

FOR SALE | PRIVATE RANCH & EQUESTRIAN ESTATE

SCARLET 'N GREY FARMS

31626 Dobbin Hufsmith | Magnolia, Texas



\$9.8M	63+	5,000 SF	13	225' X 75'	2 BD / 1 BA
ASKING PRICE	ACRES	MAIN HOUSE	MAIN BARN STALLS	INDOOR ARENA	GUEST COTTAGE

Property Overview

Scarlet 'N Grey Farms is a turnkey 63+ acre private ranch estate combining comfortable country living with substantial equestrian infrastructure. The residence, pool complex, guest accommodations, barns, arena and support improvements are arranged for privacy, security and efficient daily operations.

Residence & Outdoor Living

- Approx. 5,000 SF single-story ranch home with four fireplaces and three separate A/C systems.
- Resort-style pool with waterfalls and in-floor cleaning; cabana with bar, gas grill, two baths, 36-inch pizza oven and outdoor fireplace.
- Two-bedroom, one-bath guest cottage with open kitchen, family room and wood-burning fireplace.
- Three-car garage plus three-car porte-cochere, greenhouse and historic stone dairy barn with storage/tack room.
- Renovated mobile home suitable for farm-worker or on-site staff accommodations.

Equestrian Facilities

- Two-story main barn with 13 original 12x12 stalls; selected stalls are combined into 12x24 stalls.
- Hot-water wash rack and custom 12x24 tack room with heat and A/C.
- Approx. 225' x 75' indoor arena, six-door tractor barn and nearby run-in sheds.
- Additional shed-row, pasture and rear barns with stalls, tack rooms, hot water, wash racks, run-ins and fenced duck ponds.

Infrastructure & Security

- Two separate private water wells; the systems can be combined if one pump is offline.
- Private well service means no municipal water bill typically associated with subdivisions.
- Two separate anaerobic septic systems.
- Entire property is fenced with a stone entrance and large automatic security gate.
- Sprinkler systems serve landscaping around the main house, guest cottage, rear barn and front gate.

Entertainment & Audio

- Family room features an 85-inch TV with surround sound and audio zones for the living area plus front and rear outdoor spaces.
- Primary suite/library features a large TV and surround sound with music zones in the library, bedroom and bathroom.

Location & Access

- Approx. 1,360' of frontage on Dobbin Hufsmith Road.
- Additional access to Vaught Road.
- Quick access to FM 2978 and SH 249.
- Convenient to The Woodlands, Magnolia and Tomball.

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