**Extra’s Do Not Miss - 18481 Elm Creek Road in Moody, TX!**

Beyond the main residence, this property truly shines with its impressive array of amenities:

* **Exceptional Horse Barn/Stable & Livestock Facilities:** A substantial **barn with 20 adjustable size stalls** and 2 dedicated **tack room** caters to all your equestrian needs. An Office, a Wash Room with Hot Water Heater New Electrical and Plumbing thru out barn. Stalls are equipped with plugs for fans and lighting. Water lines ran to stall areas. Concrete Alley way . Each side of Stables open up to a separate Paddock area or catch pens perfect for livestock and horses. The property is thoughtfully **cross-fenced with multiple paddock pastures**, providing ample space for horses, cattle, or other livestock to roam safely allowing you to rotate pastures for optimal grazing. Separate Water shut off to barn. Separate Electrical meter for barn and Guest House, shop area. Each crossed fence area has the availability to water and a lein too or equipment stall.
* **Prime Agricultural Potential:** 10 acre Coastal  **hay pasture** offer excellent opportunities for hay production, contributing to the self-sufficiency of this remarkable ranch. Last year approximately 515 square bales and 23 round bales production.
* **Dedicated Farm & Equipment Storage:** 3 separate **farm equipment barn** provides generous space for all your machinery, tools, boats, campers and storage needs, ensuring everything has its place.
* **Gardener's Delight:** Cultivate your green thumb in the designated **garden area**. Rain Harvest system, green house, Equipment Barn, water faucet, electrical outlets and Fruit Trees all located near the other for your garden dream.
* **Productive Chicken Coops:** Fresh eggs are just steps away with well-maintained **chicken coops**, perfect for sustainable living. Different chicken houses for each stage, brooder box, coop and run for older chickens, Nesting coop all located near each other equipped with electric and water faucet.
* **Abundant Water Sources:** A serene **stock tank with a dock** not only enhances the scenic beauty but also provides a vital water source for livestock and opportunities for fishing and recreation. Catch catfish from your beautiful built dock , and watch the duck and geese waddle freely around the area. Fenced Duck house allows baby duck to grow safely .

**Key Features At A Glance:**

* 5 Bedrooms, 3 Bathrooms- Huge open floor plan , Master and 3 bedrooms down stairs , large office , hobby , or game room down stairs with separate entrance area
* 2,406 sq ft Main Home with Storm Cellar and Outdoor Shower
* 12.26 Acres of Well-Maintained Land
* Large Open Kitchen & Living Area with Vaulted Ceilings & Fireplace
* 2- Enclosed Screened Porches, 3 Open Porches
* Huge Guest House or Workshop with Full Bath, washer dryer ,kitchen area , mini split AC & Spray Closed Cell Insulation with 5 to 6 covered parking , storage area
* **Barn with 20 adjustable stalls, 2 tack rooms, office , wash room with Hot Water, plugs for fans, new electrical, new plumbing, concrete alley, each side turns out to separate paddock areas.**
* **5 or 6 Crossed Fenced area has a lein too, or multiple stall area , water and grazing**
* **Coastal Hay Pastures for production of approx. 515 Hay bales, 23 round bales yr 2024**
* **Garden Area, Green House with Electric, Covered Farm equipment barn, rain water harvest and water faucet and fruit trees**
* **Multiple Chicken Coops for different chicken stage, Nesting , laying and brooding coop**
* **Cross-Fenced with Paddock Pastures with water access and Lein too**
* **Stock Tank (Pond with Dock) 14 deep , duck coop and duck run**
* Additional Storage Buildings & Storm Cellar, Outdoor shower
* The land itself is exceptionally well-maintained with rolling topography and offers picturesque views, completing the idyllic country setting.
* Welcome to a truly exceptional 12.26-acre property designed for the ultimate country living experience, perfectly situated in Moody, Texas. Located conveniently 18 miles to Temple,Tx. 11 minutes from I 35. This immaculately maintained estate offers a rare blend of comfortable living, equestrian facilities, agricultural potential, and endless recreational opportunities. This property has so much to offer Barns, Guest Suites, Workshops, 4 Lein too, Stalls, equipment barns, Chicken Coops, Duck Coops, Garden areas, Green Houses, Stock tanks, Crossed Fenced , Coastal Pasture, Storm Cellar just to name a few.
* Read more detail below. Lets start with a separate **guest house** w private accommodations for visitors, extended family, or potential rental income. Mini Split AC, open floor plan, separate electrical meter, separate water shut off valve, full bathroom, Kitchette area, washer dryer area and open floor plan for you to finish out to suit your individual needs. You could also use as an office space or Heated / Cooled Workshop , hobby shop, or Man Cave. Attached 5 covered parking areas for boats, campers, trailers, vehicles, or farm equipment. The list is endless on this property.

The charming 2,406 sq ft, 5-bedroom, 3-bathroom all-brick home greets you with its inviting two-story design. Step inside to discover a spacious, open kitchen with abundant storage, flowing seamlessly into an extra large living area featuring vaulted ceilings and a cozy fireplace – ideal for gathering with family and friends. The thoughtfully designed layout places 3 bedrooms, including the master suite, downstairs for convenience and privacy. Upstairs you will find two guest bedrooms with a jack and jill bathroom. Downstairs to the right side of the home with a separate access is a large office area, hobby room , or game room. Could also be used as a 6th bedroom. HVAC less than 5 years old, New roof, New windows, New Gutters, New Water Heaters and Cleaned Ductwork !

Schedule your private showing today and experience the charm and functionality of this incredible Moody property!