



922 FM 80 S, Donie Tx

- 2 bedrooms, 2 full bathrooms, 1200sqft, spray foam insulation, Built 2007
- Kitchen & bathroom updates & plantation shutters
- Master Spa: Swim spa with hot tub (2022)
- Gas: On-demand water heater & fireplace w/ remote (temperature controlled)
- 30 solar panels (owned since 2022): electric bill: avg \$33.00/monthly
- Workshop on slab w/ electric & 3 roll-up doors: 48' x 48' which includes 3 horse stalls, a tack room, a tool room, & hay storage
- Additional stalls: 40' x 18' connected to Conex storage container.
- Conex storage containers (3 total)
- Open Equipment Shed - 30' x 20'
- Open Equipment Shed - 58' x 40'
- Carport attached to home - 20' x 20'
- Pre-fab equipment covers (3)
- Two stock tanks
- Pest control maintenance: annually treatment (Mexia Pest Control)
- Utilities:
 - Navasota Valley Electric & solar panels
 - South Freestone Water Co-op
 - Frontier Waste
 - ACI Global (internet)
 - Nelson Propane

Property Description

Attention Horse Enthusiasts!

For relaxation and recreation, the property includes a swim spa with a hot tub, perfectly placed to make the most of the scenic outdoor setting. Imagine ending your day with a relaxing soak under the open sky, surrounded by the natural beauty that envelops this haven.

The property is designed for those who appreciate outdoor living. Featuring two well-constructed equipment barns, it meets all storage and functionality needs for farming machinery and outdoor gear. The barns, coupled with five well-maintained stalls, are perfect accommodations for your equine companions, ensuring they're housed comfortably year-round.

Equally impressive is the lush pasture perfect for grazing, offering an ideal environment to support horse health and well-being. Two picturesque ponds add a touch of serene beauty to the landscape, inviting moments of relaxation and reflection amidst nature's beauty.

The residence itself boasts an intimate yet spacious layout with two cozy bedrooms and two modern bathrooms, a perfect setup for a peaceful lifestyle. The heart of this home is designed to offer comfort and style, seamlessly integrating indoor and outdoor living spaces.

Equestrians will appreciate the property's numerous features dedicated to horse care and management. There are two well-maintained equipment barns providing adequate storage for tack, feed, and equipment. In addition, five individually constructed stalls are available, each offering ample space and protection for horses. The lush pastureland is ideal for grazing, ensuring that horses and other livestock have plenty of room to roam and graze.

Explore the charm of this 39+ acre property, perfectly designed for equestrian enthusiasts & other livestock. Lush open pastures, mature shade trees, and 2 ponds provide the ideal landscape. The spacious 48'x48' workshop has 3 roll up doors on one end and 3 stalls, tack room, tool room, and hay storage on the other. Two equipment barns, 2 additional stalls, and 3 convex containers, providing adequate storage for tack, feed, and equipment. Pipe fence and gated entrance at the front for security. The residence itself has two bedrooms, two bathrooms and an outdoor living space with a

covered porch open deck. Adding to its charm, the home features a luxurious swim spa with a hot tub, perfect for relaxation after a day spent outdoors. Situated along FM 80, this property's road frontage provides convenience and is easily accessible from major routes. Countless opportunities on this country estate.

TX Horse Properties (examples)

1.

HIGHLIGHTS INCLUDE:

- Heated pool with stunning country views
- 60×40 workshop with an attached efficiency apartment — perfect for guests, rental income, or a home office
- 60×120 riding arena ready for barrels, roping, or training
- Cross-fenced for livestock — bring the horses, cattle, & other livestock
- Large covered patio ideal for relaxing or entertaining
- Ag valuation in place for lower taxes
- Hunting allowed with abundant wildlife

Located in the sought after La Vernia ISD, this is one-of-a-kind property ready for it's next owner. 30 miles South East of Downtown San Antonio

2.

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