

# Ranch / Country Home / Rolling Acreage

11231 Blackland Road, Willis, TX 77318



## Property Information

**Description:** A 7,400 square foot ranch style home with all amenities on 116.640 acres developed as a "Kentucky Style" horse farm with paddocks, stalls, barns, and pristine pastures. The house is well maintained and has 4 bedrooms, 4 full and 2 half baths, a large office, an exercise room, and a very large laundry room. It is a great entertainment facility with a huge kitchen offering 2 commercial size refrigerators, 2 full sinks, an industrial stove, multiple ovens, and built-in warming drawers. There is an entertainment room with a pool table and plenty of

room for additional game tables and comfortable seating in front of the fireplace. It has a 50 KW generator for power outages. There are 2 houses for ranch help and numerous out-buildings for storage.

<b>County:</b> Montgomery	<b>MLS#:</b> 63866469	<b>Year Built:</b> 1982/Appraisal District
<b>MCAD ID:</b> R291775 –home	<b>Property Type:</b> Country Homes/Acreage	<b>Bldg SqFt:</b> 7,400
<b>MCAD ID:</b> R33539 – Approx 116 Acres	<b>Subdivision:</b> None	<b>Bedrooms:</b> 4
<b>Legal:</b> A0025 Lindley Joseph, Tract 16, 17-C	<b>Road Surface:</b> Asphalt	<b>Baths:</b> 4 full / 2 half
<b>Mkt Area:</b> Lake Conroe Area	<b>Road Front:</b> County Maintained	<b>Stories:</b> 2
<b>Acreage:</b> 116.640 Acres	<b>Topography:</b> Rolling	<b>Style:</b> Ranch
<b>School District:</b> Willis	<b>Land Use:</b> Cattle Ranch, Horse Farm, Leisure Ranch	<b>Improvements:</b> 2 or More Barns, Cross Fenced, Fenced, Pastures, Stable, Storage Shed, Tack-room

## Pricing Information

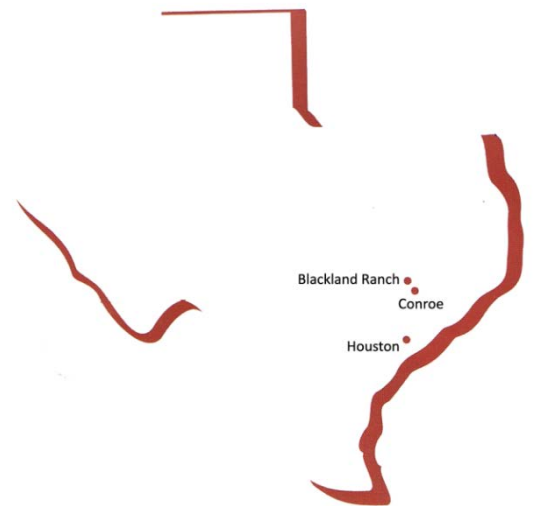
Life at Blackland Ranch is always intriguing; it may be lavish or rustic, but it is always comfortable. Whether you choose ranching, raising thoroughbreds, hunting, other recreation, entertaining or enjoying nature's solitude, it offers the fulfillment of dreams.

**Price:** \$3,850,000

**Land Price per Acre (approximately 100 acres):** \$21,000

**Improvements including house, fencing, & outbuildings:** \$1,750,000

**Tax Exemptions:** Agriculture, Homestead



Experience the Solitude of Blackland Ranch

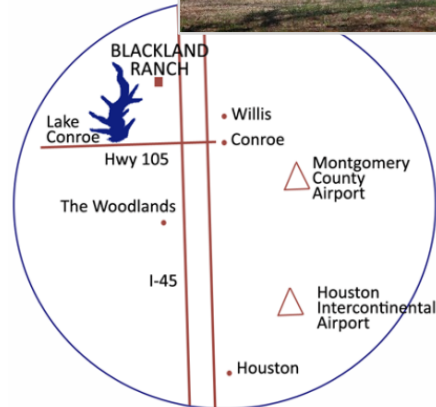


## About Blackland Ranch

The pace of the country, the tranquility of the land... so close to the business and culture of Houston and yet peacefully far. The tract of 116.640 acres is only 45 minutes from Houston Intercontinental Airport and only an hour's drive to almost anywhere in Houston. The Montgomery County Airport, only 15 miles away, has 6,400-foot landing strip with a precision instrument approach for private planes and jets. The enchanting trek off Interstate 45 to the ranch takes you through rolling hills on byways with names such as Old Danville and Shepherd Hill Road, in themselves indications of this area's historic past.

## Fully Sustainable

Blackland Ranch is a fully sustainable property. It boasts a 50kw generator that can run the entire property in the case of a power outage. The property has its own well and septic system and the electricity is provided by Entergy.



## Contact

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*Experience the Solitude of Blackland Ranch*