

112 West Main St.
Brenham, TX 77833
979-836-8532

203 N. Live Oak St.
Round Top, TX 78954
979-378-8778

HODDE



REAL ESTATE CO.

HREC #14-129

COUNTRY HOME
APPROX. 14.494 AC.



40070 MESQUITE
WALLER COUNTY, TEXAS



H O D D E R E . C O M

40070 MESQUITE



Nestled amidst a serene woodland setting, this secluded barndominium on +/- 14 acres offers the utmost privacy within Ranches of Clear Creek, a gated equestrian community in Hempstead. Boasting a generous 3 bed, 3 bath layout, this spacious barndo spans over 3200 sq/ft featuring a large open living space perfect for entertaining, dining, and relaxing, accompanied by an additional 1200 sq/ft of shop space. RV hookup available, 20' covered porches with views of a beautiful pond. Also there is 48'x60' horse barn with stalls, a spacious 12"x24' office with full bath, and wash rack with hot and cold water.. Highlights of the barndo include gourmet kitchen with a huge granite island and 6 burner Viking cooktop, media room and comfortable living area with stone fireplace. 10 ft ceilings throughout, stained concrete floors, and crown moulding. Neighborhood amenities include covered riding arena, pavilion, round pen, turn out traps, 2 fishing ponds, and miles of riding trails. The property is fully fenced and cross fenced ensuring the safety and security of both you and your horses. Discover the perfect blend of practicality and character in this remarkable barndominium offering a unique living experience surrounded by natural beauty.

