



## DIAMOND SPUR RANCH



± **216**

ACRES

10285 SANDERS RANCH RD  
ANDERSON, TX 77830 | GRIMES COUNTY

# Highlights

- + Rolling topography with distant views of the Sam Houston National Forest
- + 3 barns with each stall having automatic watering, fly spray systems, all horse pens contain therapeutic, sealed-seam flooring that prohibits bacteria and reduces fatigue
- + 6 Horse Hot Walker and; 1 Spanish Stud Walker systems
- + 160 ft. lighted round pen open arena with viewing stands and sprinkler system
- + Covered Arena with lighting and sprinkler system
- + 9 paddocks with separating alleys
- + Approximately 6.5 miles of 2" & 4" of five string pipe fencing
- + Approximately 2 miles of concrete and asphalt drives
- + 4.5 miles of underground storm drainage throughout the property
- + All horse pens contain French drains
- + The Main house is +/-5,400 sq. ft. under roof, with pool
- + Various farm and ranch equipment (i.e. trailers, tractors, hay bailer, sprayers, etc.) (list can be provided upon request).



216+ acres of carefully planned facilities

- + Approximately 4.5 miles of 2", 3" & 4" of waterline pipe throughout the property
- + 4 large water wells
- + 2 Lakes and 1 Stock Pond
- + Several residences within the ranch compound. Foreman's house, trainers and employee houses, and guest houses



# Offering Summary

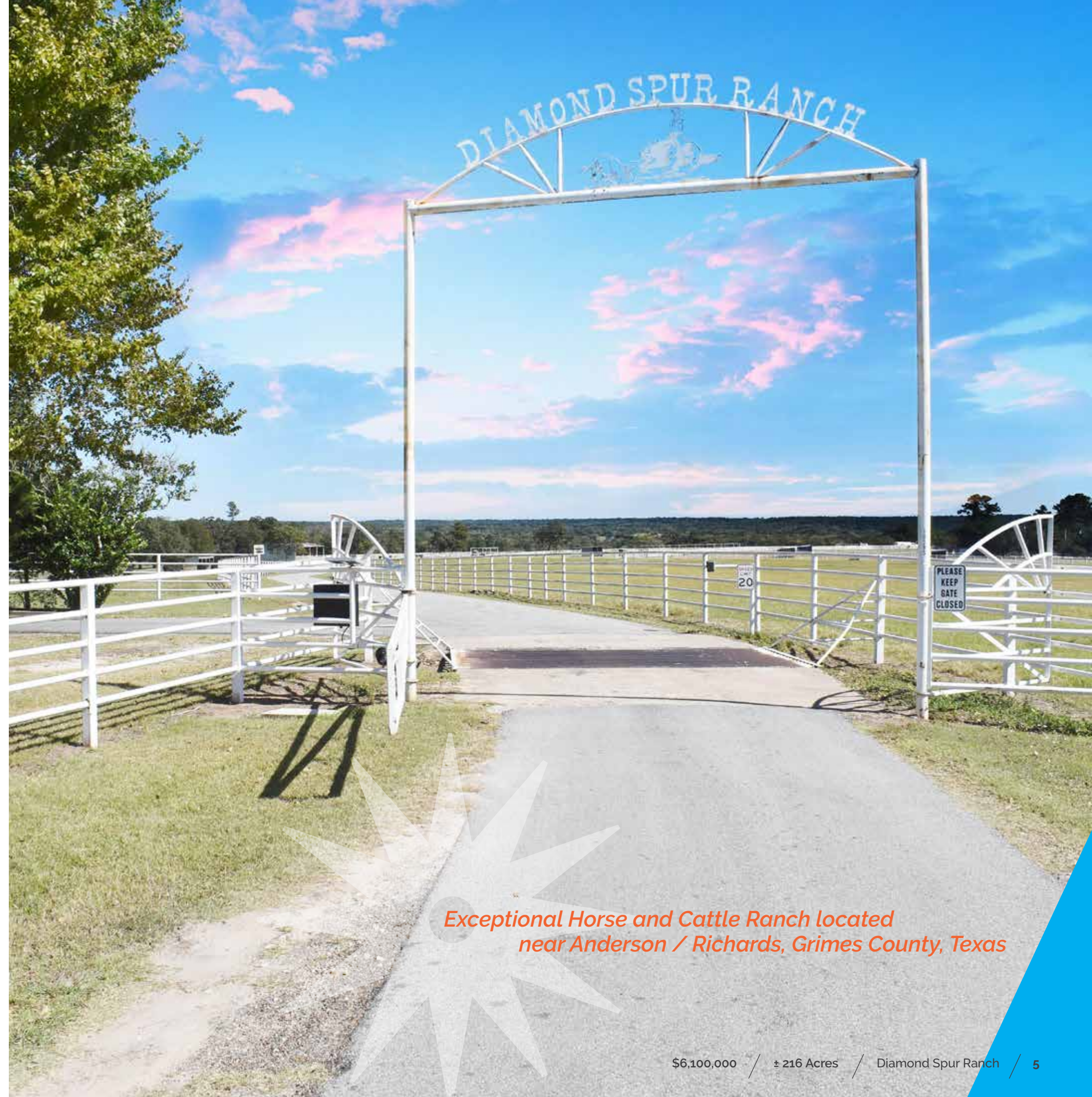
**10285 SANDERS RANCH RD  
ANDERSON, TX 77830 | GRIMES COUNTY**

