## 📍 Property Address

* 1B Haynes Road and Haynes Road, Huntsville, TX 77320

## 🏡 Main Residence

* 4,275 Sq Ft (Remodeled down to studs in 2024)
* Situated on 43 acres (currently unless split)
* 3 Bedrooms / 4 Full Bathrooms (Each bedroom has ensuite + a full guest bath)
* Large windows for natural light, tall ceilings, wood beams, decorative barn doors
* Granite countertops, large pantry, 2 refrigerators, electric cooktop, ice maker
* Luxury vinyl plank flooring, gas fireplace, spray foam insulation
* Spacious laundry room and mud room
* Game room/office above garage (28' x 23') with mini-split A/C
* Two 5-ton A/C units, 1 tankless water heater, and 1 regular water heater
* Sprinkler system at main home
* Conventional septic system with updated fill lines (2010)

## 🏠 Guest Home

* Built in 2023
* 1 Bedroom /1.5 Bathrooms
* Open concept with large granite island
* Granite kitchen, epoxy floors, gas stove, tankless water heater
* Walk-in shower & closet, wood-burning fireplace
* 10K generator (2022) powers guest home and main barn
* Aerobic septic system (2023)
* Home is all gas

## 🌴 Outdoor Features

* 60,000-gallon chlorine pool (remodeled down to the steel in 2022)
* Rockslide and water feature
* Outdoor kitchen and covered patio (added 2022)
* 50K generator (2025) powers main home and pool

## 🐎 Barns & Equestrian Improvements

* Main Barn (2023): 14 stalls (16' x 30'), option to expand
* Feed/Treatment Room (A/C, 35' x 30') – granite, fridge, sink, cabinets, tankless water heater
* Saddle Room (A/C, 30' x 50'), Tack Room & Hay Room (A/C)
* Horse Saddling Area (60' x 50')
* Spray foam insulation in each stall
* Covered Riding Arena (200' x 130') with calf roping box, return alley, Priefert chute
* Wash rack (25' x 25'), horse spa and walker negotiable (walker area 90' x 90')
* Fly spray system, surveillance system, Wi-Fi, and sound system
* Original Barn: 8 stalls (20' x 20'), feed room, fly spray, surveillance, lean-to storage

## 🚜 Land & InfrastructureProperty offered as 25 +/- improved acres (formerly 43 acres)Optional 17 +/- acres available separately:- Raw land with perimeter fencing- Two ponds- Water and electric available at road- Will require a well and new survey for each tractAll improvements listed below apply to the 25-acre improved tract only13 paddocks with shelters (4 have sprinklers)Irrigation systems in pasturesConcrete shop with 2 enclosed bays (20' x 60'), plus trailer parking (20' x 60')3 equipment bays (15' x 60') attached to shopTrailer/RV parking area (120' x 60') with 2 sewer cleanouts, 2 water connections, and 2 50-amp plugsFully fenced and cross-fenced1 pond on the propertyStarlink internet available

* 13 paddocks with shelters (4 have sprinklers)
* Irrigation systems in pastures
* Concrete shop with 2 enclosed bays (20' x 60'), plus trailer parking (20' x 60')
* 3 equipment bays (15' x 60') attached to shop
* Trailer/RV parking area (120' x 60') with 2 sewer cleanouts, 2 water connections, and 2 50-amp plugs
* Fully fenced and cross-fenced
1. Pond on the property
* Starlink internet available

## 📝 Agent Remarks

* Buyers and agents to verify all measurements and land size independently
* Seller and listing agent not liable for discrepancies
* Proof of funds required before showing and must accompany all offers

## 🔑 Showing Instructions

* Showings must be accompanied by AO Team Lisa or Adam if possible
* Please allow 2 hours’ notice for showings

## 📌 Additional Notes

* Farm equipment, horse walker, horse spa, All Shafer fans, All Grazer feed troughs, All auto waterers, deer feeders, deer blinds and select systems will be retained by seller unless negotiated in offer
* TVs go with seller – mounts stay
* No current survey on file
* Property on well water; rural water connection available

## 👩‍💼 Listing Agent Info

* Listing Agent will be present at showings
* Lisa Harrell, REALTOR®
* Phone: (936) 525-9796
* Email: lisa@adamolsenteam.com