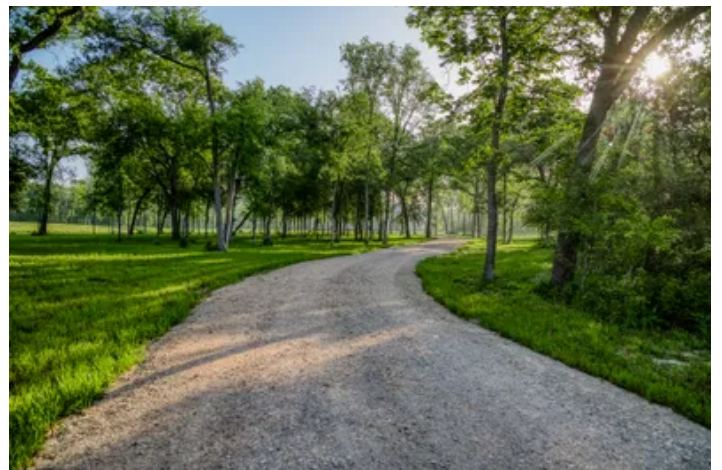


**5H Farm**  
40051 Mesquite  
Hempstead, TX 77445

**\$2,395,000**  
17.640± Acres  
Waller County





**5H Farm**  
**Hempstead, TX / Waller County**

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**SUMMARY**

**Address**

40051 Mesquite

**City, State Zip**

Hempstead, TX 77445

**County**

Waller County

**Type**

Ranches

**Latitude / Longitude**

30.021984 / -96.071526

**Taxes (Annually)**

2450

**HOA (Annually)**

4340

**Dwelling Square Feet**

4448

**Bedrooms / Bathrooms**

5 / 4

**Acreage**

17.640

**Price**

\$2,395,000

**Property Website**

<https://ranchrealestate.com/property/5h-farm-waller-texas/79856/>



**PROPERTY DESCRIPTION**

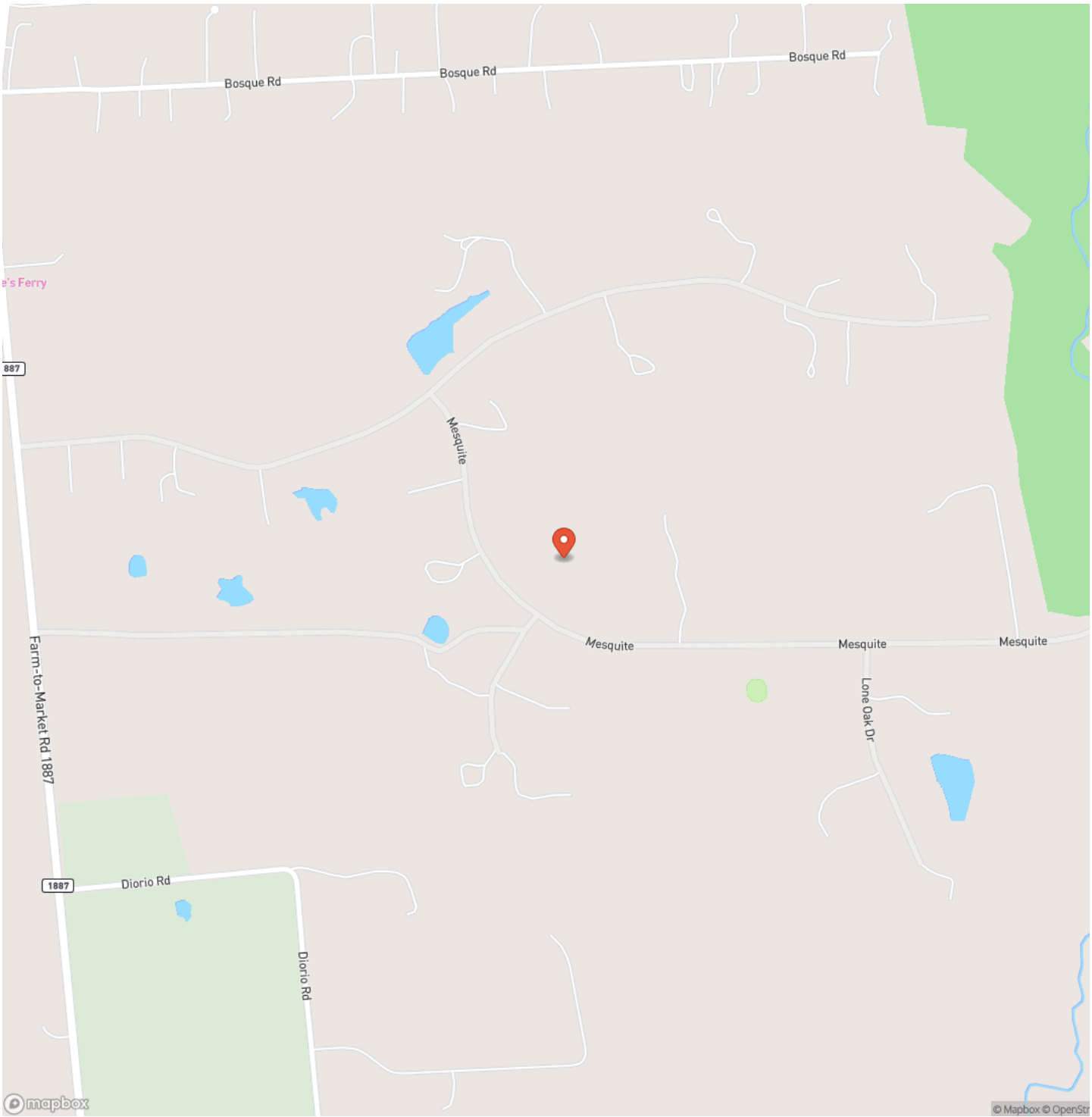
5H Farm is located in the coveted Ranches of Clear Creek, this stunning 4,448 sqft home is fully custom and truly reveals the beauty of living high-end while embracing the escape of nature. The neighborhood is well maintained and has a community equestrian center and riding trails to enjoy the tranquility of a neighborhood designed for wildlife preservation. This 17.64 acres has been preserved with minimal clearing around the perimeter to keep both the natural element of wooded land and the joy of privacy to your space. The land has been improved with a gorgeous 2 acre pond which has been stocked with bass, 4 acres of irrigation, stunning stonework and flower beds, a kids playground area, a fully prepared pad site for a future shop or guest house and a huge outdoor living space. The covered patio and outdoor kitchen space is expertly designed to function for all your hosting needs in a beautiful setting. The modern ranch home is loaded with high-end upgrades and custom design built-ins to elevate every room. The custom beam work in the house was milled and sourced directly from the property. Large windows allow you to enjoy the lush landscape from almost every area of this home and fill the space with natural light, not to mention the sunsets/sunrises and deer visits you will enjoy daily.



