



FM 1452
MADISONVILLE, TEXAS
MADISON, COUNTY

*H*ave you thought about owning a ranch that was an easy drive from your Houston home? A place where you could go with your family and enjoy the “quiet” and actually see the stars at night. Have those cattle you’ve always wanted, count the new calves as they are born, help with the spring branding...A place you can ride your horses for hours over beautiful pastures, through creeks, stands of trees, OR, train in a covered arena facility that is so fantastic that you can have your own horse event or a rodeo!





PROPERTY DETAILS

Acreage: 2928.25 Acres of Rolling Hills,
Improved Pastures, Trees, Creeks,
26 Ponds, and a 7 Acre Lake.

Location: Madisonville, TX

Covered Riding

Facility: Premier 275'x175' Indoor Riding
Facility with 16 Stalls, Office Space,
Apartments, Entertainment Area,
Cattle Holding Pens.

Horse Barn: 10 Stalls, Center Aisle, with Pipe
Runs. Pipe Traps

4 Metal Barns: For Hay and Equipment Storage

Fencing: Pastures with Pipe Fencing and
Loafing Sheds.

Comfortable 3 Bd/2 Bath Brick Home on Hilltop
with Pool-Long Distance Views.

- Lighted Cutting Pen and Horse Walker
- Heavy duty cattle working facilities with hydraulic
trim tilt squeeze chute, 10,000# True Test scales
- Numerous ancillary metal equipment and storage
buildings.
- Rental/worker's houses
- Excellent yields on hay production and high
carrying capacity for cattle.

FOR MORE INFORMATION

Contact Deitra Robertson

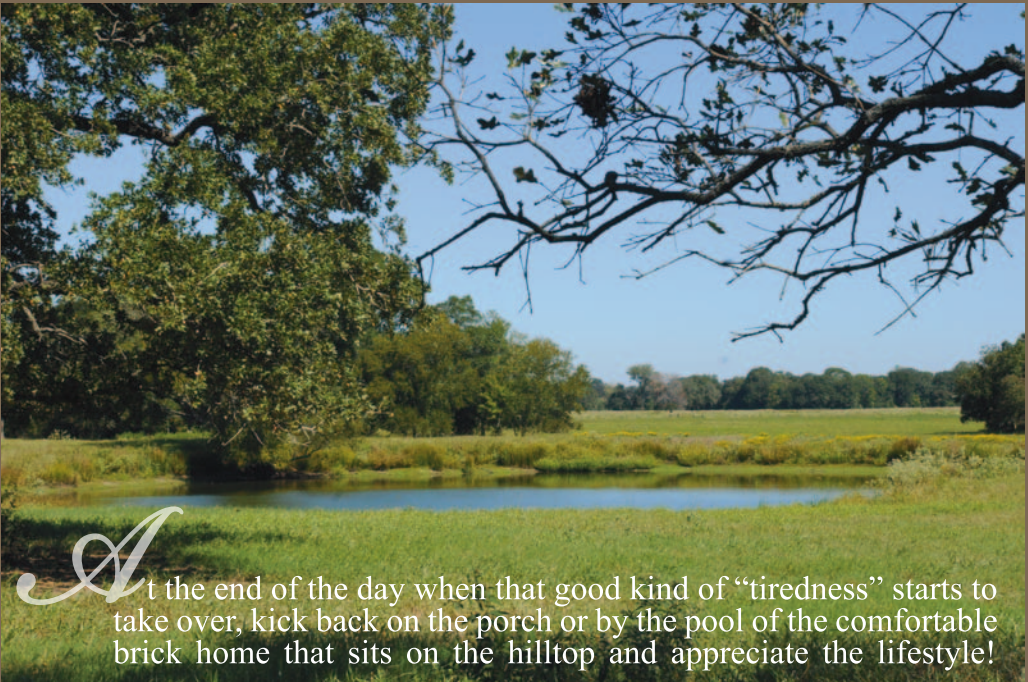
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The improved pastures allow you to run a cow/calf or stocker operation. There are four large hay storage barns to house the hay that is grown on the ranch.



*A*t the end of the day when that good kind of "tiredness" starts to take over, kick back on the porch or by the pool of the comfortable brick home that sits on the hilltop and appreciate the lifestyle!



2,928 Acres
Offered at \$12,298,650