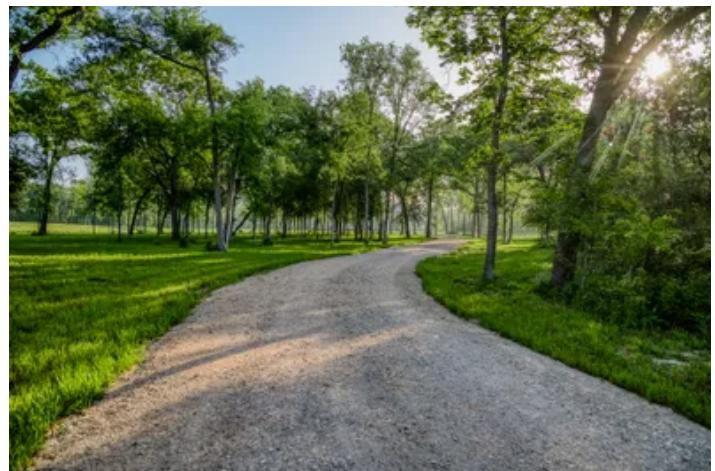


5H Farm
40051 Mesquite
Hempstead, TX 77445

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



5H Farm
Hempstead, TX / Waller County

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

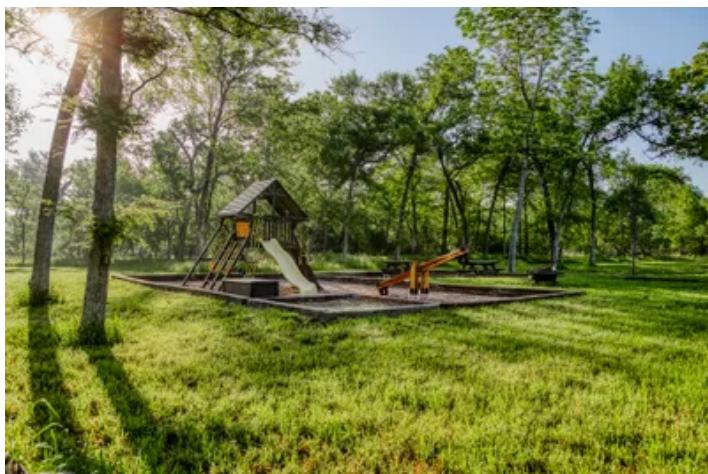
<https://ranchrealestate.com/property/5h-farm-waller-texas/79856/>