**5H Farm**  
**Hempstead, TX / Waller County**

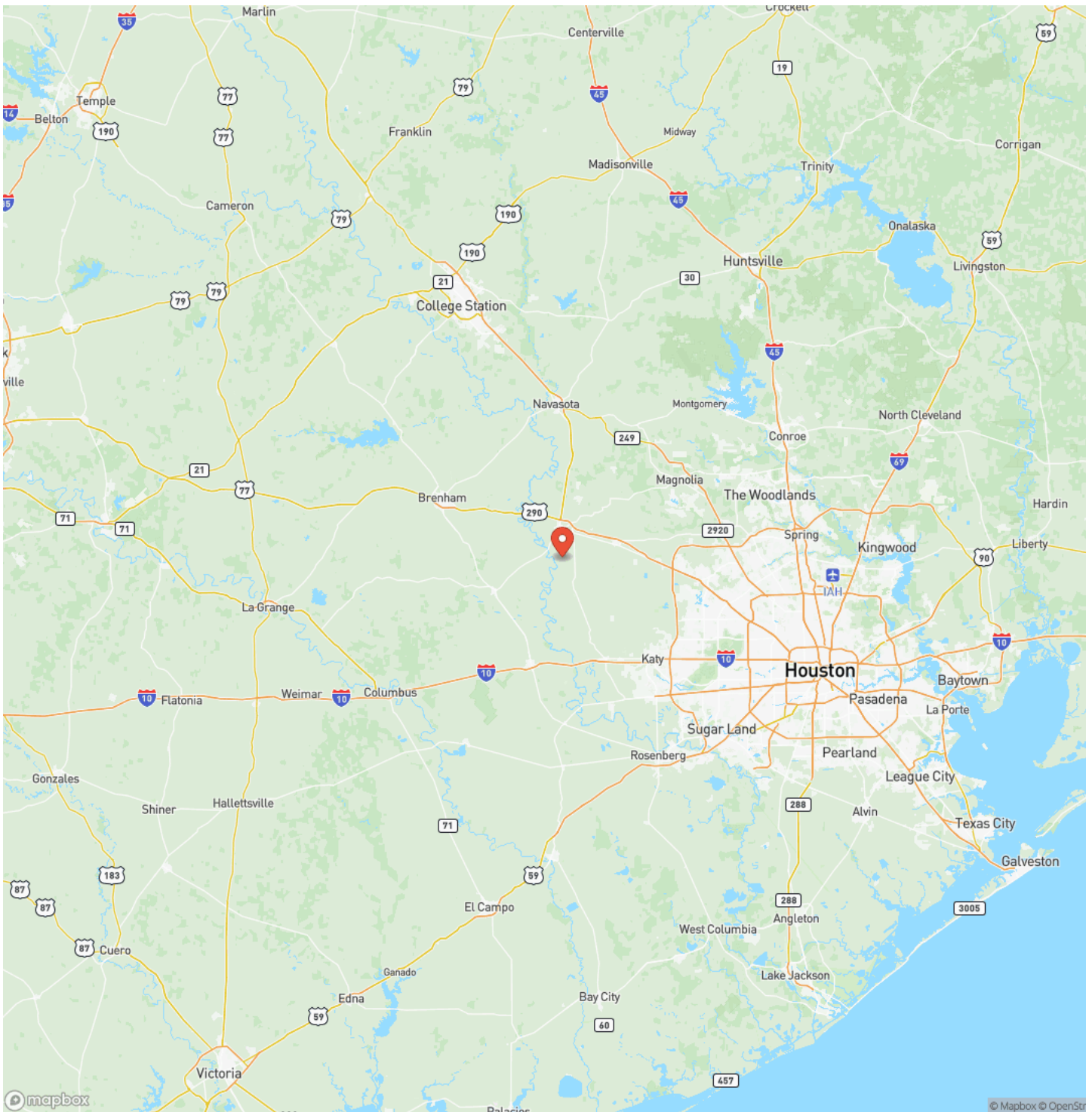


Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

JD McKay

## Mobile

(979) 877-9850

## Email

JD@CapitolRanch.com

**Address**

City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

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. Capitol Ranch Real Estate, LLC does not make any representations, warranties or covenants of any kind or character, whether expressed or implied. The property information, videos and photos herein are copyrighted and may not be duplicated in whole or part.



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