

Chisholm Ranch

23981 Old Dobbin Plantersville Road | Montgomery, Texas 77316

Nestled just west of Montgomery within the prestigious Perfection Ranch equestrian community, Chisholm Ranch is a rare 19.39+/- acre legacy estate offering a refined blend of residential living, private acreage, and elite equestrian infrastructure. Designed, built, and maintained with exceptional attention to quality and function, the property delivers a resort-style ranch experience for owners, guests, and livestock alike. Composed of four contiguous tax parcels with frontage on Spring Branch Road, Old Dobbin Road, and two interior community streets, the property offers outstanding flexibility for a private equestrian retreat, multi-residence layout, or generational family compound.

Key Offering	Details
Acreage	19.39+/- acres across 4 contiguous tax IDs
Main Residence	2,065 sq. ft. of elevated open-concept living
Guest Accommodations	Two complete guest suites, approx. 600 sq. ft. and 480 sq. ft.
Equestrian Facility	Professional-grade stable complex with 10 stalls, one oversized stall, 11 run-in pens, center aisle, tack, wash bay, office, laundry and garage areas
Shop Building	Approx. 58' x 60' footprint with shop, living quarters, awnings and run-in sheds
Community Amenities	Covered arena, outdoor riding area, entertainment pavilion, stocked lake, tennis court, gated entry and concrete streets

MAIN RESIDENCE - 2,065 SQ. FT. OF ELEVATED LIVING

The main residence offers an expansive open-concept kitchen, dining, sitting, living, and family room layout wrapped in rich architectural detail, wood flooring, tongue-and-groove ceilings, and dramatic views over the equestrian facilities and countryside.

Gourmet Kitchen

- 48-inch six-burner KitchenAid gas range with griddle and double ovens
- Dual matching KitchenAid refrigerators and dual Bosch dishwashers
- Two farmhouse-style copper sinks, plus center island with third prep sink
- KitchenAid warming drawer, Frigidaire wine cooler, separate ice maker
- Butcher-block breakfast island seating eight
- Two pantries, granite countertops and premium finishes throughout

Primary Suite Retreat

- Private ensuite bathroom with granite finishes
- Panoramic views of the property and surrounding countryside
- Private balcony overlooking the stables and landscape

Living & Gathering Spaces

- Elevator and staircase access
- Floor-to-ceiling glass overlooking stalls, center aisle and sunsets
- Cathedral ceilings with exposed truss beams
- Tongue-and-groove wood ceiling treatment and wood floors
- Floor-to-ceiling stone fireplace with 21-foot hearth
- Open-concept flow ideal for entertaining and everyday luxury living

Guest Accommodations

- Guest Suite 1: approx. 600 sq. ft. with full kitchen, dining, living, bedroom and bath
- Guest Suite 1 offers optional approx. 200 sq. ft. expansion for an additional bedroom or office
- Guest Suite 2: approx. 480 sq. ft. with full kitchen, dining, living, bedroom and bath
- Both guest suites include private rear porch and backyard areas

EQUESTRIAN FACILITY - A PROFESSIONAL-GRADE SHOWPLACE

A state-of-the-art equestrian complex crafted with premium materials, dramatic design details, and highly functional working areas. The facility combines showpiece presentation with the daily efficiency required for serious equestrian use.

Stable & Stall Features

- Custom metal stall fronts
- Soaring 24-foot ceilings with tongue-and-groove wood finish
- Chandeliers, wall sconces and recessed lighting
- Independent switch circuits for center aisle lights and each stall
- Ten 14' x 14' stalls and one 14' x 28' oversized stall
- Eleven 14' x 30' run-in pens
- Spacious 16' x 85' center aisle
- Stained concrete floors with center drainage
- Wash bay

Support & Working Areas

- 22' x 45' equipment storage or working area with 13'W x 10'H roll-up door
- Office and climate-controlled tack area with pivot door
- Laundry area
- 45' x 43' garage area with five roll-up doors
- Garage includes three 13'W x 10'H bays and two 10'W x 10'H bays

LAND, SHOP & INFRASTRUCTURE

Land Features

- 19.39+/- acres
- Four individual tax parcels
- County road frontage on two sides
- Perfection Ranch street frontage on two sides
- 10 fenced and cross-fenced paddocks
- Multiple run-in sheds

Shop Building

- Approx. 58' x 60' footprint
- Front awning: 15' x 40'
- East and west rear run-in sheds: 15' x 20' each
- Main shop area: 34' x 48'
- Shop living quarters: 16' x 34'