The Diamond Spur Ranch is an impressive, very well maintained and fully-improved equestrian and cutting horse training facility spanning over 216 acres of beautiful, rolling terrain, complemented by groomed pastures and indigenous landscape, manicured with majestic live oaks and towering pines. Only 70 miles northwest of Houston, Texas and nestled just east of the Grimes/Montgomery County border overlooking the Sam Houston National Forest, Diamond Spur Ranch offers a quick retreat from the City, to the tranquility of country living.

In addition to the attentive detail to the equestrian facilities, ownership has recently completed a +/- 5,000 square foot estate home surrounded by an expansive fenced yard, an enclave of trees with outdoor pool and yard scape. The hillside scenery includes a private, 3-acre lake with a fishing pier, a perfect addition to the recreational activities offered for friends and family, if not simply to enjoy the peace and serenity of watching the Canadian geese silhouetted along the shoreline.

Diamond Spur Ranch features a private, gated driveway entry from the eastern frontage of FM 1486, while the entire ranch perimeter is surrounded with approximately six miles of five-string, white pipe fencing. The equestrian center was designed specifically as a state-of-the-art, champion cutting-horse facility, with balancing features for both riding and training disciplines, equipped with twelve (12) individual, cross-fenced pastures and sixteen (16) separate paddocks and turn outs.

**NOTE:** There is a remote +/- 1.5-acre, producing well on the southeast corner of the Ranch. Conveyance of partial mineral rights as part of a sale are negotiable.



**Exceptional Horse and Cattle Ranch located  
near Anderson / Richards, Grimes County, Texas**

# Amenities



## CATTLE

- + Five (5) large cattle pens (optional small feeder operation)
- + Cattle working area
  - One (1) squeeze chute, one (1) palpation checking chute, sweep tub servicing both chutes, and three (3) sorting cattle pens
  - Multiple cattle loading areas, including adjustable ramps to accommodate most trailer and/or semi trucks
- + 1 to 20 acre pastures/hay fields
- + Three (3) large cattle pastures, two (2) of which have ponds as an alternative watering source
  - All large pastures include covered feed bunks and large loafing sheds
  - All cow pastures/pens include automatic water fed by the water well
- + Two (2) water wells in the barn/housing area, interconnected redundant backup
- + Large hay shed which holds approximately 300 round bales
- + Implement equipment to produce round bales included



## EQUESTRIAN

- + 150' cutting arena with outdoor lights and covered grandstand
- + 90'x120' covered/lighted arena
  - Cattle holding pens inbetween; dual accessible
  - Both arenas can be watered by either the well or by the rain water catch system attached to the covered arena
  - Adjacent building with 2 restrooms
- + 8 covered tie stalls adjacent to the covered arena
- + 60' round pen
- + 4-place, non-motorized horse walker
- + 6-horse motorized hot walker
- + 10 200'x200' horse paddocks with automatic water and shelters
- + 10-stall shed row



