

**Willow Creek Ranch**  
La Estada Drive  
Weatherford, TX 76088

**\$1,499,000**  
61± Acres  
Parker County



**Willow Creek Ranch**  
**Weatherford, TX / Parker County**

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**SUMMARY**

**Address**

La Estada Drive

**City, State Zip**

Weatherford, TX 76088

**County**

Parker County

**Type**

Hunting Land, Ranches, Undeveloped Land

**Latitude / Longitude**

32.841279999999998 / -97.812160000000006

**Acreage**

61

**Price**

\$1,499,000

**Property Website**

<https://www.capitolranch.com/property/willow-creek-ranch>



**MORE INFO ONLINE:**

**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**



**PROPERTY DESCRIPTION**

Owner Financing Available! Welcome to 60.95 acres of unparalleled opportunity in the heart of Parker County's horse country. Located less than 15 minutes from downtown Weatherford, this prime parcel off FM 2421 and La Estada Drive offers endless possibilities for your dream lifestyle. Imagine building your perfect home, bringing your animals, or transforming the land into a premier hunting ranch.

This expansive property is a haven for outdoor enthusiasts, featuring numerous trails and mature hardwood trees ideal for tree stands and wildlife cover. Discover wild plum trees, dewberries, and a variety of woody plants, leafy vines, and brushy vegetation that provide ample forage year-round. The centerpiece of the property is the serene Willow Creek, with over 1,000 feet of clear, sandy-bottomed water, providing a vital resource for both livestock and wildlife.

Hunting enthusiasts will appreciate the excellent deer hunting opportunities, alongside a variety of other wild game. The land is perfect for year-round outdoor activities like camping and birding, making it a family-friendly retreat. A turn-key 180-foot water well, equipped with a 3/4 HPT Grundfos submersible pump and a 62-bladder-style pressure tank, was installed in 2019, ensuring a reliable water source. Electricity currently runs off a Generac generator and propane. Additionally, there is a 40' x 60' barn with concrete footings, built approximately four years ago, that adds to the property's functionality.

Currently ag exempt. Fences in good to fair condition. Several homesites throughout the ranch that offer seclusion and privacy. The highest elevation at 1,090 feet near the barn and water well, presenting a prime building location. The back southeast corner also reaches 1,095 feet, while the lowest point at the creek bottom is 1,040 feet.

This 61-acre gem is not only a peaceful and private sanctuary but also a rewarding investment opportunity, offering the perfect blend of seclusion and convenience to all the amenities Weatherford has to offer.

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Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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**MORE INFO ONLINE:**

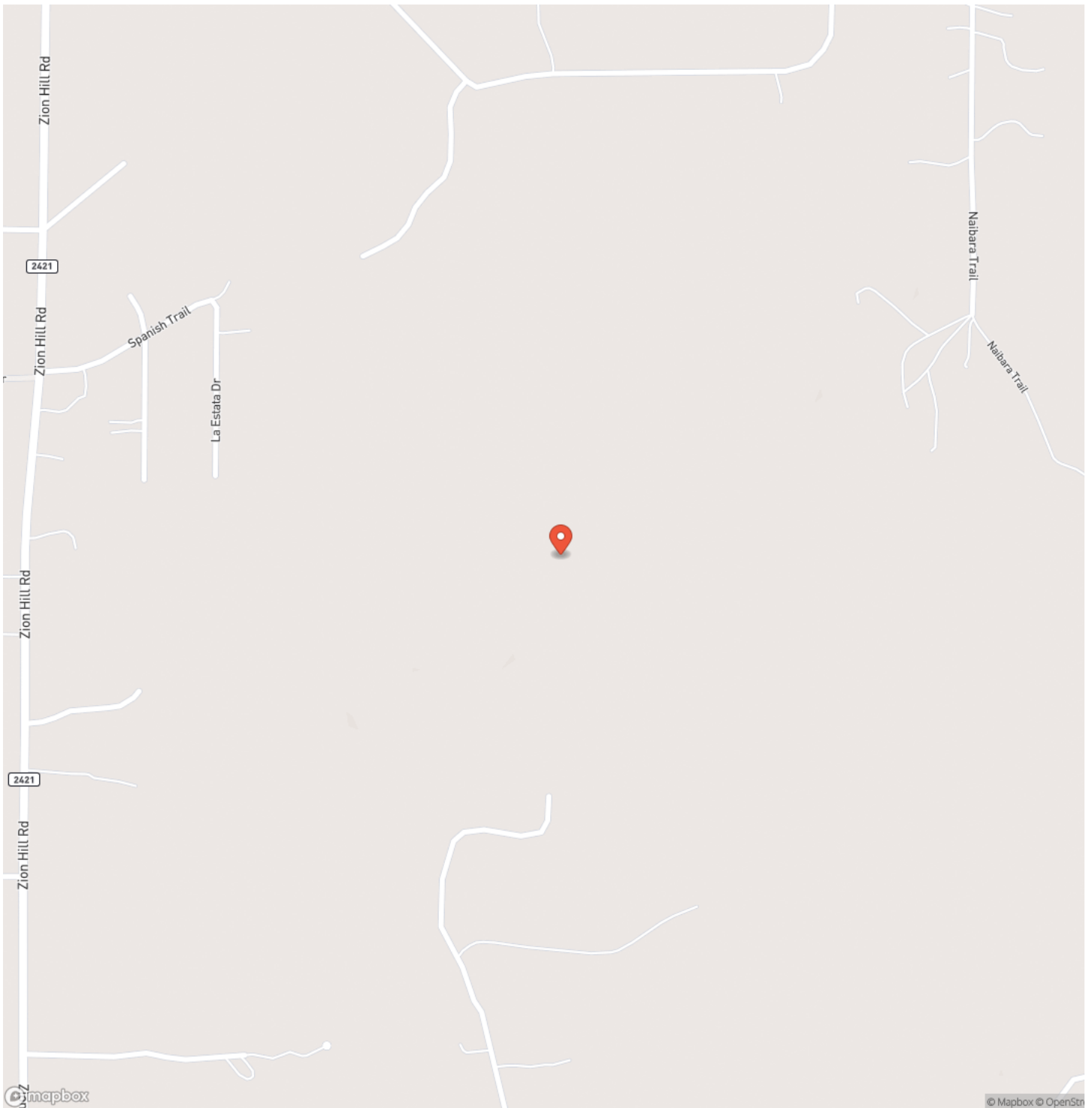
**[www.RanchRealEstate.com](http://www.RanchRealEstate.com)**



