

AMENITIES

17391 Penick Rd.
Waller, TX 77484

PROPERTY

- ✓ 50.23 Unrestricted acres
- ✓ Ag exemption in place
- ✓ Hay pasture
- ✓ 36 ft x 12 ft Run-in with a 12 ft overhang
- ✓ Oversize septic system
- ✓ Fully fenced & cross fenced
- ✓ 14 Grass paddocks
- ✓ 80 ft Round pen with solid wood walls & LightFoot Footing
- ✓ 20 ft x 40 ft insulated storage shed

BARN/ARENA

- ✓ 100 ft. X 250 ft. Insulated barn Built in 2016 with 18' eave height
100 ft. X 225 ft. arena (100 ft. X 200 ft. covered) with mirrors, lights, heavy compacted sandstone base, LightFoot footing & TruTex footing added in March 2023
High pressure water line runs along the west side of arena
Concrete aisle
7 Custom built stalls w/yokes (1 Foaling stall) with runouts & 2 oversized runouts
Each stall is matted with individual switch operated fans
Wash stall with hot & cold water
Grooming bay
AC & heated tack room/rider's lounge with half bath, washer & dryer hook-up & mop sink
Grain room with roll-up door
Laundry room
Office
One bedroom, one bath apartment upstairs that overlooks arena
- ✓ 100 ft. X 75 ft. Insulated barn built in 2016 with 16' eave height
Partial concrete aisle
12 Custom built stalls w/yokes (1 Foaling stall), 10 stalls with runouts & 2 oversized runouts
Each stall is matted & individual switch operated fans
2 wash stalls with hot & cold water
3 Grooming bays
AC & heated tack room/rider's lounge with full bath, washer/dryer hook-up & mop sink
Upstairs storage
Loose shavings storage
This barn offers the ability to be extended an additional 25 feet
- ✓ Both barns are oriented north - south, allowing protection from northerly wind