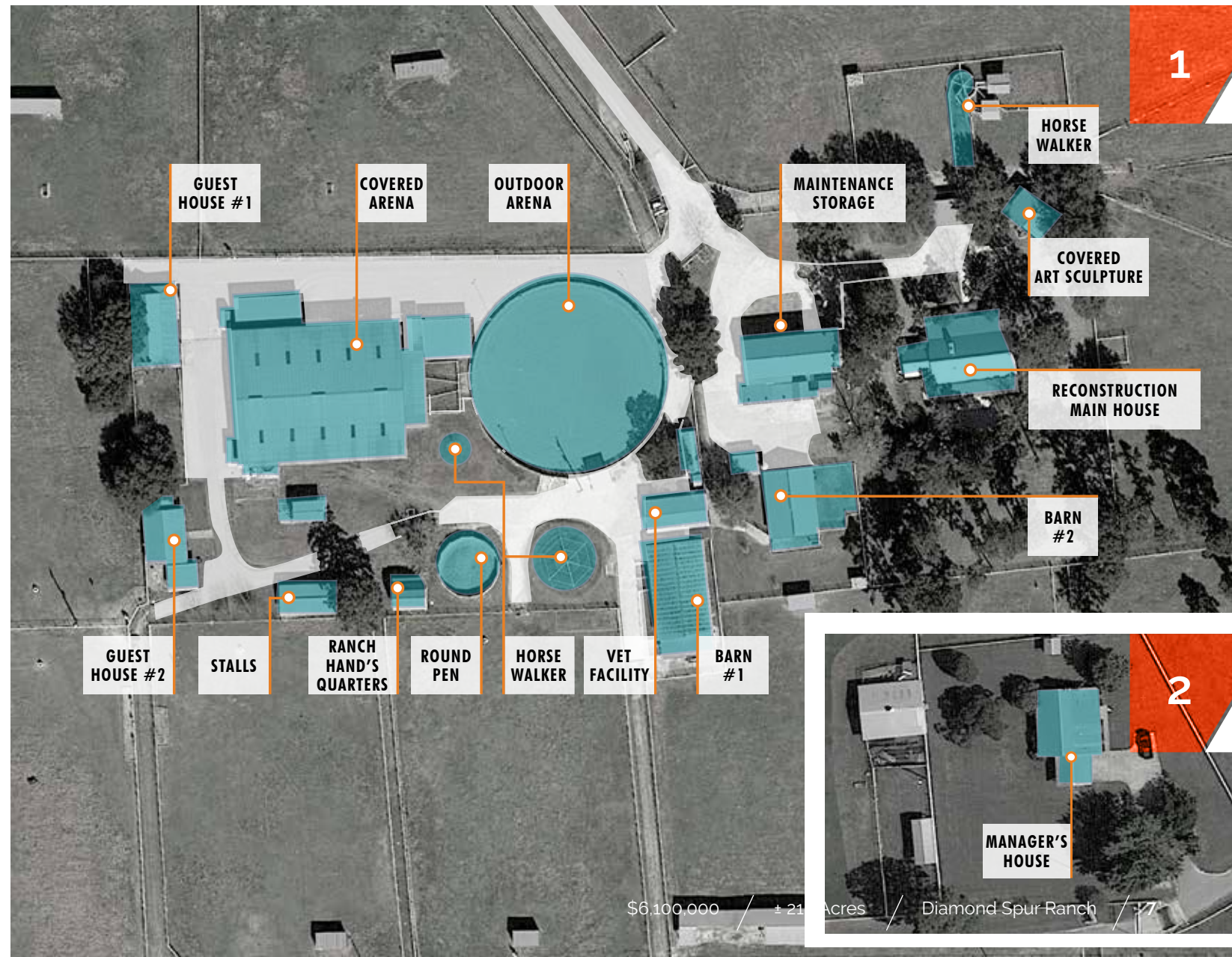
## BARN

- + 10-stall barn with automatic water
  - Spacious tack room
  - Wash rack (with hot/cold water)
  - Breezeway with multiple, built-in saddle racks and blanket holders
  - Across the breezeway from the barn: two additional stalls, smaller tack room, lab room complete with hot/cold water, room for veterinarian supplies, and a bathroom
  - Large covered area at the back of the barn for farrier
- + Built-in manure dumping area for dumping straight into a manure spreader
- + 6-stall (oversized to accommodate a breeding/foaling program) barn with automatic water
  - Includes large outside run on each side of the barn which can be accessed by all 3 stalls on that side of the barn
  - Set of stainless steel cabinets and a veterinarian stock on the back side of the barn
- + 3-stall barn with automatic water
- + Multiple bathing/tying areas
- + Large hay barn/feed barn



## PARKING

- + 10 covered trailer parking areas, four (4) of which will accommodate gooseneck fifth wheels
- + Trailers include a 4 Star, 3-horse bumper pull and a 20' gooseneck stock trailer
- + Large shop/garage



