

# WALLER COUNTY LAND COMPANY

Established 1985

Waller Office: 936.372.9181

Hempstead Office: 979.826.4133

## 17391 Penick Rd - List Price: \$2,600,000

Property Type: Commercial, Residential

[VIEW ON MAP](#)

### Description:

FIRST CLASS HORSE FACILITY, Fenced & x-fenced 50.23 acres set up for boarding, riding & horse training. This facility currently specializes in Dressage. The property includes 2 fully insulated barns (100' X 250' & 100' X 75') & a 20' X 40' insulated storage shed. The larger barn houses a 100' X 200' covered arena w/lights, LightFoot & TruTex footing, 7 custom built stalls (1 Foaling stall) w/runouts, hot & cold wash stall, grooming bay, office, a/c & heated tack room/rider's lounge w/half bath & an upstairs 1 bdrm 1 bath apartment overlooking arena. The 2nd barn houses 12 custom built stalls (1 Foaling stall), 10 w/runouts, 2 hot & cold wash stalls, 3 grooming bays, a/c & heated tack room/rider's lounge w/full bath. There is an 80' round pen with solid wood walls & LightFoot footing, 14 grass paddocks, hay pasture, 36' X 12' run-in & oversize septic system. Ag exemption in place. There's so much more. See attached Amenities List. Located 3 miles south of Hwy 290 w/easy access to Hwy 99. No flood plain.

Acres: 50

County: Waller

List Price: \$2,600,000

State: Texas

City: Waller

Zip: 77484

Debbie Jones



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