

MLS# 10873489      **Active**      22R S Ridgeoak CT      Weatherford      76087      LP: \$102,000



**Category:** Lots & Acreage      **Type:** Residential      **Orig LP:** \$102,000  
**Area:** 149/1      **Map:** PH/0591/P      **Low:**  
**Subdv:** Silverado on the Brazos      **\$/Acre:** \$ 19447.00  
**County:** Parker      **Plan Dev:**  
**Parcel ID:** 17450.007.022.00      **Legal:**  
**Lot:** 22R    **Blk:** 7    **MUD Dst:** No      **MultiParcel:** No      **Unexempt Taxes:** \$

**# of Lots:** 1      **Lots Sold Sep:**      **Lots Sold Pkg:**  
**Road Frontage:**      **Feet to Road:**      **Rd Asmt:**

**Land SqFt:**      **\$/Lot SqFt:** \$ 0.00      **Subdivided:**  
**Acres:** 5.245      **LotDim:**      **Will Subdivide:** No  
**Media:** 8 / 0 / 0      **PAR:** Y    **HOA:** Mandatory      **HOA Dues:** \$600/Annual

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**School District:** WEATHERFORD ISD

**Bus: Type:** E    **Name:** AUSTIN

**Bus: Type:** J    **Name:** HALL

**Bus: Type:** M    **Name:** Ninth Grade Center

**Bus: Type:** H    **Name:** WEATHERFORD

**Crop Retire Prog:** No      **# Lakes:**      **Pasture Acres:**  
**Land Leased:** No      **# Ponds:**      **Cultivated Acres:**  
**AG Exemption:** No      **# Stock Tanks:**      **Bottom Land Acres:**  
    **# Wells:**      **Irrigated Acres:**  
    **# Wtr Meters:**

<b>Lot Description</b>	Equine Residential Single	<b>Road Frontage Desc</b>	No Mobile Home Asphalt	<b>Possession</b>	Closing/Funding
Horses Permitted		<b>Crops/Grasses</b>	Drainage	<b>Showing</b>	Sign on Lot
Interior Lot	<b>Development</b>	Native	Electric		
Irregular	Streets Installed	<b>Soil</b>	<b>Documents</b>		
Some Trees	Utilities Installed	Unknown	Aerial Photo		
Subdivision	<b>Street/Utilities</b>	<b>Surface Rights</b>	<b>Common Features</b>		
<b>Lot Size/Acreage</b>	Asphalt	All	Boat Ramp		
5 Acres to 9.99 Acres	Underground Utilities	<b>Mineral Rights</b>	<b>HOA Includes</b>		
<b>Present Use</b>	<b>Other Utilities</b>	No Mineral Rights	Partial Use of Facilities		
Equine	Electric Avail. On Site	<b>Restrictions</b>	<b>Assumption Info</b>		
Residential Single	<b>Topography</b>	Deed	Not Assumable		
<b>Proposed Use</b>	Sloped				

**Property Description:** Gently sloping lot with nice views to the North, located in Parker County's premier cutting horse community. Tucked away in the South end of Silverado, this location is very secluded and private. Gated road to boat ramp gives residents access to the Brazos River.

**Directions:** S from Weatherford on Hwy. 51 to Granbury. R into Silverado entrance & continue until you turn L onto S. Ridgeoak Ct. Lot on the R. See map on MLS.

**LO:** CEJF17WF    CENTURY 21 JUDGE FITE COMPANY

**LA:** 0505097    TODD LIMBOCKER

**Prepared By:** DEBRA LIMBOCKER / CENTURY 21 JUDGE FITE COMPANY

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