ASKING PRICE: \$1,150,000



40070 MESQUITE
HEMPSTEAD, TX 77445

WALLER COUNTY
HEMPSTEAD ISD
APPROX. 14.494 ACRES

EST. TAXES: \$4,157 (PER WCAD)
MINERALS: AS OF RECORD
RESTRICTIONS: YES

HOA MAINTAINED PRIVATE GRAVEL ROAD
HOA DUES: \$3800/YEAR
EASEMENTS: AS OF RECORD

LIVING QUARTERS



40070 MESQUITE
 HEMPSTEAD, TX 77445

- ❖ SQUARE FOOTAGE: APPROX. 3,245 SF
- ❖ YEAR BUILT: 2007
- ❖ EXTERIOR OF HOME: METAL

- ❖ ROOF: MEAL
- ❖ FOUNDATION: SLAB
- ❖ WATER/SEWER: WELL & SEPTIC

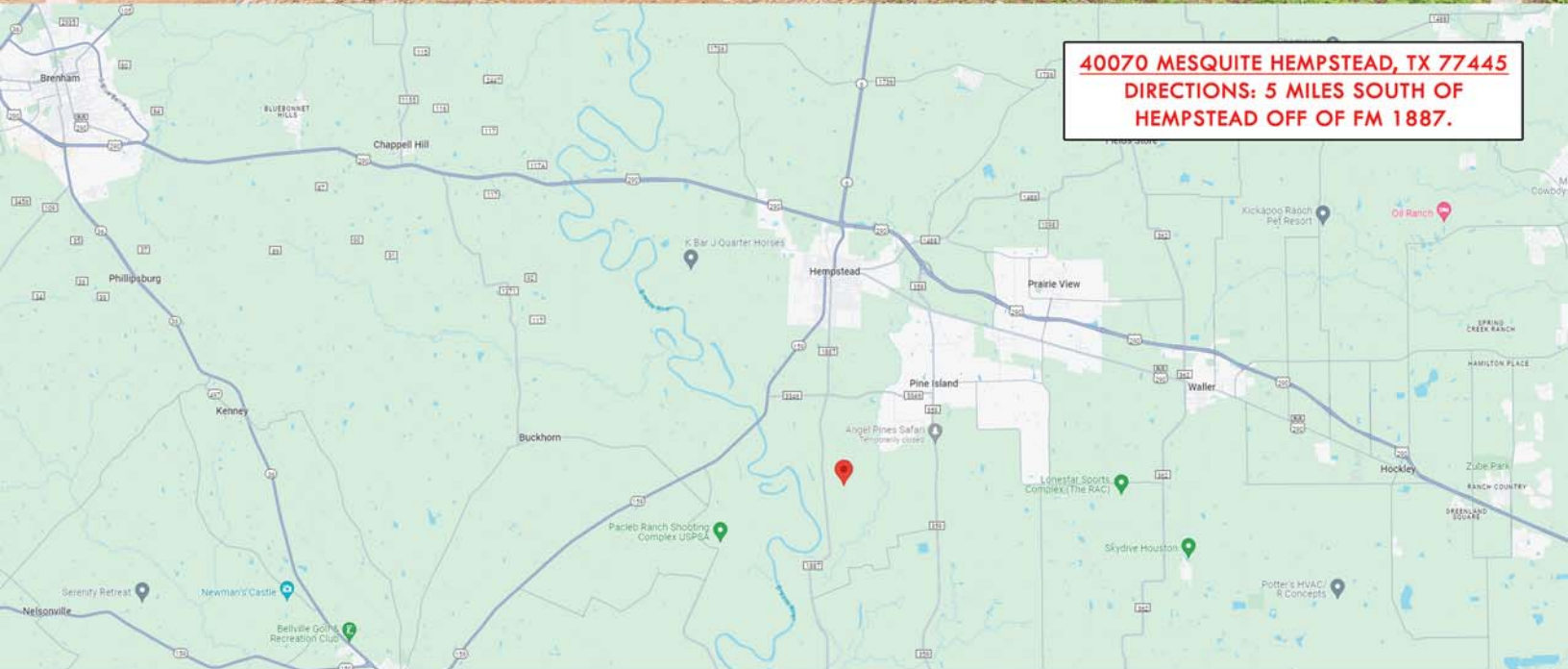
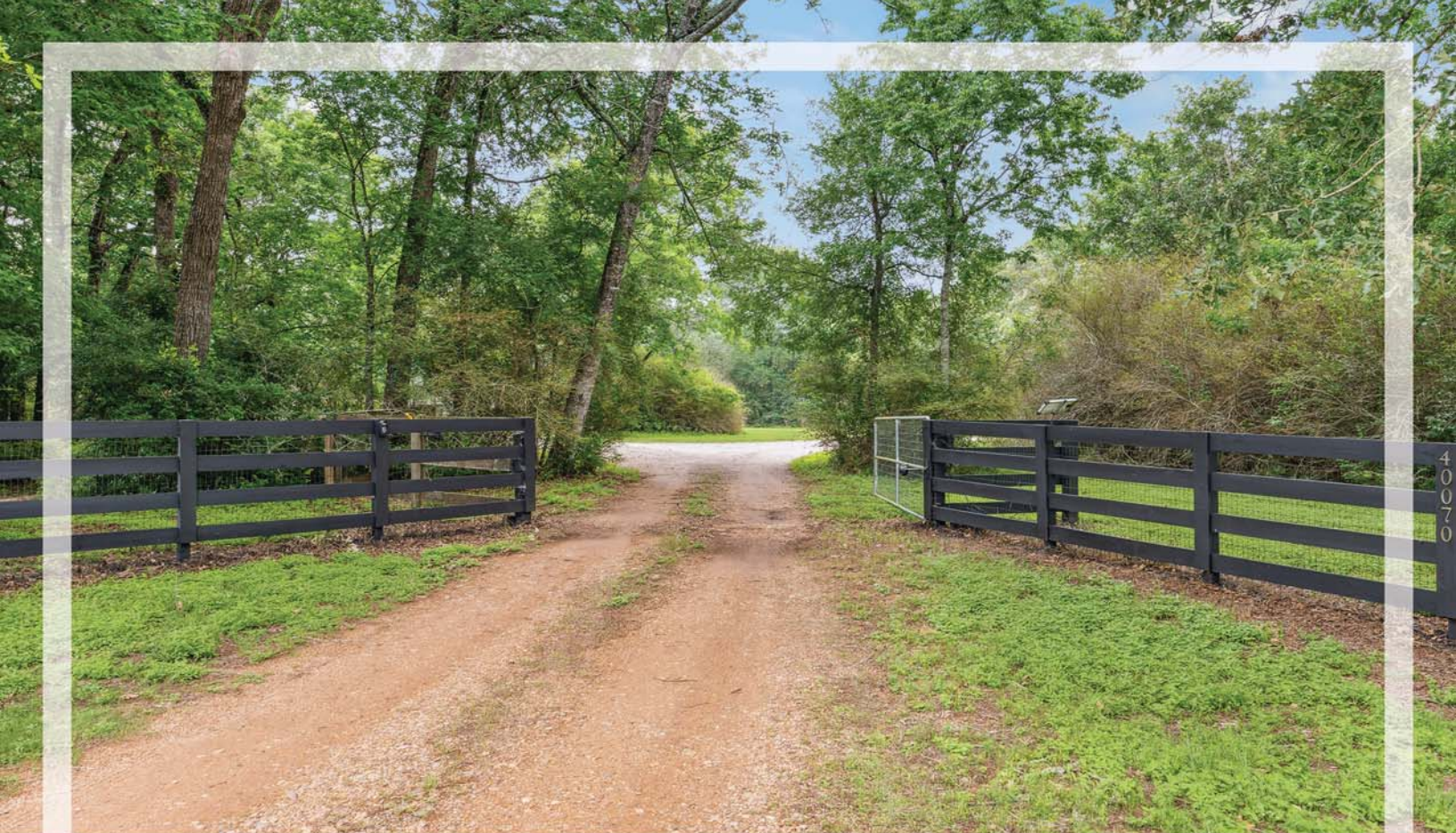
- ❖ EXCLUSIONS: NONE
- ❖ ±1,200 SF SHOP
- ❖ HORSE BARN

PROPERTY PHOTOS

AERIAL



COMMUNITY ARENA



40070 MESQUITE HEMPSTEAD, TX 77445
DIRECTIONS: 5 MILES SOUTH OF
HEMPSTEAD OFF OF FM 1887.

The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

HODDE
REAL ESTATE CO.

KATY PUGH
979-277-8081

