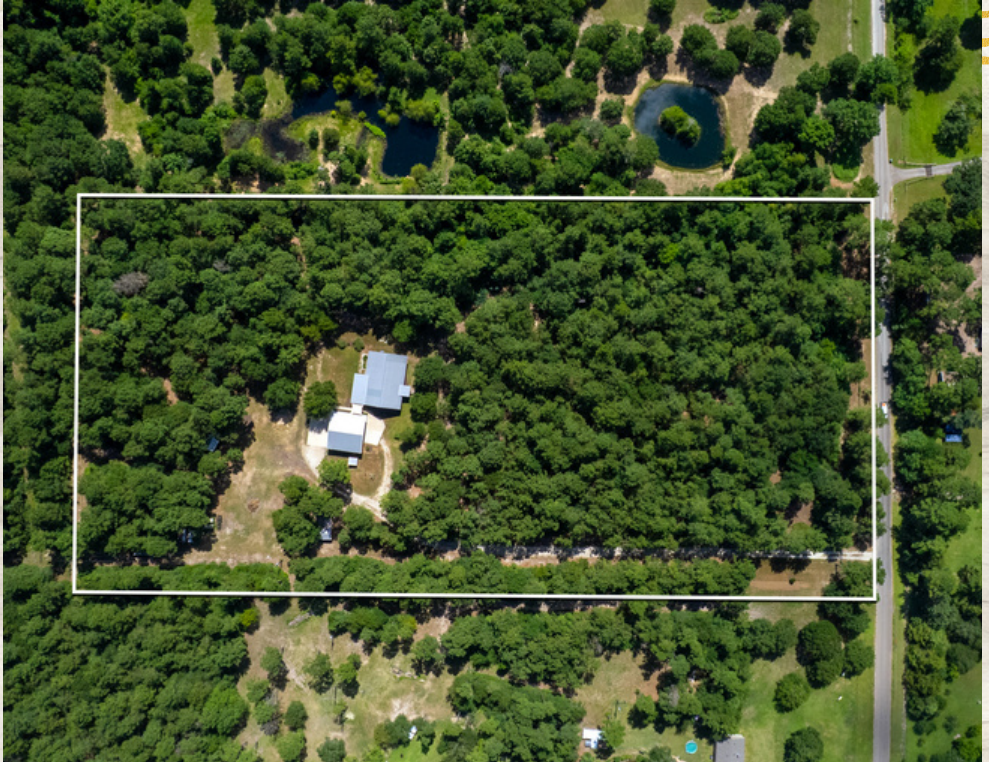


Welcome to
9195 CR 207
Plantersville
Grimes County, TX

10.01 Timber Exempt Acres
5 bed | 2.5 bath | 2,262 sq ft
180 sq ft Private Office
40' x 42' Carport
20' x 24' ATV/Tractor Barn
12' x 20' Chicken Coop
ASCISD



House Features

- Custom built in 2013
- Approximately 2,262 sq ft
- 5 bedrooms (or 4 beds & an office), 2.5 bathrooms, split floorplan, en-suite bathroom in primary
- Bathrooms recently renovated with new shower tile, plumbing hardware, tile flooring, countertops, faucets, mirrors and paint in 2025 & 2026
- Premium quality porcelain tile flooring throughout the home in 2025
- Exterior painted in 2025
- Back porch painted in 2026
- New Bosch dishwasher installed 2025
- New microwave installed 2026
- Soapstone kitchen counter tops for easy cleaning and resistance to heat
- Boos Butcher Block island that measures 4'x7'x2.25"
- Custom meat & vegetable drying rack in kitchen/dining area
- Kitchen cabinetry painted with automotive paint for durability and longevity
- Pot filler by back door (used to fill Berkey water filtration pot)
- Laundry/mud room has its own access door to the large covered back porch
- European style cabinetry hinges in the kitchen and both bathrooms
- Pocket door in doorway between living area and secondary bedroom hallway
- Transom spaces above common doorways for improved airflow
- Whole house water purification system
- AC system equipped with Trane clean effects electrostatic air filter and Reme Halo RFG air purification system
- AC evaporator coil replaced in October of 2024
- Metal 50 year standing seam roof

