

Shepard Hill Road Cottage and 9+ Acres
TBD Shepard Hill Rd
Willis, TX 77318

\$1,125,000
9.9± Acres
Montgomery County



Shepard Hill Road Cottage and 9+ Acres Willis, TX / Montgomery County

SUMMARY

Address

TBD Shepard Hill Rd

City, State Zip

Willis, TX 77318

County

Montgomery County

Type

Farms, Recreational Land, Residential Property, Horse Property

Latitude / Longitude

30.473348 / -95.555467

Dwelling Square Feet

780

Bedrooms / Bathrooms

1 / 1.5

Acreage

9.9

Price

\$1,125,000

Property Website

<https://ranchconnection.com/property/shepard-hill-road-cottage-and-9-acres-montgomery-texas/118867/>



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PROPERTY DESCRIPTION

Sellers are offering lovely financing terms with 20% down, 5.75% interest, a 10 to 15 year amortization with a 5-year balloon note.

Nestled in the heart of Willis, Texas this enchanting **9+acre sanctuary** offers a picture-perfect escape just minutes west of I-45, seamlessly blending absolute seclusion with modern convenience. The estate is a masterpiece of nature, where gently sloping pastures are dotted with oaks, towering pines, and vibrant hardwoods and lead to woods that hide a seasonal creek, creating perfect wildlife habitat.

At the heart of this paradise sits a masterfully crafted **780-square-foot cottage**, designed with meticulous artistry and a profound respect for space. Perfect as an intimate primary retreat, a luxurious guest house, or a high-end rental, every inch of this home tells a story of refined comfort

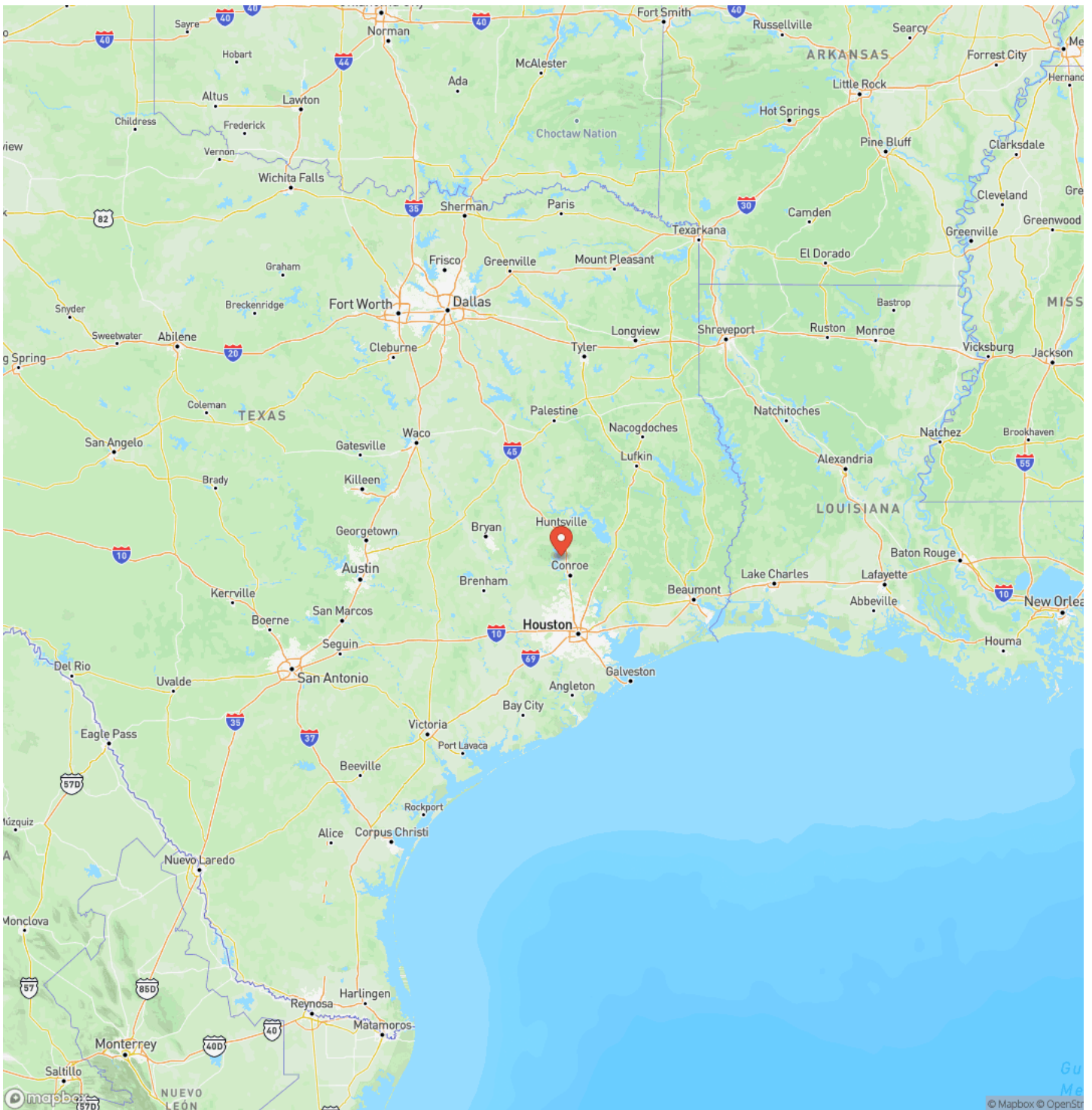
The Living Space: With easy living in mind the wood grain vinyl floors guide you through a sun-drenched living area. Hidden away with clever craftsmanship is a custom Murphy bed complete with built-in bunk beds—ideal for hosting loved ones without compromising on style. **The Epicurean Kitchen:** Handcrafted cabinetry and custom drawers wrap the kitchen, ensuring an elegant, beautifully organized space for every culinary need. **The Owner's Suite:** A serene oasis featuring a king-sized layout, floating nightstands, and a spa-like bathroom complete with warm bamboo walls and a seamless walk-in glass shower.

