

COMPASS

40570 WILDLIFE RUN

RANCHES OF CLEAR CREEK

3 BD 2.5 BA 2483 SF 18.97 ACRES \$1,400,000

6-STALL BARN | WORKSHOP | APARTMENT



MAIN HOME

- Vaulted ceilings, original wood floors, and stone fireplace
- Brand new roof and A/C units (2025)
- Tankless water heater (2022) and 96% efficient heating system
- Spray foam insulation throughout attic and exterior walls
- Engineered foundation with reinforced brick piers (2021)

FUNCTIONAL ADDITIONS

- Approx. 756 SF | 1 BD | 1 BA guest apartment with full kitchen and appliances
- 2,000 SF shop with upper storage and cabinet built-ins
- 220V breaker and EV connection
- Trailer/RV parking
- Irrigation around all major structures



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LAND FEATURES

- Private pond for water retention and wildlife exemption
- Metal landscaping trim, rock-lined beds, and full fencing
- Back patio and gravel drive with wide turning radius
- Well-designed layout for daily ease and long-term use



HORSE FACILITIES

- 6-stall barn with hay loft, 100 SF tack room, ventilation fans, and cross airflow
- Indoor cemented wash rack
- Automated waterers in stalls and troughs
- Loafing sheds and cross-fenced pastures



COMMUNITY AMENITIES

- Covered and lit riding arena for all-weather, day-or-night riding
- Round pen for groundwork and behavioral training
- Access to manicured wooded riding trails
- Two stocked ponds for fishing and nature enjoyment
- Use of the equestrian center for additional training or events
- Gated community focused on rural lifestyle and horse ownership



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