

# **HORSESHOE FARM**

## **Executive Summary | Special Features & Updates**

Subject Property: 24300 Stagecoach Road, Hempstead, TX 77445 – Waller County, Texas

Legal Description: ABS A313700 A-137 PETER HARPER TRACT 7-27 ACRES **14.87**

### ***Introduction***

Welcome to Horseshoe Farm, where country charm meets modern luxury! Nestled on 14.87 acres of picturesque landscape, this stunning property at 24300 Stagecoach Road in Hempstead, TX offers a serene escape from the hustle and bustle of city life. Boasting a meticulously crafted custom ranch and lodge-style residence, this estate features 3 bedrooms, 2.5 bathrooms, and ample living space adorned with stone, granite, and wood features. The expansive outdoor oasis is great for family fun amongst the wrap-around porches, custom horseshoe shaped-spa, pool and putting greens. Additionally, the property includes 3 barns including one 6-stall horse barn with attached workshop and temperature-controlled storage/bathroom and 2 covered feed-bunk barns, all complete with turn-outs, cross-fenced pastures and paddocks. Property also includes 5 loafing sheds with cross-fenced pastures galore. Enjoy the tranquility of country living while still being conveniently located near major highways and city amenities. Don't miss this opportunity to own your own slice of paradise at Horseshoe Farm!

### ***Location***

Traveling approximately 1 mile down the paved Kelley Road off of Highway 6 in Hempstead, you will find Horseshoe Farm situated along the private gravel Stagecoach Road. This property can easily access urban amenities, including dining options and local grocery stores while still enjoying the peaceful ambiance of a ranch lifestyle.

- Hempstead: 4 miles
- Brenham: 28 miles
- Navasota: 20 miles
- College Station: 42 miles
- Downtown Houston: 56 miles

### ***Notable Custom Home Features***

- Custom Home Year Built: 2007
- Square Footage: 2,828
- Bedrooms: 3: (1) Downstairs & (2) Bedroom/Bonus Room Upstairs
- Full Baths: 2: (1) Downstairs & (1) Upstairs
- Half Baths: 1 Downstairs
- # Car Garage: 1
- High ceilings in living room
- Stone fireplace in living room

- Wood finishings in main living area
- Kitchen Cooktop, built in
- Kitchen Dishwasher – Approximately 2022
- Kitchen Refrigerator - Whirlpool white refrigerator in Kitchen, Serial No. K42017847
- Kitchen Microwave - General Electric white microwave, Serial No. ZD902073K
- Kitchen Oven - General Electric white oven, Serial No. ZD645880
- Laundry Room/Mud Room Refrigerator – Yes but it is broken, Samsung black refrigerator in laundry room, Serial No. B11342BC500158Y, Age May 2012
- Pool & Pool Pump - Pool maintenance on regular schedule
- 2 Electric A/C Units for House – Original, 2007
- 1 Stone Fireplace, Wood Burning
- Rain Gutters – Yes
- Some windows have partial screens, some windows double pane
- Aerobic Septic System
- Garage attached by covered walkway - 1 car with storage room/workshop room (1 Garage door with opener)
- Water heater
- 1 Water Well located inside Well House
- Floors: Tile and Wood-Look Vinyl Plank (Downstairs Wood-Look Vinyl Plank 2023)  
Roof, Composition, Replaced 2023
- No floodplain on property

### ***Barn #1***

- 40X72 Metal 6-Stall Horse/Livestock Barn with Roll-Up Door and attached 14X48 Overhang
  - Water connections to each stall
  - Power/Lights, Concrete storage space
  - 6-Pipe Stalls with Dirt Base
- Attached 25X50 Metal Workshop with Roll Up Door with Tool Room and Window Unit Cooled room complete with private toilet, sink, counter/cabinets and Refrigerator
- 2-Turn Out pastures connected to barn
- Concrete water trough
- Water connections to Pipe Stalls

### ***Barn #2***

- 25X135 Metal Covered Concrete Feed-bunks/Pens
- Attached Pens with 1 Pasture
- Water trough(s)

### ***Barn #3***

- 25X100 Metal Covered Concrete Feed-bunks/Pens
- Attached to 2 Pens and 1 Large Pasture turn-out

- Water trough(s)

### ***Loafing Sheds***

- (5) Loafing sheds leading to 4 pastures
- Water troughs in place

### ***Schedule Ranch Tour by Appointment***

### ***Contact***

Property exclusively listed by:

Signature Ranches Realty – Broker, Katy Wunderlich

(979) 571-7498 | [Katy@SigRanches.com](mailto:Katy@SigRanches.com) | [www.SigRanches.com](http://www.SigRanches.com)

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