

## 15946 FM 1094 Cat Spring, TX

### Amenities and Highlights

- +/- 24-acre Horseman's and Sportsman's Paradise fully fenced with electric gate and cross fencing
- Main home: 4/3 plus office/bar, 3090 sq. ft.
- Inviting front porch and 80x10 covered back porch
- Pool with pool house for entertaining and grilling with a separate fire pit area
- 4 stall barn (48x36) with auto water, tack room, wash area and living quarters w/ full bath
- Small arena off barn and multiple turn out pastures
- 5 garage spaces plus carports for 3 additional vehicles
- Covered RV parking with full hook up and outdoor lounge area for relaxing
- 23x22 workshop and interior private office with A/C
- 48x24 all-purpose building with electricity
- Additional metal building with 3 bays for trailers and/or equipment
- Stocked pond with pier
- Shooting range with large covered deck including electric skeet thrower
- Wooded trails for horse riding and four wheeling
- Property perimeter is cleared for riding
- 10 min. to 7IL Ranch, 18 min. to Bellville, 20 min. to The Falls, 40 min. to Round Top, 40 min. to Katy, 50 min. to Energy Corridor, and 60 min. to Houston
- Two wells plus piping to public water
- Wildlife and Homestead exemption