

41481 FM 3346 Rd. Hempstead, TX 77445

Features and Add-Ons List

Property

- Fully fenced with barbed wire
- New slick-wire horse fence added in 2024
- Wildlife AG exemption (was previously cattle)
- 1-Acre spring-fed pond w/abundant wildlife
- Cattle chute and head gate added in 2021
- Programmable gate control w/Ghost arm, automatic openers on both gates replaced in 2023. Additional automatic opener still in the box, will go with property
- Cross-property divider fence for livestock grazing rotation, or separating horses/cows added 2023
- Aerobic septic system
- Personal cell tower for internet access w/ floodlight for cattle field added in 2021
- On-demand hot water heater
- Conex storage container with built-in power, lights, and racks added in 2022
- Parking light w/daylight sensor added in 2020

House

- Bathroom remodeled in 2022
- Stacked Washer/Dryer added in Bathroom in 2022, stays with house
- 100gal propane tank added
- 2.5 ton HVAC unit added 2025
- Small tool shed behind the house
- SimpliSafe security system w/panic button
- Kitchen cabinets and drawers repainted in 2025
- Bathroom wall repainted in 2025
- 2nd bedroom walls repainted in 2025
- Window A/C unit and remote

Barn (Built in 2021)

- 3 (12' x 12') stall barn

- Dedicated tack/feed room (12' x 12')
- Huge round pen
- 3 barrels
- Hay feeder
- Tractor parking on the end of the barn
- Storage shelf on the end of the barn
- Custom built hitching post
- 5 security cameras that can be controlled remotely, pan 360 degrees, and have infrared capability.
- 1 fan in each stall
- Lights in stalls, on the front of the barn, and on the side of the barn
- Stall walls are removable. Rails are custom built.
- Front and rear doors

Tractor & Attachments

- Mahindra Tractor bought in 2020
- Box blade
- Hay fork
- Mow deck
- Auger
- Pipe layer

Alexa Controls

- Parking light
- Porch lights
- Barn fans
- Barn floodlights
- Kitchen lights
- Living room lights
- Bedroom lights
- Table/dining room lights
- Cell tower light
- Security system

RV (Added in 2021)

- Currently set up as a guest bunkhouse
- Has power, water, and septic
- Additional power and water hookup available for a 2nd RV

41481 FM 3346 Rd. Hempstead, TX 77445

Disclosures List

- Water softener not functional
- Downed trees on property due to tornado
- 3 bird hutches are in need of repair