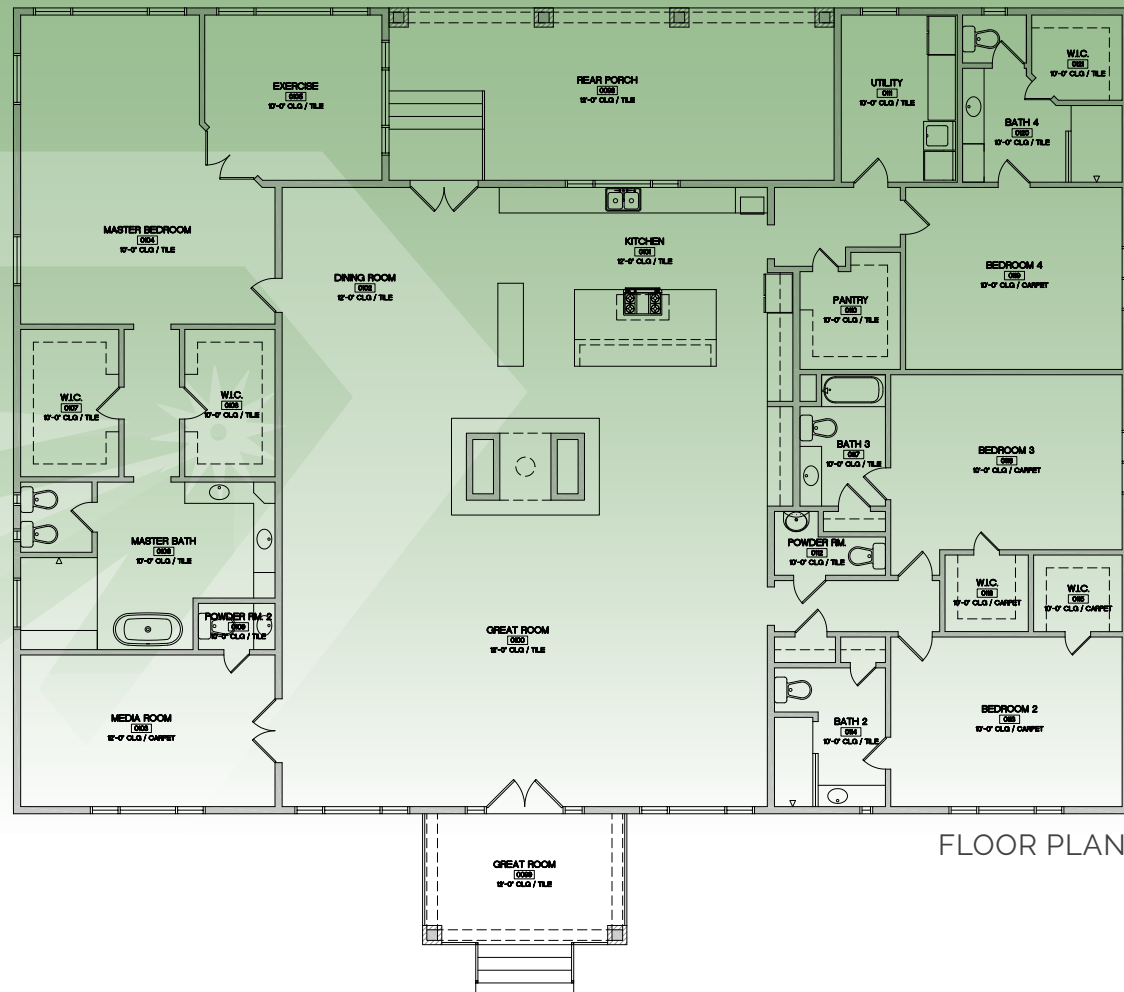


### MAIN HOUSE

Newly-constructed, single story 5,000 SF luxury custom Open floor plan allows for comfortable gathering and entertaining. This 4 bed, 4.5 bath home also features an exercise room, media room and large back porch that overlooks the pool and outdoor fireplace.



FRONT ELEVATION



FLOOR PLAN



MAIN HOME

MAIN HOME



### ADDITIONAL LODGING

- + 2-room guest house
- + 2 bedroom/2 bath guest house
- + 2 bedroom/3 bath trainers/guest house
- + Managers house is 2 bedroom/2bath
  - Outside the trainers house is a dog kennel area with 6- 4'x12' chain link kennels
- + Ranch hand housing is a two story, 2 bedroom/1 bath barn style house



GUEST HOUSE # 1



GUEST HOUSE # 2

# Location Overview



## DISTANCE & DRIVE TIME

- 1** NAVASOTA  
Estimated 20 miles/20 minutes
- 2** COLLEGE STATION  
Estimated 25 miles/30 minutes
- 3** CONROE  
Estimated 35 miles/40 minutes
- 4** THE WOODLANDS  
Estimated 45 miles/50 minutes
- 5** HOUSTON CBD  
Estimated 70 miles/80 minutes

Since the completion of Hwy 99 to Hwy 290 and the ongoing expansion of Hwy 249 through Tomball, the travel time between the Ranch and Houston will be less than 45 minutes.

