

17391 Penick Rd.

Waller, TX 77484

Amenities List

- 50.23 Unrestricted acres
- Fully fenced & cross-fenced
- Ag exemption in place

- 100 ft. X 250 ft. Insulated barn Built in 2016 with 18' eave height
 - 100 ft. X 225 ft. arena (100 ft. X 200 ft. covered) with mirrors, lights, heavy compacted sandstone base, LightFoot footing & TruTex footing added in March 2023
 - High pressure water line runs along the west side of arena
 - Concrete aisle
 - 7 Custom built stalls w/yokes (1 Foaling stall) with runouts & 2 oversized runouts
 - Each stall is matted with individual switch operated fans
 - Wash stall with hot & cold water
 - Grooming bay
 - Airconditioned & heated tack room/rider's lounge with half bath, washer & dryer hook-up & mop sink
 - Grain room with roll-up door
 - Laundry room
 - Office
 - One bedroom, one bath apartment upstairs that overlooks arena

- 100 ft. X 75 ft. Insulated barn built in 2016 with 16' eave height
 - Partial concrete aisle
 - 12 Custom built stalls w/yokes (1 Foaling stall), 10 stalls with runouts & 2 oversized runouts
 - Each stall is matted & individual switch operated fans
 - 2 wash stalls with hot & cold water
 - 3 Grooming bays
 - Airconditioned & heated tack room/rider's lounge with full bath, washer/dryer hook-up & mop sink
 - Upstairs storage
 - Loose shavings storage
 - This barn offers the ability to be extended an additional 25 feet

- 20 ft. X 40 ft. insulated storage shed
- 36 ft. X 12 ft. Run-in with a 12 ft overhang
- 80 ft. Round pen with solid wood walls & LightFoot footing
- 14 Grass paddocks
- Hay pasture
- Oversize Septic system
- Both barns are oriented north - south, allowing protection from northerly wind