

Presenting
10430 Pless Road
Cat Spring, TX 78933

Offering a Pleasant Departure from the Ordinary is what you will find at this Amazing 79.377 acre tract located in the Prestigious Cat Spring area, boasting a main house, guest house, Barndominium/Apartment a huge 8000 sq. ft. Morton metallic building, 6 horse stalls, tack room, hay storage and other outbuildings. Bring the whole family and extended family too, as there is plenty of accommodation for all!!! So, what would you do here? How does fishing in the +/- 4 acre lake, or horseback riding, or hunting, or clay pigeon shooting, 4 wheeling, or attend to your cattle. Possibilities are Endless! If all that sounds too energetic, just lounge or soak in the swimming pool or on the cold days, light a fire in the nice stone fire pit and take in the fantastic views this property has to offer.

How about the added bonus of having road frontage on Pless Road (Main Entrance) and FM 1094! Being Located just 10 miles from Sealy, provides a nice quick return to the City on Monday morning if need be. Only problem is that you won't want to leave! This Ranch, with its numerous improvements makes this the perfect choice for full time living or as your weekend or corporate retreat from the hustle & bustle of city life.

Professionally Marketed by

Nicola Hammett, Broker Associate, CRS

979.733.4594 - NicolaHammett1@gmail.com

Coldwell Banker The Ron Brown Company
930 Walnut Street, Columbus, TX 78934

Land

*79.377 +/- Acres of Land Scattered Trees & Pasture
+/- 4 Acre Lake
Fenced and Cross Fenced*

Main House

*Limestone - 2888 Sq. Ft. - Built 2003 (Per ACAD)
3 Bedroom - 2.5 Bathrooms
Spacious Living Room & Formal Dining Room
Gourmet Kitchen with Tile Breakfast Bar - Pine Cabinets
Stainless Steel Appliances
Bonus Room/Air-Conditioned Glass Enclosed Porch
Flooring - Wood - Tile - Carpet
Solid Wood Interior Doors
Double Pane Windows
2 Car Attached Garage
Swimming Pool with Jets and Cascading Waterfalls (2006)
Flagstone Patio (2006)
Flagstone Fire Pit (2006)
Covered Patio - Composition Roof
Water Well, Septic System, Central HVAC & Propane*

Guest House - (Self Sufficient)

*Built 1955 - Composition & Metal Roofing
647 Sq. Ft. (Per ACAD)
Living Room
Kitchen with Small Dining Area
1 Bedroom - 1 Large Bathroom
In-House Laundry
Flooring - Wood - Vinyl
Nice Front and Rear Porches
Water Well, Septic and Central HVAC*

Apartment in 8000 Sq. Ft. Metallic Building (Barndominium)

780 Sq. Ft. (per ACAD)

Built 2006

Living/Dining Combo

Full Kitchen with Granite Breakfast Bar

1 Bedroom

1 Large Bathroom

In- House Laundry

Flooring - Wood - Tile

Central HVAC

Same Well and Septic that Services Main House

Morton Metallic Outbuilding

Houses the Apartment above

8000 Sq. Ft. including Overhang (100' x 80' Per ACAD)

Built in 2006

Concrete Slab

8 Large Doors (4 Doubles)

Storage Above Apartment Area

Built in Work Benches

Commode Room

YOUR COUNTRY RETREAT AWAITS!

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Abstracts

Sources: Esri, HERE, DeLorme, USGS, Harmap, Increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

