



TWISTED X RANCH

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Unique aspects of property:

- Location-less than 50 miles from Houston; minutes from Highway 290.
- Easy access-frontage and access on FM 359
- Pine tree lined drive throughout property-absolutely beautiful!
- High yield hay pastures
- Optimum mix of pasture and trees
- 3 Mile Creek-spring fed, runs year around
- Other creeks and springs on property.
- Several ponds on property
- Fenced and cross fenced with high quality material.
- Paddocks with loafing sheds
- Interior ranch roads
- Unique 3 bedroom, 2.5 bath home with office. This home is uniquely designed and finished-it is a must see. Owners transformed a metal building into this lovely home. Exterior has limestone and wood finishes. Kitchen and living areas are open and flowing. Kitchen has granite counters, 5 burner gas stove top, double ovens, custom cabinets and decorative pantry. Office is on main level with 4 phone lines and satellite internet. Bedroom could be other office or living area. Upper has two master suites with 2 master baths or master bedroom with living area. Fireplaces up and down. 2 large bay garage/shop area and covered carport area.
- Desirable sites throughout ranch to build a trophy home.
- 12 Stall Barn with 2 tack rooms, feed rooms, kitchen, baths, 2 wash areas. Barn is insulated and cool in the summer. Covered canopy for entertaining or just relaxing. Pipe arena is lighted. Working chutes, round pen, horse walker and additional paddock areas around barn.

This is truly an exceptional, turn-key ranch property. Of the many ranches I have seen in Waller County and surrounding areas, this ranks at the top-there are so many features that are just not found on other properties.

Twisted X Ranch is offered as three possibilities. The entire ranch of 322 +/- acres can be purchased for \$3,827,500 or everything described above is included on 185 +/- acres and can be purchased for \$2,497,500. The northeast 133 acres can be purchased for \$1,330,000.





One hay pasture



Hay pasture



12 Stall Barn



One isle way in barn



Entertainment Canopy of Barn



Pipe arena has lights



One Drive



Pasture



Pine tree lined drive throughout Ranch



Master living area-upstairs



Limestone and Wood exterior

Befka Rd

359



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Pointer 30°02'11.12" N 96°01'40.01" W elev 184 ft

Streaming ||||| 100%

Eye alt 6602 ft