



Jacobs Properties

CIMARRON 6

Magnolia, Montgomery County, Texas

Equine-oriented barndominium on six acres in the growing Woodlands/Magnolia area. Barndo and six acres offering flexible living and working space designed for an equine or veterinary setup. The property features approximately 2,000 square feet of living space upstairs with 3 bed/2 bath, plus 3,000 square feet of functional space downstairs, including a 2,000 square foot office/work/barn area with a 1/2 bath and a 1,000 square foot stall area. Equestrian facilities include four 12x12 stalls (with the option to convert a fifth stall) with a/c, a feed room, and a large tack and/or living space. There's also an office/kitchenette room, providing versatility for a vet practice, small business, or personal use. The six-acre tract is thoughtfully laid out with rotational grazing pastures and a 16x24 loafing shed, offering a perfect blend of functionality and open space. Located in a rapidly expanding corridor near The Woodlands and Magnolia, this property combines modern country living with exceptional business potential.

Offered for \$1,300,000

**A M E R I C A N
F A R M + R A N C H**

Directions to property:

From I-45 exit FM 1488, proceed west on FM 1488 for eight miles. Take a right on Cimarron Way for 0.4 miles. Property is on the right. Do not enter without listing agent.

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