

\$5,995,000 - 555 Sunset Trail, Millsap

MLS® #21062511

\$5,995,000

3 Bedroom, 3.00 Bathroom, 3,413 sqft

Residential on 122.88 Acres

None, Millsap, TX

Nestled in the heart of the cutting horse capital of the world, this stunning 122-ac property is a dream for any cutting horse enthusiast. Described as highly functional, efficient, and meticulously maintained, it offers everything you need. Just 40 min from the Will Rogers and mere minutes from the nation's top veterinary care, this property is perfectly situated for your cutting horse needs. The residence is 3,413sqft, offering a comfortable and welcoming atmosphere and is move-in ready. The property features 2 barns, a 4-stall and 10-stall, each equipped with runs, flanking a six-horse walker, all overlooking a generous 175 x 200 arena. A covered 125 x 125 section of the arena connects directly to cattle pens and pastures, making it a versatile space for training and events. Unique to this facility is a 50k gal rainwater catchment system used to irrigate the arena and provide water for livestock troughs throughout the ranch. Accommodations for guests and staff are ample, including a newly renovated barn-dominium, a cozy small cabin, and a newer single-wide mobile home that offers rental income potential or comfortable housing for employees. Grindstone Creek meanders through the southwest corner of the property, nourishing the fertile soils essential for exceptional coastal Bermuda and native grass production. The ranch's water system is a standout feature, supplied by two water wells, Parker County SUD, the aforementioned rainwater catchment system, and multiple



stock tanks. Additionally, and included in the 122 acres, an adjacent 17-ac parcel can operate independently or in conjunction with the main estate. It includes a charming three-bedroom, 3-bed, 3-bath home with 1,694 sqft, an 8-stall barn, and a 125 x 125 arena connected to pens and a loading chute. Various traps and loafing sheds enhance the functionality and usability of this impressive ranch. Discover the perfect blend of comfort, convenience, and capability in this exceptional cutting horse property!

Built in 2001

Essential Information

MLS® #	21062511
Price	\$5,995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,413
Acres	122.88
Year Built	2001
Type	Residential
Sub-Type	Farm
Style	Traditional
Status	Active

Community Information

Address	555 Sunset Trail
Subdivision	None
City	Millsap
County	Parker
State	TX
Zip Code	76066

Amenities

Utilities	Aerobic Septic, All Weather Road, Asphalt, Co-op Electric, Co-op Water, Electricity Connected, Outside City Limits, Propane, Septic,
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	Unincorporated, Well, See Remarks
# of Garages	2
Garages	Additional Parking, Asphalt, Electric Gate, Garage
Is Waterfront	Yes
Waterfront	Creek
Has Pool	Yes
Pool	Gunitite, In Ground

Interior

Interior Features	Cable TV Available, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Logs, Wood Burning

Exterior

Exterior Features	Covered Porch(es), Dog Run, RV Hookup, RV/Boat Parking, Stable/Barn, Storage
Lot Description	Acreage, Brush, Cleared, Landscaped, Lrg. Backyard Grass, Many Trees, Pasture, Sprinkler System, Tank/ Pond

School Information

District	Millsap ISD
Elementary	Millsap
Middle	Millsap
High	Millsap

Listing Details

Listing Agent	Allen Crumley
Listing Office	Williams Trew Real Estate

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