



The Smith Ranch



**10805 Stefka Rd.
Hempstead, TX
Waller County**

- 85.519 Acres, Paved Road Frontage
- Pond, Irons Creek
- 2 Water Wells, Electricity, House Pad



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The Smith Ranch

The Smith Ranch is located in the western edge of Waller County on Stefka Road, off FM 529. The ranch consists of 85.519 acres of land with a large portion of the acreage covered with large oak and pecan trees. There are several nice home sites on the property overlooking the stocked pond and encompassed by scattered large oak trees. Irons Creek meanders across a portion of the property's back side. The ranch has 1,126 feet of frontage on Stefka Road, which is a paved county road. Improvements consist of two water wells and electricity.

The Smith Ranch is located less than an hour's drive west from Houston. The property definitely meets the needs of a Proud Owner wishing to own a weekend property or a place to call home!!

You need to see this property!!

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.





LOT OR ACREAGE LISTING

Location of Property:		Belville * FM 529 East * Left on Stefka Road to property on left		Listing #:		100801	
Address of Property:		10805 Stefka Road, Hempstead, TX 77445		Road Frontage:		Stefka Rd. - 1,126.96 feet	
County:	Waller Co.	Paved Road:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
Subdivision:	None		Lot Size or Dimensions: 85.519 Acres				
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
Number of Acres:				85.519 Acres			
Price per Acre (or)				\$10,950.00 per acre			
Total Listing Price:				\$936,433.05			
Terms of Sale:				Improvements on Property:			
Cash:		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Home: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO See HOME listing if Yes				
Seller-Finance:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Buildings: None				
Sell.-Fin. Terms:			Barns: None				
Down Payment:			Others: Pipe Entryway, new well, gravel road, building pad.				
Note Period:							
Interest Rate:			% Wooded: 60%				
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> Ann.			Type Trees: oak and pecan trees				
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO			Fencing: Perimeter <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO				
Number of Years:			Condition: Fair				
			Cross-Fencing: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
			Condition:				
Property Taxes:		Year:	2016				
School:			\$204.79				
County:			\$89.10				
W/H ESD:			\$14.77				
Waller FM:			\$4.95				
Other:							
TOTAL:			\$313.61				
Agricultural Exemption:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
School District:	Hempstead		I.S.D.				
Minerals and Royalty:							
Seller believes		* See Title Commitment in File		*Minerals			
to own:		* See Title Commitment in File		*Royalty			
Seller will		All that he owns		Minerals			
Convey:		All that he owns		Royalty			
Seller will convey surface rights owned							
Leases Affecting Property:							
Oil and Gas Lease:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Lessee's Name:							
Lease Expiration Date:							
Surface Lease:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Lessee's Name:							
Lease Expiration Date:							
Oil or Gas Locations:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Easements Affecting Property:		Name(s):					
Pipeline:	None						
Roadway:	None						
Electric:	San Bernard Electric Co-op., Inc.						
Telephone:	None						
Water:	None						
Other:							
Water Well(s): How Many?				2			
Year Drilled:				Unknown, 2016		Depth: 120' and 136'	
Community Water Available:				<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Provider:							
Electric Service Provider (Name):				San Bernard Electric Coop., Inc.			
Gas Service Provider				Private			
Septic System(s): How Many:				None			
Soil Type:				Sandy/Clay			
Grass Type(s):				Native			
Flood Hazard Zone: See Seller's Disclosure or to be determined by survey							
Nearest Town to Property:				Belville			
Distance:				14 minutes			
Driving time from Houston				1 hour			
Items specifically excluded from the sale:							
Cattle guard, pipe (on ground with 4.5" casing), guardrail							
Additional Information:				A portion of said 85.519 acres lies in the flood hazard zone.			

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