

# Features & Updates

• 36089 Thompkins Rd. • Hempstead, TX 77445 •

**Make this Highly Improved 20 Acre Ranch Estate Yours Today!**

**This Ranch offers 15 Acres of Organic Bermuda Hay producing Pastures with pipe fencing & a Home on 5 fully fenced Acres! This property has so much to offer, including: an Iron Gated Entry, a 36X36 5-Stall Horse Barn with lights, fans, water to all stalls, a Feed/Tack room with a dirt alleyway & French drains!**

**The 24X30 Haybarn has concrete floors, electricity & water, plus a 21X56 Covered Dog Kennel with concrete floors offering a full wash station, a sink, washer, dryer, AC & Heat! The 6X17 Chicken Coop was fully remodeled with wire floors.**

**The 2 Story Ranch home features 3 Spacious Bedrooms (Master Upstairs), 2 Baths, a Study, 2 Car Garage & a Flex Room w/A/C! Home was Remodeled in 2006 w/all new wiring & 2 new panels, new plumbing, A/C Ductwork, a laundry chute & new upstairs windows shades. Detached Garage has 5 Bays: 2 Car w/doors, 1 workshop & 2 bays w/A/C! Too Many Features to List, You Must See For Yourself!**

**Bring Your Horses & Cattle!!**

## Property Includes 2 TAX ID's:

**ABS A311000 A-110 J CLARY TRACT PT 35 ACRES 5.0 P/O 20.00 AC  
(Parcel ID: 311000-035-000-200)**

**ABS A311000 A-110 J CLARY TRA CT PT 35 ACRES 15.0 P/O 20.00 AC  
(Parcel ID: 311000-035-000-100)**





**\*\* EXCLUSIONS:**

- Washer
- Dryer
- Dog Kennels
- Pens
- Fireplace Screen
- Tv's
- Wall Mounts
- 2020 Hay Crop, allowing Seller's Hay man the right to enter the hay field to perform his work at any time. The Hay man has been promised the 2020 Hay Crop & the Seller will settle the bill directly with him once the season is over