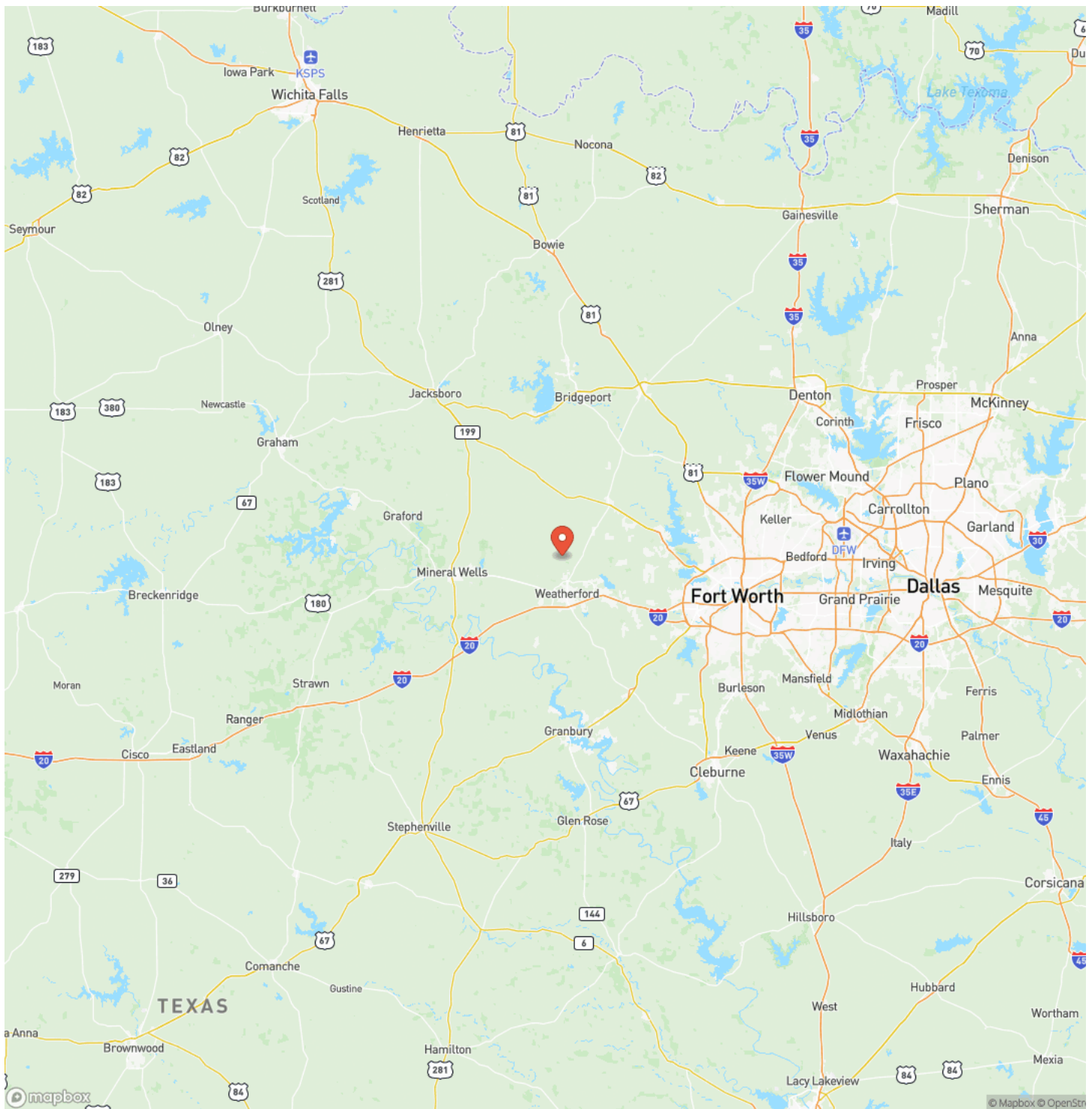
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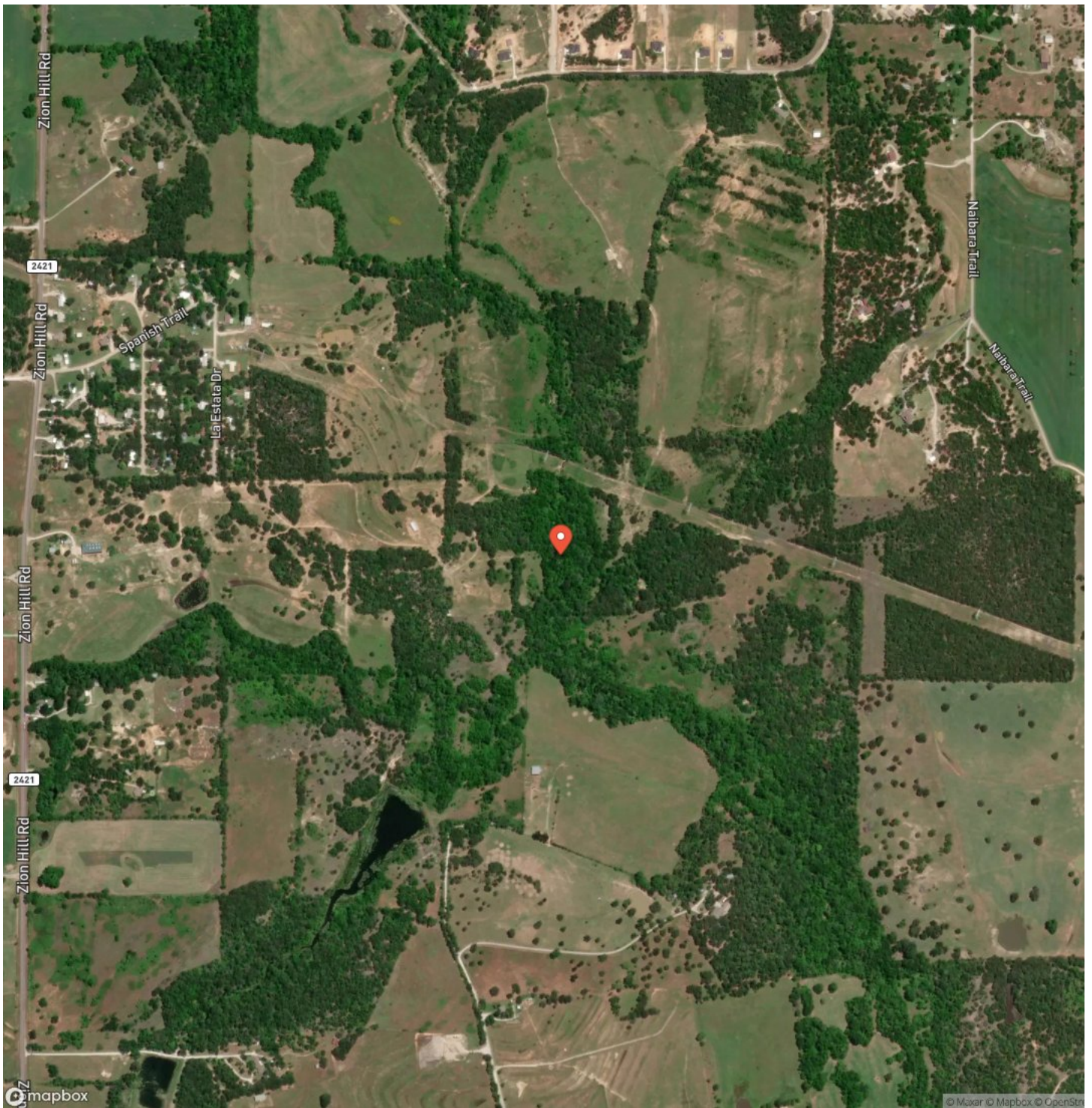
## Locator Map



# Locator Map



## Satellite Map









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