

WENDY CLINE PROPERTIES GROUP

Accredited Buyer Representative • Certified Luxury Home Marketing
Specialist • Senior Real Estate Specialist • Certified Probate Real Estate
Specialist • Graduate Realtor Institute

30163 HIGH SPIRIT RANCH RD
HEMPSTEAD, TX

Nine Bar Community



MAGNIFICENT EQUESTRIAN ESTATE ON PREMIUM
ACREAGE

Discover Unparalleled Luxury Living with Premium Equestrian Facilities on Pristine Acreage.
Escape to Your Private Paradise.

PROPERTY OVERVIEW

Experience the pinnacle of luxury ranch living at this meticulously crafted estate, where sophisticated design meets functional elegance. This extraordinary property seamlessly blends modern amenities with authentic Texas ranch character, offering an unparalleled lifestyle in one of Waller County's most coveted locations.

KEY PROPERTY HIGHLIGHTS

- 3,006 sq ft of meticulously designed living space with the guest suite
- 11.55 acres of pristine Texas countryside including a 1 acre pond
- Professional equestrian facilities ready for immediate use
- Beautifully appointed barn guest house complete with a private bedroom and full bathroom with a walk in shower
- Comprehensive security system for the barn and house
- Electric gated privacy ensuring exclusive lifestyle
- Double-fenced property with three separate pastures and riding alley
- Turn-key luxury move-in ready condition



INTERIOR FEATURES



Open-concept living at its finest—this great room features vaulted ceilings, a stone fireplace, and views that stretch across the acreage. Warm wood tones, and natural light define the heart of the home, ideal for both everyday living and entertaining.

HIGHLIGHTS

- 10-Foot Ceilings throughout with dramatic 15-Foot vaulted wood beam construction in living room and primary suite
- Artisan Knotty Alder Doors throughout, showcasing exceptional craftsmanship
- Grand Stone Fireplace with dual gas and wood-burning capability
- Gourmet Kitchen featuring oversized sink and sophisticated design
- Elegant Butler's Pantry with custom open shelving
- Private Executive Study perfect for remote work or quiet retreat
- Luxurious Primary Suite with custom built-in closet systems
- Premium Luxury Vinyl Flooring combining beauty with practicality
- Designer Pendant Lighting with stunning abalone shell accents

GOURMET KITCHEN

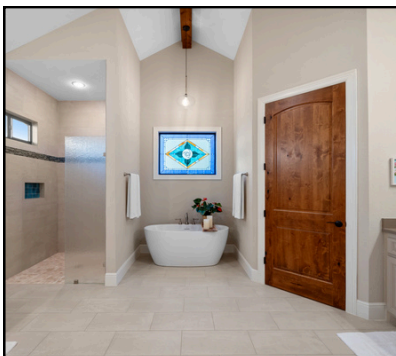


A well-appointed kitchen offers a large island, pendant lighting, and high-end appliances, blending rustic charm with modern convenience. The KitchenAid stainless steel refrigerator integrates cleanly into custom cabinetry, elevating the kitchen's design and functionality. An extended island with bar seating anchors the kitchen, offering plenty of prep space and a hub for casual gatherings. The walk-in pantry includes custom shelving and ample storage, conveniently located just off the kitchen area.

PRIMARY SUITE



The primary suite features 15-Foot vaulted ceilings, wood floors, and expansive windows offering tranquil views of the pastures beyond.



The primary bathroom showcases a freestanding soaking tub beneath a stunning stained-glass window and cathedral ceiling. This ensuite bath includes a spacious walk-in shower with frameless glass, stone tile, and thoughtful finishes throughout.

ADDITIONAL BEDROOMS & SPACES



The secondary bedrooms are thoughtfully designed with warm wood flooring, soft color palettes, and abundant natural light. Both bedrooms showcase rustic sliding barn doors leading to a wide closet, adding a touch of character. Each room offers flexible layout options—whether used as bedrooms, home offices, guestrooms or creative spaces.

UTILITY ROOM



The spacious utility room offers built-in cabinets, folding counters, and washer/dryer connections with easy outdoor access.

MUD ROOM



The mudroom offers a practical transition space between the outdoors and interior living areas, designed with durability and function in mind. Featuring custom cabinetry, built-in bench seating, and hanging storage, this area is ideal for organizing backpacks, shoes, pet essentials, or seasonal gear.

EQUESTRIAN FACILITIES

Charming curb appeal greets you at the front of the barn, where sliding barn doors and rustic stonework reflect the home's cohesive, country-inspired style. Inside, a private guest room with a full bathroom offers comfort and convenience for overnight visitors.



PROFESSIONAL-GRADE BARN COMPLEX

- Durable rubber matting down the generous center aisle
- Convenient wash rack for equine care with hot & cold water
- Climate-controlled tack room with washer & dryer and sink
- Four well-designed 11'x24' stalls with water and fans for each one
- Guest room with full bathroom in barn
- Center aisle design with optimal airflow and lighting
- Direct access to fenced pastures



PASTURE & LAND FEATURES

- Three Well-Maintained Pastures ideal for horses or livestock
- Professional Pipe Fencing (freshly painted)
- Private Water Well ensuring reliable water supply
- Individual Septic System for complete independence
- AG Exemption Eligible for significant tax advantages



LIFESTYLE & RECREATION



OUTDOOR LIVING SPACES

- Covered Back Patio perfect for Texas evening entertaining
- Mature Landscape with established sun trees and drip irrigation
- Professional Sprinkler System maintaining lush grounds year-round
- Quality Guttering System protecting the investment



WORKSHOP & STORAGE COMPLEX

- Versatile 40'x60' Shop Building with mixed enclosed and open bay design and a 20'x60' overhang
- Premium 50-Amp RV Hookup for recreational vehicles
- Roll-Up Door (14'x12') and Walk-Through Access ensuring convenient functionality
- Abundant Storage Solutions for equipment and recreational items



MODERN CONVENIENCES & SECURITY

TECHNOLOGY & INFRASTRUCTURE

- AT&T Fiber Optic Internet providing ultra-high-speed connectivity
- Automated Electric Gate with secure keypad entry
- Professional Camera System for the barn and the house
- Alarm system equipped with window, door and motion monitoring



LOCATION ADVANTAGES

NINE BAR COMMUNITY EXCELLENCE

Nine Bar Community Excellence: This prestigious property is nestled within the highly sought-after Nine Bar area, carved from the historic 4,000+ acre Nine Bar Ranch. The location offers the perfect balance of rural tranquility and urban accessibility.

Proximity to Amenities:

- 20 minutes to charming Brenham and Navasota
- 30 minutes to Cypress and northwest Houston
- 40 minutes to College Station
- Easy access to Houston's employment centers
- Premium shopping and dining within reach at the Cypress Outlet Mall
- HEB distribution center opening in Hempstead
- Texas Heritage Marketplace, a new retail destination anchored by Target, is under construction nearby and expected to open in 2026