Currently, the estimated travel time to to Bush Intercontinental Airport is one hour and roughly 50 minutes to Houston Premium Outlets in Cypress.

**GRIMES COUNTY SENIOR CENTER**  
936-973-2818

**ESTIMATED DEMOGRAPHICS:**

- 2K** POPULATION  
EST. 2016
- \$71K** INCOME  
EST. AVG. 2016
- \$182K** HOME VALUE  
EST. AVG. 2016

**GRIMES COUNTY COURTHOUSE**

**ANDERSON, TX**

**Fanthorp Inn**  
State Historic Site

**ANDERSON, TX**



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**FOR SALE**  
+/- **216** ACRES



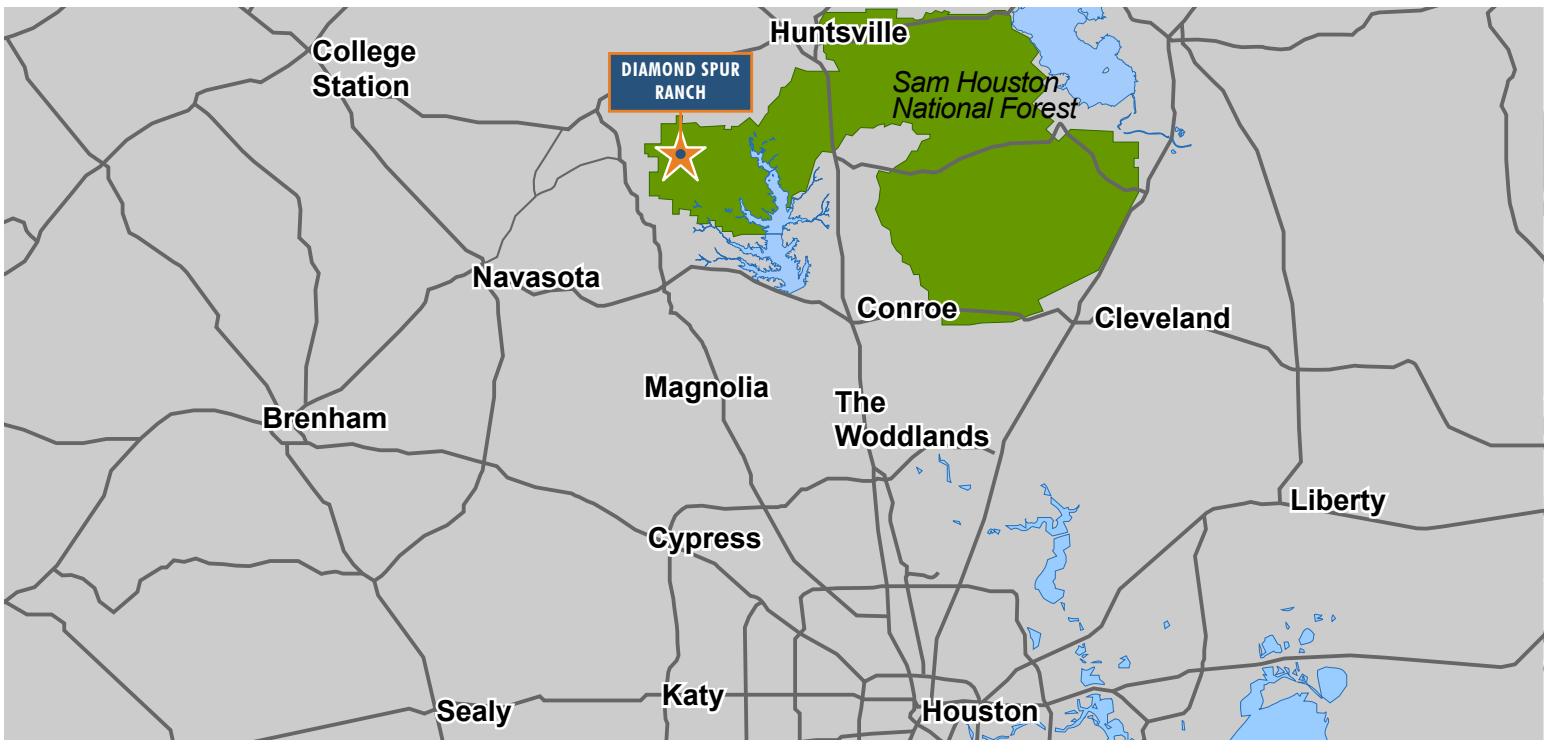
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**CBRE**

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