



MOCK RANCHES  
kw  
HOUSTON

**32634 FM 1736 ROAD, HEMPSTEAD, TX, 77445**  
WALLER COUNTY

**84± ACRE | \$4,000,000**



MOCK RANCHES | FOR SALE

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WALLER COUNTY



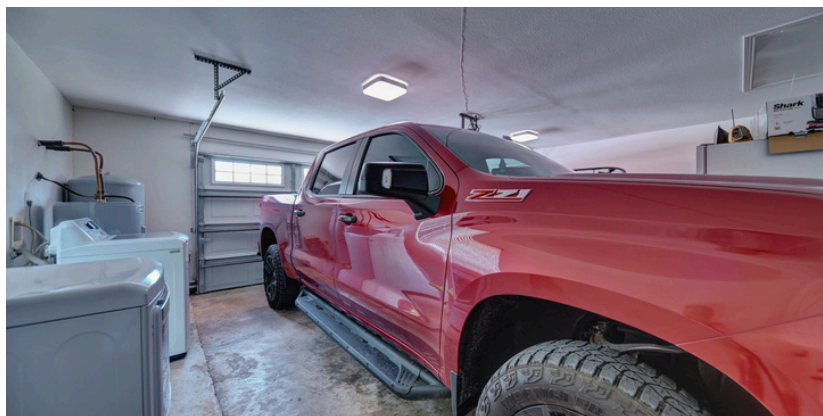
All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

# 32634 FM 1736 ROAD, HEMPSTEAD, TX, 77445

## WALLER COUNTY

### PROPERTY DESCRIPTION.

Welcome to your own slice of paradise in Waller County on FM 1736, Hempstead, TX! This stunning property spans 83.9 acres of pure Texas beauty, with a remodeled 3 bed 2 bath 1363 sqft ranch style home, offering the ideal blend of tranquility and natural splendor. With 2800 ft of road frontage and community water available this is a great opportunity for development as well. As you arrive, you'll be captivated by the lush grass that blankets the landscape with 3 ponds, cross fencing, and several shelters for the livestock. Whether you dream of raising livestock, or simply enjoying the wide-open spaces, this property offers endless possibilities. Located in Waller County, this parcel of land provides a peaceful retreat while still being within reach of modern conveniences. It can be subdivided or held onto as an investment. Current lease for cattle grazing and hay cutting can transfer with sale.



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**PROPERTY TYPE:**

*Acreage, Cattle Ranch, Commercial Acreage, Equestrian Property, Farm, Home with Acreage, Ranch*



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**PROPERTY FEATURES:**

Home, Corrals, Barn, Water Well, Electricity, Rural Water, Pond



Property Lines Estimated

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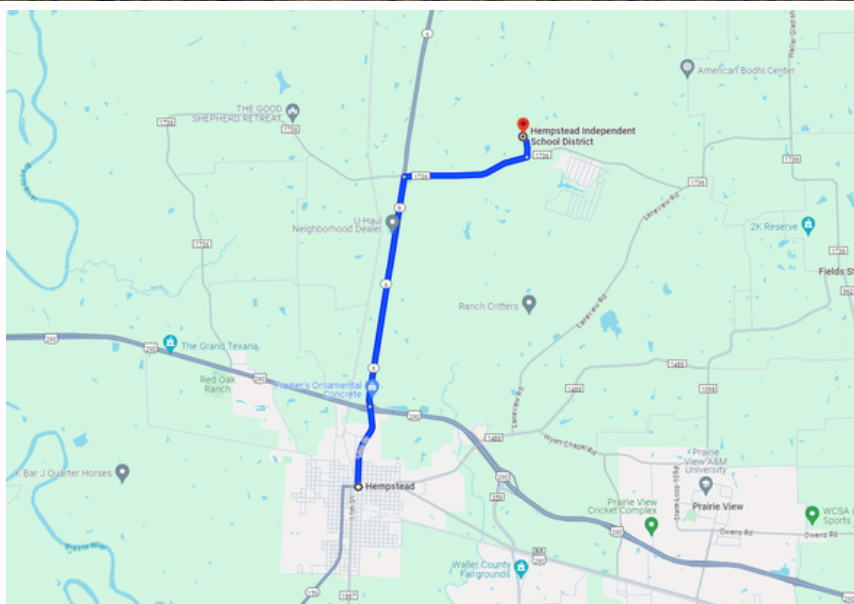
## WALLER COUNTY



[CLICK IMAGE FOR THE INTERACTIVE MAP](#)

### DRIVING DIRECTIONS.

HWY 290 TO HWY 6 RIGHT ON FM 1736  
GO PROPERTY ON 1.8 MILES ON FM 1736  
ON THE LEFT



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# BRANDON STEPHENS

## Land Specialist

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HOUSTON



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# Ranch. financing made simple



### WINNIE OFFICE

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Anthony Vaughan

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