

FOR SALE

PRIVATE EQUESTRIAN ESTATE

—SCARLET 'N GREY FARMS | 31626 DOBBIN HUFSMITH | MAGNOLIA, TX—

\$9.8M
ASKING PRICE



63+
ACRES

5,000 SF
MAIN HOUSE

13 STALLS
MAIN BARN

225' X 75'
INDOOR ARENA

2BD/1BA
GUEST COTTAGE

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NEWCOR

Property Overview

PRIVATE RANCH RESIDENCE & EQUESTRIAN COMPLEX

A private ranch estate designed for comfortable country living and serious equestrian use. The property is anchored by a 5,000 SF ranch-style main residence and is complemented by a resort-style pool complex, guest cottage, historic stone outbuilding, multiple barns, an indoor arena, equipment storage and strategically placed run-in shelter.

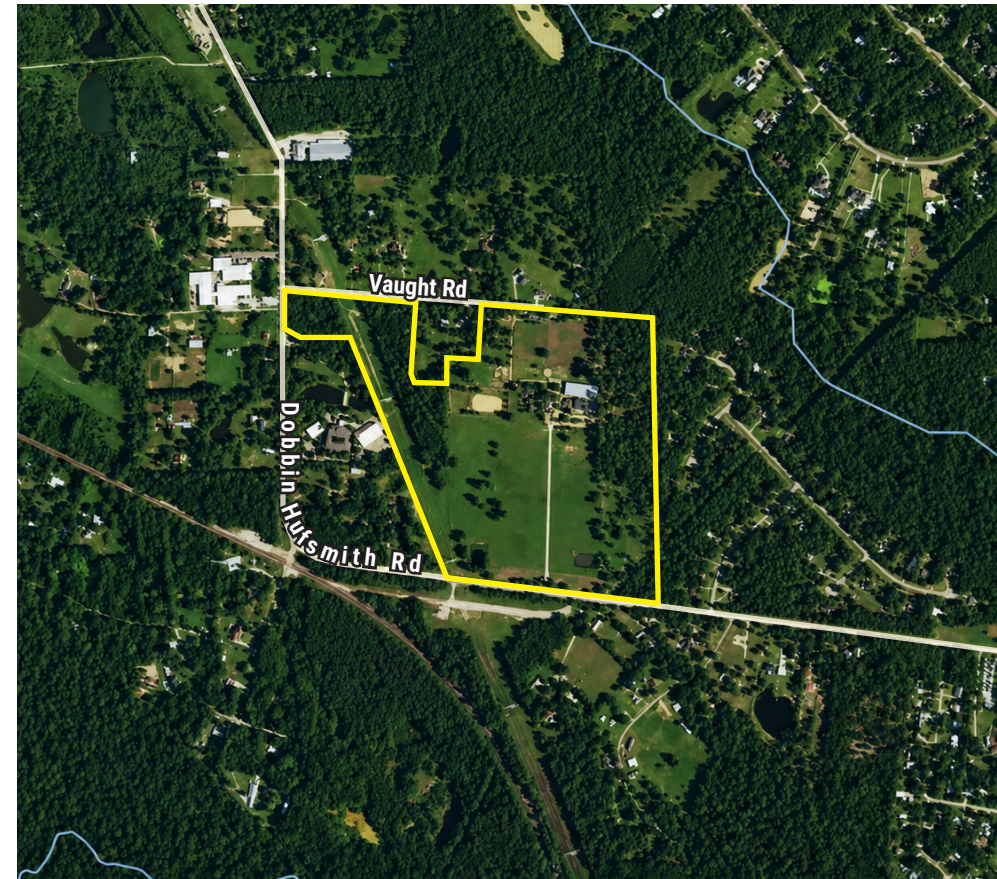
Total Acreage	63+ Acres
Main Residence	5,000 SF Ranch-Style Home
Main Barn	2 Stories 13 Stalls
Indoor Arena	225' x 75'
Guest House	2 Bedrooms 1 Bath
Garage/Arrival	3-Car Garage + 3-car porte-cochere
Outdoor Amenities	Pool, Cabana, Greenhouse & Fireplaces

At A Glance

- Entire property is fenced with a stone entrance and large automatic gate
- Four fireplaces in the main residence and three separate A/C systems
- Original stone dairy barn with garage-door access, storage and tack room
- Multiple additional barns and run-in structures distributed across the property



The map shows the proposed site location in the area of Tomball, Texas. The site is marked with a red dot and labeled "SITE". The map includes major roads such as FM 2920, FM 2924, and FM 2926, and highways like I-29. Surrounding areas include Magnolia, The Woodlands, and Tomball. A legend box lists nearby businesses: H-E-B, Chick-fil-A, CVS, Chase, Starbucks, Texas Roadhouse, Walgreens, McDonald's, Lowe's, Taco Bell, Mod Pizza, Verizon, and ExtraSpace Storage. A red line indicates the proposed route from the site to the airport.



- 3,499 VPD via Dobbin Hufsmith Rd
- 1,360' of frontage on Dobbin Hufsmith
- Access to Vaught Rd
- Quick access to FM 2978 and SH 249
- Positioned in a rapidly growing Magnolia-area corridor
- Convenient to The Woodlands, Magnolia and Tomball

Residence & Outdoor Living

PRIMARY RESIDENCE, GUEST ACCOMMODATIONS AND RESORT-STYLE AMENITIES

Main House

Approximately 5,000 square feet in a single-story ranch configuration with a welcoming front porch. The residence includes four fireplaces and three A/C systems.

Pool & Cabana

Large pool with waterfalls and an in-floor cleaning system. The adjoining cabana includes a bar with sink, custom stainless drink ice boxes, gas grill, two bathrooms (one with a shower), a 36-inch wood-burning pizza oven and an outdoor wood-burning fireplace.

Guest Cottage

Two bedrooms and one bath with an open kitchen and family room anchored by a wood-burning fireplace.

Additional Improvements

- Small glass greenhouse in the backyard
- Three-car garage plus a three-car porte-cochere
- Original stone dairy barn with garage-door access, storage and tack room.



Equestrian Facilities

BARNs, ARENA, EQUIPMENT STORAGE AND PASTURE SUPPORT STRUCTURES

Main Barn & Indoor Arena

- Two-story main barn with 13 original 12x12 stalls; selected stalls have been combined to create 12x24 stalls.
- Wash rack with hot water and a custom 12x24 tack room with heat and A/C.
- Indoor arena measuring approximately 225' x 75'.

Equipment & Arena Support

- Tractor barn with six large doors and closet storage.
- Two small run-in sheds located near the indoor arena.

SHED-ROW BARN & DUCK AREA

- Five-stall 12x12 shed-row barn; four stalls have been combined to create two larger 12x24 stalls.
- Tack room with hot water, porch aisleway and wash rack.
- One stall is configured for ducks and opens to fenced duck ponds.

PASTURE & REAR BARNs

- Small two-stall shed barn in a pasture.
- Four-horse run-in shed positioned between two front pastures.
- Five 12x12-stall barn at the back of the property with covered porch, large tack room with hot water and wash rack.