- Foundation is pier and beam with 33, 12 inch diameter, 3 foot bell bottom support piers supporting the chain wall and interior columns
- Full rain gutter system
- Conditioned crawlspace
- Large attic area that offers the potential opportunity for future upstairs room addition(s) if desired
- Water currently supplied by on-site water well, Plantersville-Dobbin Water meter on-site as well
- Raised garden beds
- Huge country living back porch that faces north which keeps it in good shade
- Country living sink/wash basin on the back porch
- Home positioned toward the center to back of property for privacy and seclusion
- Multiple established fruit trees around the house

Land Features

- 10.01 acres of symmetrical land with approximately 471' of CR 207 frontage
- Approximately 8 acres of forested land and 2 acres of cleared or underbrush cleared land
- Timber exemption in place, keeping annual property taxes minimal
- Net wire fencing around 3 sides of the property and electric fencing on the 4th side. Fencing constructed with the intentions of retaining medium to large size dogs, goats, sheep and keeping feral hogs out of the property.
- Plantersville-Dobbin water meter at the front of the property
- Electronic solar powered gated entrance into the property
- All season gravel road into the property and circle drive that connects to the oversized carport

- Multiple walking or riding trails that ultimately interconnect all 4 sides of the property
- Seasonal/wet weather creek area on the east side of the property for neat exploration or future potential pond sites
- Active wildlife on the property
- Mix of pine trees, various oaks, Hickory nut trees and yaupon
- Small seasonal pond
- Water well drilled in 2020, with an enclosed protection shed
- Conveniently located just north of Hwys 105 & 249, The Cedars, St. Mary's and in the sought after ASCISD

Oversized Carport

- Built in 2019
- Dimensions: 40'x42'
- 13' of clearance from concrete slab to the bottom of the exposed rafters
- The exposed rafters offer anchor points for pulley systems to store bikes, kayaks, canoes, etc.
- Room inside trusses for additional storage
- 11'x20' enclosure within the large carport structure that has a walkthrough door and a roll up door that is 9' wide by 10'2.5" tall
- The 11x20 enclosure houses the water filtration system, electrical outlets for deep freezers, ice chests, work station, etc. Also included in the enclosure is heavy duty shelving for storage
- Enclosure built on western side of carport to increase shaded area under the carport
- Concrete pad extended well beyond each end of carport for additional parking area
- Carport connects to the circle driveway
- Connecting sidewalks between the carport and back porch
- Complete gutter system

On-site Office

- Completed in 2024
- Dimensions: 10'x18'
- Standard 2x4 construction with 10' stud walls
- 50 year standing seam metal 8 on 12 pitch roof
- Beautiful exposed rafters and ridge beam
- Wall of windows overlooks the back underbrushed part of the property
- LVP flooring
- Mini-split ac system that maintains a cool 68 degrees in the office (can be set at desired temperature)
- Internet is connected wireless to home wifi
- Double door access
- Cute front porch overlooks the circle drive, carport, house and underbrushed land
- Office is positioned about 200' from the house to aid in concentration while working

Chicken Coop & Tractor Barn

- Chicken coop is approximately 12'6" wide by 20'6" deep
- Chicken coop has a walk through door and an approx. 7' wide by 80" tall roll up door
- Roof covered area on the front to help protect the egg collection box, store feeds and misc. materials
- Elevated roosting rack that is higher than the egg laying boxes
- Egg laying boxes have exterior access doors to harvest the eggs without the need to walk into the coop
- Custom free choice watering device
- Constructed with good ventilation in mind for hot summer months
- Tractor/ATV barn is 24' wide by 20'6" deep with 2, 12' wide bays