Step out onto the expansive front porch, where classic rocking chairs invite you to pour a morning coffee and look out over the sun-dappled pastures below. Beyond the cottage, the property caters beautifully to your passions. A versatile 24' x 48' multi-room studio serves as the perfect canvas for an **artist's workshop, a home gym, or a creative workspace**. For equestrians or hobby farm enthusiasts, a covered breezeway leads to a charming two-stall stable, ready to welcome your animals or convert to a greenhouse. Whether you are looking for an immediate weekend getaway or the perfect, scenic canvas to build your ultimate estate, this property is a **rare slice of heaven**—just moments from the sparkling waters of Lake Conroe and the vibrant heart of Willis.

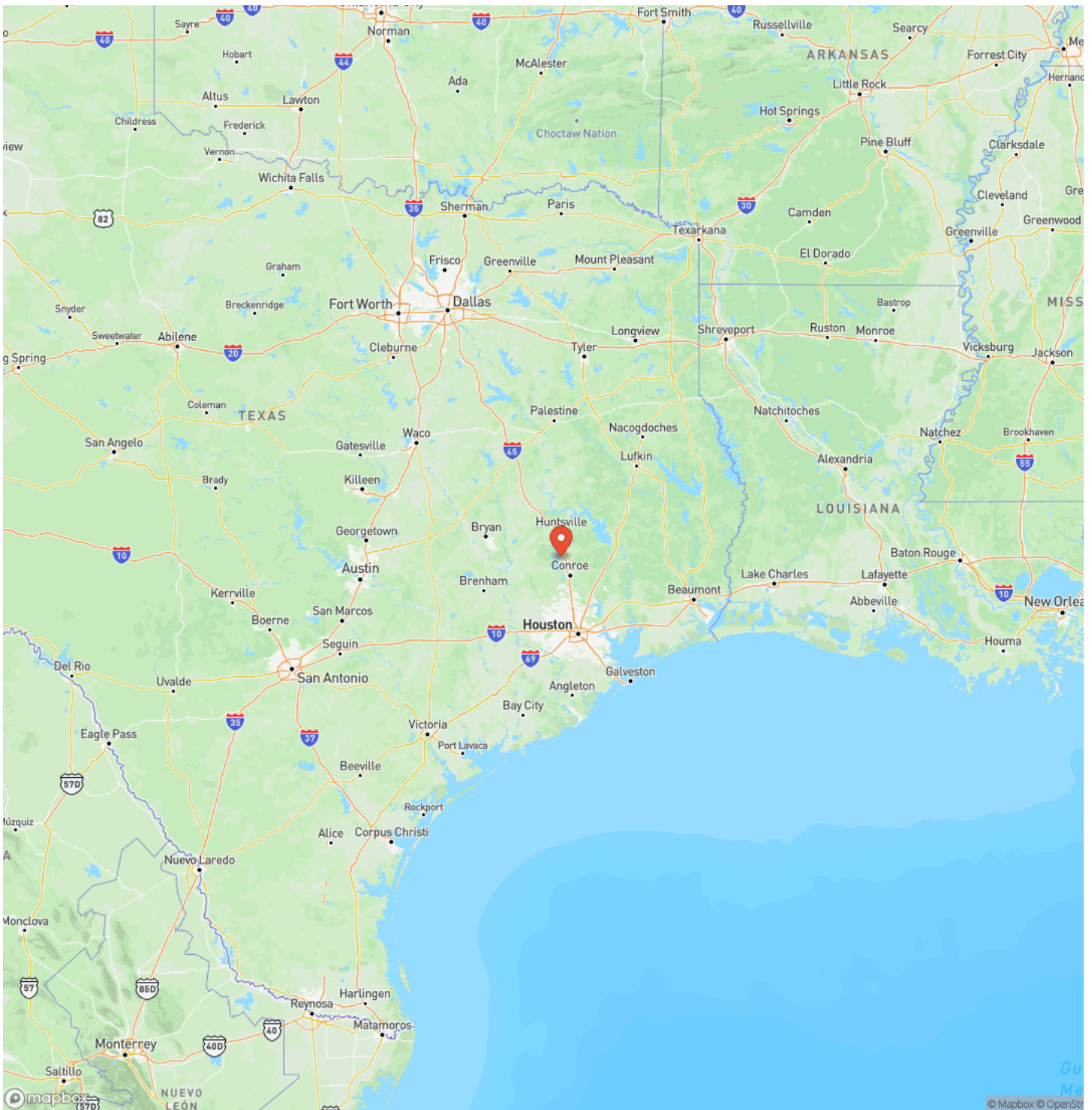
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Locator Map



