

# M&K Ranch

## Complete Property Description

For the first time, the iconic M&K Ranch is being offered to the public. The neatly expansive property encompasses 170.6 acres carefully carved from the historic 4,000+ acre Nine Bar Ranch in Waller County. In recent years, Waller County has gained tremendous popularity as a quality destination for those seeking the rural lifestyle within minutes from downtown Houston and surrounding areas. The property is quietly nestled one mile down the paved Kelley Road off of Highway 6, just 2 miles North from the intersection of Highway 6 and Highway 290 in Hempstead, Texas. The beautiful views, rolling terrain, productive ranchland and easy drive time to Houston or Austin make M&K Ranch truly one of a kind. Constructed with family entertainment and functional cattle ranching in mind, this property offers endless possibilities!

**MAIN HOUSE:** The main house includes 3,650 square feet of timeless Austin stone classic ranch luxury! This custom built 4 bed, 3 bath stone home was constructed in 2001 with master wing remodel in 2021. From the outdoor kitchen, gorgeous pool and cabana, the back porch entrance opens into the kitchen and utility/office space. Notable home features include high ceilings, custom wood floors, granite counter tops, stone fireplace and crown molding to name a few. Entertain guests in the multiple dining spaces along with guest quarters!

**GUEST APARTMENT & GARAGE:** Above the expansive three-car garage features two of the beds and a one bath guest apartment with extra sleep space for children. The upstairs guest bedrooms are located next to the main home offering ample comfort and privacy for additional family and friends. Invite company to relax by the pool and spend nights in their own private apartment. Have family members home for a college weekend or provide sleeping space for extra holiday guests. Great consideration for privacy and comfort have been thoughtfully constructed in this extra living space!

**PARTY BARN:** Enjoy the company of family, friends and guests in the spacious 50X136 square foot "party barn"! Attractive elements on the first floor include an open concept design with two bedrooms/offices, stained concrete flooring, entertaining kitchen, huge pantry, walk-in shower/restroom and custom home theatre room. Upstairs includes a flex room currently utilized as a children's play area, guest bed and ample heated/cooled storage! From family gatherings, corporate events, church activities, extra guest living or just a hang-out away from the main house – the versatility of this improvement is vast. One additional favored feature of this party barn is the custom home theatre, ready for cozy movie nights complete with engineered floor and full sound system. Fun awaits!

**POOL & CABANA:** Showcased behind the main house is the relaxing saltwater pool complete with storage cabana and custom stone outdoor kitchen! Outdoor enthusiasts will appreciate the attractive landscaping, storage building, fruit trees and more. Careful consideration to lawn and landscaping irrigation throughout the property is designed for easy management.

**RANCH BARN:** M&K Ranch includes an original well maintained Nine Bar Ranch structure. The approximately 50X80 square foot metal barn is rich with history but managed with function. This barn includes covered cattle working pens, equipment storage and closed in storage space/workshop. Additional shade provides cover for the sunny Texas workdays. Cattlemen will appreciate the fenced lanes that allow sorting livestock simply and efficiently.

**PASTURE CROSS-FENCING:** Livestock enthusiasts will appreciate the cross-fencing design including 15 pastures with 60 ft wide lanes and concrete water troughs throughout. Rotational grazing has benefitted the owners for many years. Improved Coastal Bermudagrass produces ample hay production and supports a 60+ mature cow/calf operation comfortably.

**WATER & RECREATION:** M&K Ranch features a true Sportsman's dream lake with over 9 acres of superior Bass fishing complete with pier and quick access by car or ATV. There is a water well that reliably serves the main home and pasture water troughs.

**WORKSHOP:** Near the 9+ acre lake sits a 1,500+/- square foot green metal workshop complete with concrete floor, equipment storage, roll-up doors, closed in workspace and electricity. Access to this barn can be reached near Stagecoach road (or from the main improvements and pastures).

**ROAD FRONTAGE:** Over 2155 ft. of gravel road frontage on Stagecoach road pose easy ranch access and versatile future use. Ranch access points are located on Kelley Road and along Stagecoach Road. Surrounding landowners are large land ranchers.

**MINERALS:** Minerals negotiable. Contact Listing Agent for additional information regarding the minerals.

**DRIVETIMES:**

- Houston 50 minutes
- Austin 2 hours
- Hempstead 5 minutes
- Cypress 30 minutes
- Brenham 30 minutes
- College Station 45 minutes

**NEARBY HOSPITALS:**

- HealthPoint Hempstead 10 minutes
- Baylor Scott & White Medical Center Brenham Clinic 25 minutes
- Memorial Hermann Cypress Hospital 30 minutes
- Baylor Scott & White Hospital College Station 40 minutes
- Additional clinics in Hempstead, Brenham, College Station

This ranch is being offered For Sale and Exclusively Listed by Katy Wunderlich of Capitol Ranch Real Estate at (979) 571-7498 | [katy@capitolranch.com](mailto:katy@capitolranch.com)

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