built in 1978

Essential Information

MLS® #	20860895
Price	\$4,250,000
Bedrooms	3
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	2,654
Acres	123.00
Year Built	1978
Type	Residential
Sub-Type	Farm
Style	Ranch
Status	Active

Community Information

Address	17939 N Fm 1189
Subdivision	None
City	Lipan
County	Erath
State	TX
Zip Code	76462-7752

Amenities

Utilities	Aerobic Septic, Asphalt, Electricity Available, Well
# of Garages	2
Garages	Aggregate

Interior

Interior Features	Eat-in Kitchen, Granite Counters, Open Floorplan, Pantry, Kitchen Island
Appliances	Farm Equipment, Livestock Equipment
Heating	Electric
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Gas Logs

Exterior

Exterior Features	RV Hookup, Stable/Barn, Storage
Lot Description	Acreage, Cleared, Few Trees, Hilly, Oak, Pasture, Rolling Slope, Tank/ Pond
Roof	Metal
Construction	Brick, Rock/Stone, Siding
Foundation	Pillar/Post/Pier

School Information

District	Lipan ISD
Elementary	Lipan
Middle	Lipan
High	Lipan

Listing Details

Listing Agent	David Inman
Listing Office	Christies Lone Star

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