

20500 Lone Oak
Hempstead, TX 77445

This rare and exceptional 30.7-acre estate is located along FM1887 south of Hempstead, TX and borders on Clear Creek for about 1,000 linear feet, which is spring feed and flows year-round.

Large healthy Oak and Pecan trees are abundant through-out the property where private trails and wildlife are native.

Entering the privately gated community, over a mile of gravel road winds throughout the landscape arriving at a high-end 3 bedroom, 2 bath custom built 3,098 sq. ft. barndominium. This home is tucked away in a private picturesque setting on a cul-de-sac behind a black 4-board wooden fence. Great elevation changes and grand views are in every corner of the property.

Other expected upgrades include, etched stained concrete flooring, 9 ft. distressed metal ceiling (in living/dining room) double-paned windows, a 5-ton Carrier air conditioner, underground 50kva power, metallic roofing, and exterior flood lighting.

The home is also wired for data, video, audio and surveillance. Entertaining couldn't be easier.

The large covered back patio entertainment area is beautifully situated overlooking rolling pastures and trees with power, water and propane connections for an outdoor kitchen.

The attached 1,852 sq. ft. barn/garage, with two horse stalls (including heavy duty floor mats and wall fans), auto-water troughs and an air-conditioned tack room, contains a 25 ft. work bench and built in storage cabinets for the do-it-yourselfer. Also included is an oversized door and a single enclosed area large enough to hold boats, RV's and 4-wheelers. There are also hookups for 50 Amp electrical service, septic, water and propane. The barn and tack room interiors are finished with beautiful oak stained tongue and groove planks and metal ceilings. Note that there is an extra enclosed secure storage space underneath the stairway and that there are two additional propane taps along the outside wall of the barn/garage.

A detached 2,530 sq. ft. equipment building (fully enclosed with 5 roll-up doors) has plenty of space for a 40+' Recreational Vehicle (hookups for 50 Amp electrical service, septic and water), farm tractor, horse trailer, implements and vehicles. A 3rd full bathroom is located in the equipment building. (There is a concrete floor that could be used for an apartment conversion).

An "alternate" elevated residence build site overlooks a stocked 7.5 acre lake. The entire infrastructure for your future dream home has been installed, oversized power distribution system (400A meter rack), 750 GPD aerobic septic system and 200 gallon fresh water storage tank

The entire property is cross fenced into five pastures with a stocked private .5 acre pond.

All the hard work has been done and done right! Come enjoy the views, wildlife, peace and tranquility.

This property has a current Ag Exemption Plan in place.

OTHER AMENITIES:

Private electric coded entry gates

Steel frame welded building (not bolted)

Interior & exterior living area double wall insulation throughout

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Handicap friendly door handles and light switches

Invisible electronic pet fence

Solar powered electric hot wire around livestock pastures

Electric winch in barn for lifting heavier items to/from the second floor

Exterior flood light control from bedroom nightstand area (1200 watts)

Exterior flood lighting for nighttime riding in the paddock

Separate isolation valve(s) for outside hose bibs and livestock tanks (for freezing weather)

Separate isolation valve to manually maintain water level in pond (during drought)

Manual isolation valve for the watering system for 17 Live Oak trees

Fenced 280 sq. ft. garden area

Natural Muscadine grape vines - makes great jelly

10 acres of sandy loam type soil planted with Jiggs bermudagrass for haying or grazing