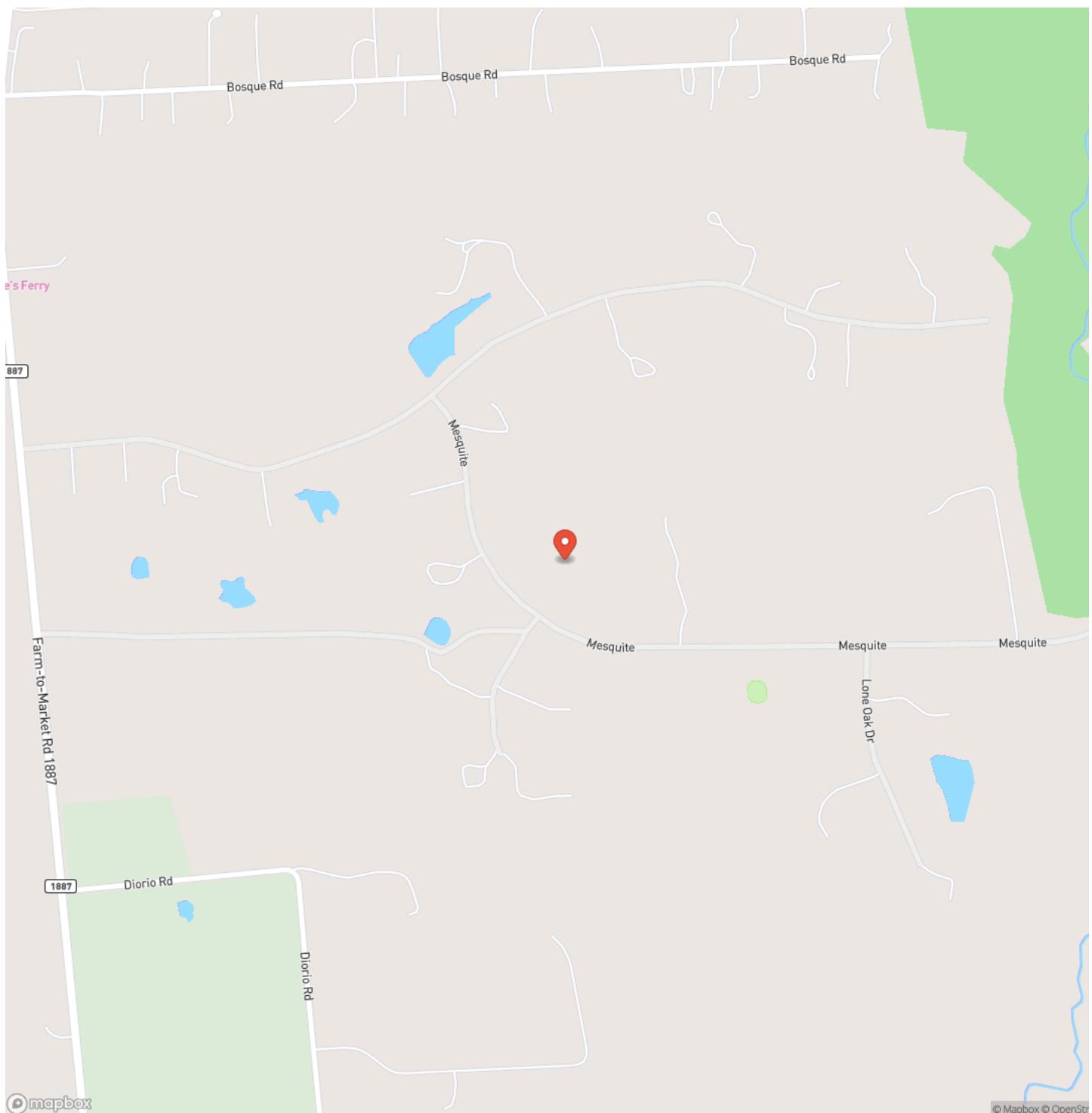
PROPERTY DESCRIPTION

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.

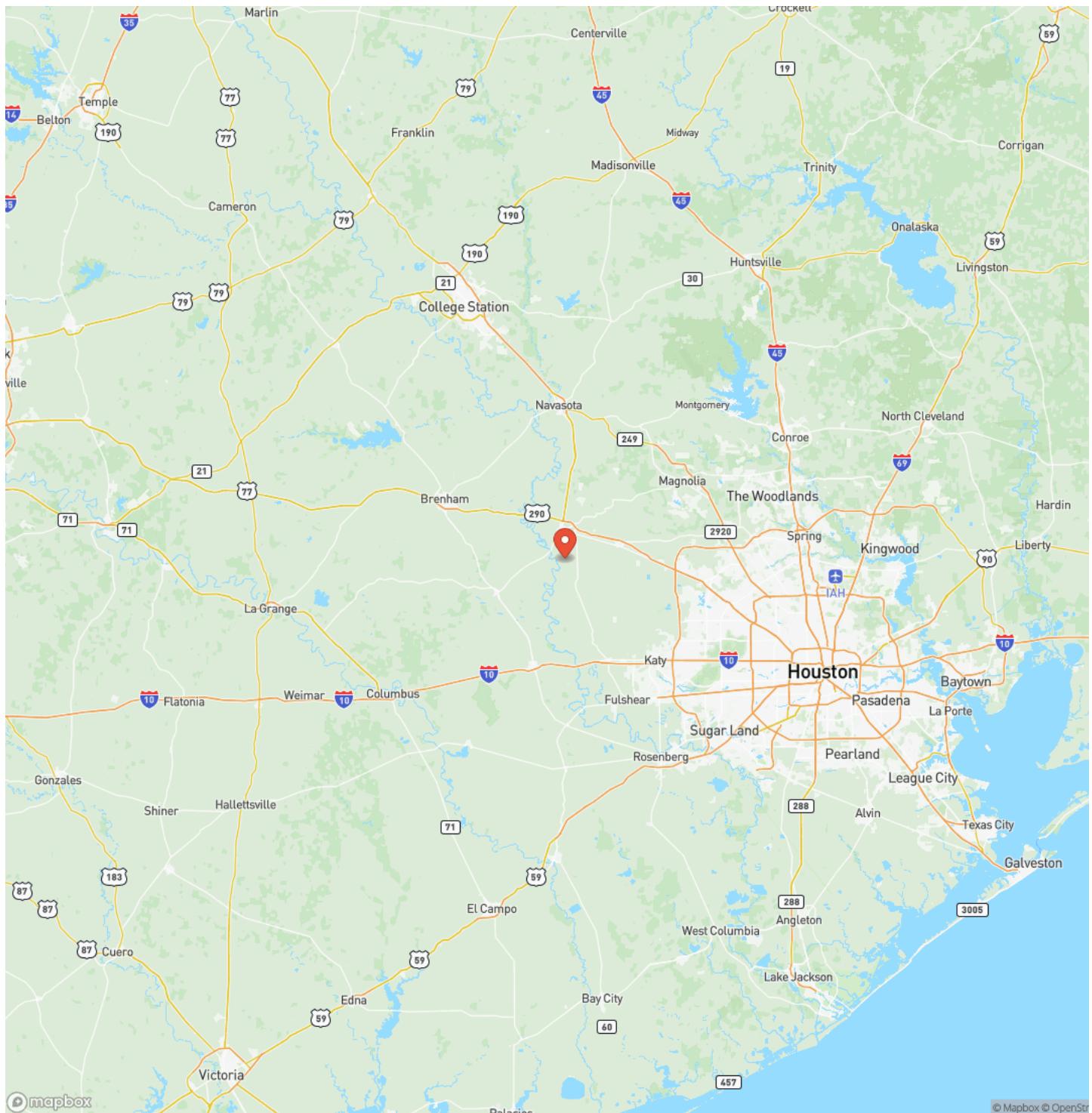
5H Farm
Hempstead, TX / Waller County



Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

JD McKay

Mobile

(979) 877-9850

Email

JD@CapitolRanch.com

Address

City / State / Zip

NOTES



NOTES

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.

Capitol Ranch Real Estate, LLC
12405 Schwartz Road
Brenham, TX 77833
(979) 530-8866
www.RanchRealEstate.com
