

SOMA RANCH | PRIVATE ESTATE | LUXURY PROPERTY | MONTGOMERY, TEXAS

15.2+/- ACRES | UNRESTRICTED ACREAGE | PRIVATE COUNTRY ESTATE | ESTABLISHED RETREAT & HOSPITALITY PROPERTY

Soma Ranch presents a distinctive opportunity to own a private country estate combining the character of a gentleman's ranch with the amenities of a boutique retreat | Majestic mature trees, wooded privacy and peaceful country surroundings create a secluded atmosphere approximately 2 miles from historic downtown Montgomery | Convenient access to shopping, restaurants, boutiques, wineries and Lake Conroe recreation | UNRESTRICTED ACREAGE offers flexibility for private estate living, entertaining, ranch activities and future property uses, subject to applicable regulations | Established improvements and recreational amenities create potential for continued retreat or hospitality operations.

RANCH HOUSE | RESIDENTIAL ACCOMMODATIONS

Two-story 3,040 SF residence | 4 bedrooms plus bonus room | 3.5 bathrooms | Expansive living areas | Fully equipped kitchen | Dining and gathering spaces | Flexible interior areas for family living and entertaining.

BARN CONVERSION | STUDIO & GROUP ACCOMMODATIONS

Approx. 2,000 SF mirrored dance/yoga studio with sprung wood floor | Audiovisual equipment | Approx. 1,300 SF social, gathering and meeting area | Kitchen facilities | 3 bathrooms | Dormitory-style lodging | Flexible multipurpose space for wellness retreats, workshops, group activities, meetings and private events.

RANCH IMPROVEMENTS | UTILITY & EQUESTRIAN POTENTIAL

30' x 50' maintenance shop | Shedrow barn | Equipment storage and property maintenance space | Fenced and cross-fenced acreage | Functional improvements for ranch operations, recreational use and equestrian interests. | Three locations for RV Accommodations.

UTILITIES & CONNECTIVITY

Three electric utility services | Private water well | Solar panels | MidSouth Fiber Internet | Fiber connectivity supports remote work, business operations, guest communications and entertainment | Infrastructure suited to private estate living and potential retreat or hospitality use.

RESORT-STYLE AMENITIES | WELLNESS & RECREATION

25-yard lap pool | 8-person therapeutic hot tub | Infrared sauna | Cold plunge | Massage/casita space | Wraparound porch | Covered pavilion | Approx. 1,200 SF outdoor deck | Fire-pit gathering areas | Spaces for relaxation, wellness activities and outdoor entertaining.

OUTDOOR LIFESTYLE | PRIVACY & NATURAL SETTING

Approx. 15.2+/- acres of UNRESTRICTED LAND | Majestic trees | Fruit Trees | Private wooded surroundings | Scenic pond | Fishing opportunities | Paddleboat | Resident horses and donkeys | Peaceful country views | Wildlife | Waterfowl | Outdoor gathering areas | Room for recreation, entertaining and enjoying a secluded country setting near town.

HOSPITALITY POTENTIAL | RETREAT & GROUP EXPERIENCES

Published rental information indicates lodging capacity for up to 22 guests | Multiple lodging and gathering areas offer flexibility for family reunions, wellness retreats, corporate gatherings, workshops and private celebrations | Potential for continued retreat operations, a destination property or private family compound | Verify applicable permits, occupancy requirements and regulations for future lodging, events or commercial uses.

LOCATION | HISTORIC MONTGOMERY & LAKE CONROE AREA

Approximately 2 miles from historic downtown Montgomery | Convenient access to local restaurants, shopping, boutiques and wineries | Near Lake Conroe-area recreation | Country privacy with convenient access to town amenities.

THE SOMA RANCH OPPORTUNITY

Soma Ranch combines the atmosphere of a private gentleman's ranch with the versatility of a country estate and established retreat infrastructure | UNRESTRICTED ACREAGE | Three utility services | Private water well | Solar panels | Fiber internet | Mature trees | Functional ranch improvements | Resort-style amenities | A distinctive opportunity for private estate living, entertaining, recreation or hospitality investment in Montgomery County.