



**For Sale** on Market

# \$399,000

Call 7138840322 Today!

## 0 HACKAMORE RD, SIMONTON, TX 77476

REDUCED for YOU! Take advantage of this Amazing 6.5 acre Ranch in an Equine community, where you can experience free roaming chickens, goats, alpacas, emu's, ponies & horses! Asphalt road frontage on 2 roads, CREATE your dream ranch! Existing barn, 44 X 24 feet w/ 12-foot overhang for stalls or storing machinery, the barn boasts a cement slab, Large roll-up door, tack/feed room & built out loft w/ stairs, additional storage. Deep WATER WELL has REAL Water!! Fort Bend County's acquisition of the edge of the property for a new road called Boothill Bypass Road, offers this property exceptional value to be more significant making this a double corner lot with a potential of a 3 point access on Hackamore, Buckskin and the new Boothill Bypass Roads. Dotted with clusters of trees & open grazing w/ ample riding areas makes this property ideal for horses and cattle. Located within the LCISD school district w/ schools in Fulshear, shopping convenience to Fulshear, Katy, Sealy & Richmond. About 45 mntes to downtown Houston!

### GENERAL DESCRIPTION

- Subdivision:** Brazos Valley
- Property Type:** Lots
- Lotsize:** 131,116 / Appraisal District
- Maintenance Fee:** \$300 / Annually
- Market Area:** Fulshear/South Brookshire/Simonton
- Key Map:** 520P
- MLS# / Area:** 55864587 / 30



**Presented By**  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

**Listing Broker**  
**Realm Real Estate Professionals - Katy**

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Visit <https://www.har.com/55864587> for more information