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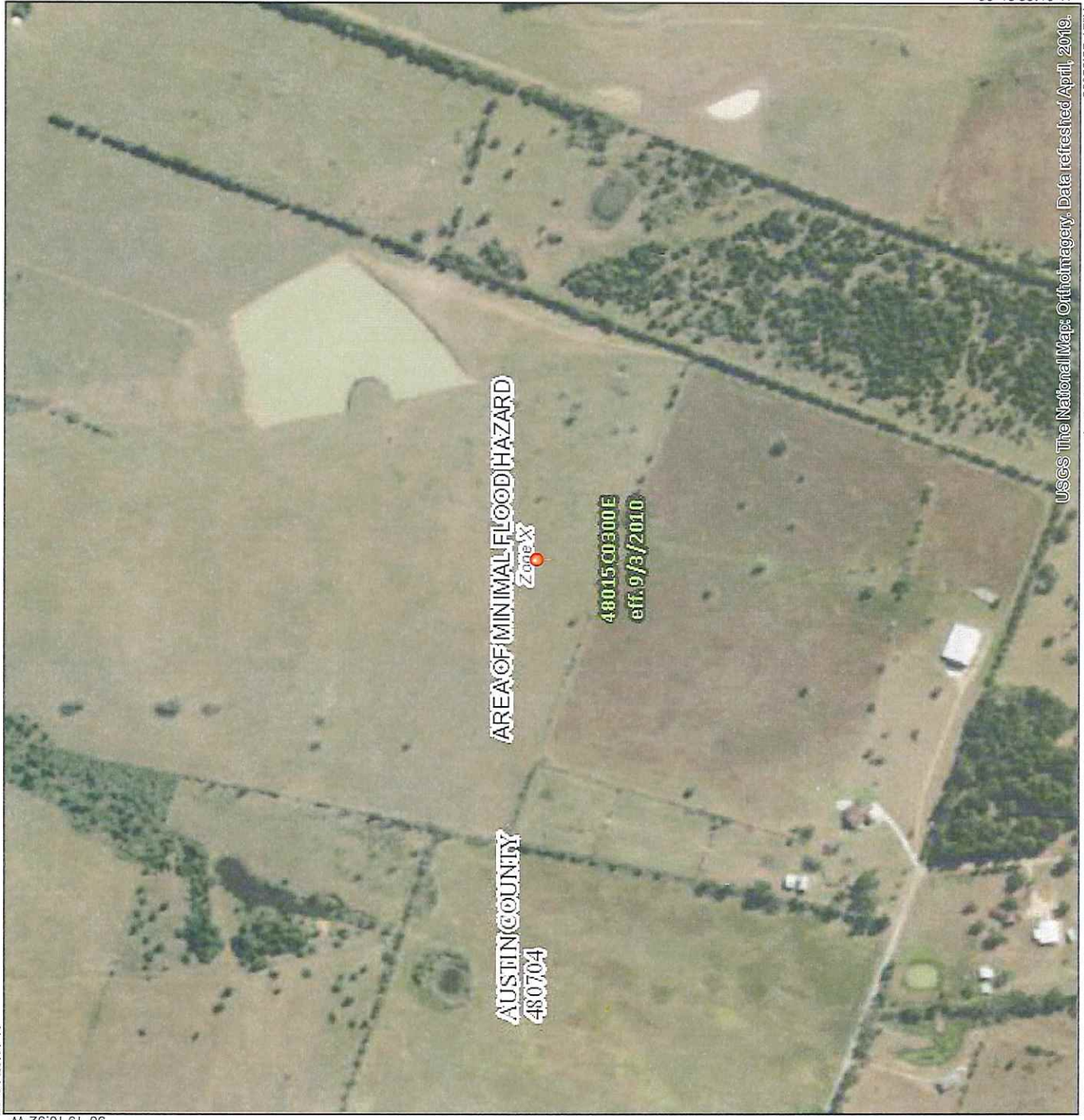
An aerial photograph of a large, irregularly shaped land parcel outlined in red. The parcel is situated in a rural area with surrounding fields and some buildings. A scale bar at the bottom indicates distances from 0 to 2000 feet. The text "DJR" is visible in the upper left quadrant of the parcel. The parcel is located near a road labeled "PLESS RD" and a creek labeled "CREEK". There are several small blue areas within the parcel, possibly representing water or wetlands. The surrounding area includes other fields, some trees, and a few buildings.

Heritage Texas
876.666.6666

National Flood Hazard Layer FIRMette



29°51'26.37"N



USGS The National Map: Orthimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X
- Future Conditions 1% Annual Chance Flood Hazard
Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee
Zone D

OTHER AREAS

- Area of Minimal Flood Hazard
Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard
Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/21/2019 at 1:02:05 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.