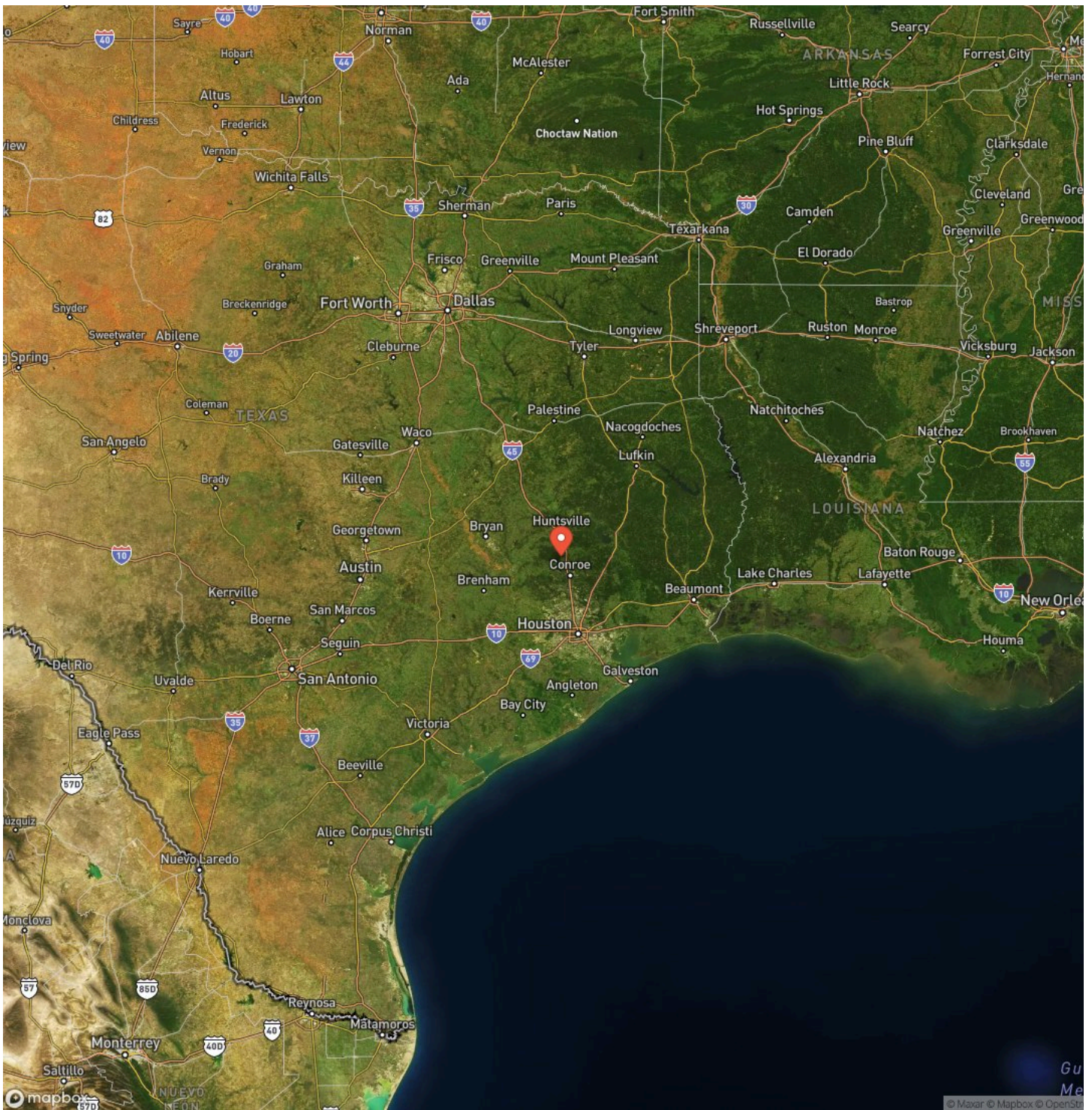
Locator Map



MORE INFO ONLINE:

<https://ranchconnection.com/>

Satellite Map



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<https://ranchconnection.com/>

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Willis, TX / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cynthia Inman

Mobile

(817) 366-3850

Office

(817) 366-3850

Email

cynthia@ranchconnection.com

Address

5049 Edwards Ranch Rd

City / State / Zip

Fort Worth, TX 76109

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Ranch Connection LLC
5049 Edwards Ranch Rd, Fl 4
Fort Worth, TX 76109
(817) 366-3850
<https://ranchconnection.com/>
