

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





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	OD 400	TAGE LIGH	NO			
	D 1	D-P := + :	LOT OR ACREAGE LISTING Bellville * FM 529 East * Left on Stefka Road to property on left Listing #: 100801						
Location of					a Road to prop		Listing #:		
Address of	Ргорепу:		Road, Hempstead,		Marc No	Road Frontage:		l 1,126.96 feet	
County: Subdivision:		Waller Co.		Paved Road:				L NO	
	Doctriotod:	None	LU NO	Mandatory		Size or Dimensions: roperty Owners' Assn.			
Subdivision	Resincted.	L_YES	⊻ NO	ivialidatory	Membership in Fi	operty Owners Assir.	LYES	⊻ NO	
Number of Acres: 85.519		85.519 Ac	Acres		<u>Improvemen</u>	nts on Property:			
Price per Acre (or)		\$10,950.00 per acre			Home:	YES ∠ NO See HOME listing if Yes			
Total Listing Price:		\$936,433.05			Buildings:	None			
Terms of S	<u>ale:</u>								
	Cash:		⊻ YES	L NO	Barns:	None			
	Seller-Finance:		L_YES	⊻ NO					
	SellFin. Terms:				Others: Pipe Entryway, new v		well, gravel	l road,	
	Down Payment				building pad.				
	Note Period:								
	Interest Rate:				% Wooded:	60%			
	Payment Mode: Mo.		□ Qt. □ Ann.		Type Trees:	e Trees: oak and pecan trees			
	Balloon Note	: LYES	LNO		<u>Fencing:</u>	Perimeter	YES	L NO	
		Nu	umber of Years:			Condition:	Fair		
						Cross-Fencing:	L_YES	⊻ NO	
Property Ta	axes:	Year:		2016		Condition:			
School:				\$204.79	Ponds:	Number of Ponds:	One		
County:						s: approx. 1 acre			
W/H ESD:				\$14.77	Creek(s):	Name(s):	Irons Creek		
Waller FM:	\$4.95								
Other:				River(s):	Name(s): None				
TOTAL:				\$313.61					
Agricultural		⊻ Yes	L No			s): How Many?	2		
School Dis		Hempstea	<u>d</u>	I.S.D.		Unknown, 2016	Depth:	120' and 136'	
Minerals and Royalty:					1	Water Available:	L YES	⊻ NO	
	* See Title Commitment in File			*Minerals	Provider:				
				*Royalty	-	tric Service Provider (Name):			
Seller will	All that he owns			Minerals		Bernard Electric Coop., Inc.			
Convey:	All that he or			Royalty	Gas Service	<u>Provider</u>		Private	
	nvey surface rig								
	ecting Prope	erty:			Septic Syste	em(s): How Many:	None		
Oil and Gas Le			⊻ No		Cail Tomas	04-(0			
Lease Expiration Date:					Soil Type:				
Lease Expiration	on Date:				Grass Type(s):		:!	4- b-	
Surface Lease:	Voc		M No		гюод назаго	Zone: See Seller's D			
Lessee's Name			⊻ No		Noaroet Tou	m to Proporty:	Bellville	rmined by survey	
Lease Expiration Date:					1	Nearest Town to Property: Bellville Distance: 14 minutes			
Oil or Gas			Voc	⊻ No	Driving time from		1 hour		
		ronerty:	L_Yes Name(s):	<u></u>			1 hour		
Easements Affecting Property: Name(s): Pipeline: None					<u>Items specifically excluded from the sale:</u> Cattle guard, pipe (on ground with 4.5" casing), guardrail				
Roadway:	None				Calle guard,	pipe (on ground will	i T.J Gasiliy	y, guardian	
· waterdy.	. 10110								

Additional Information:

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

85.519 acres lies in the flood hazard zone.

A portion of said

San Bernard Electric Co-op., Inc.

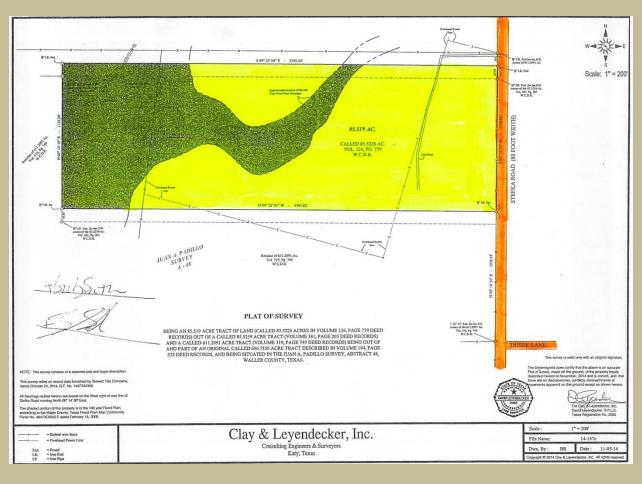
Electric:

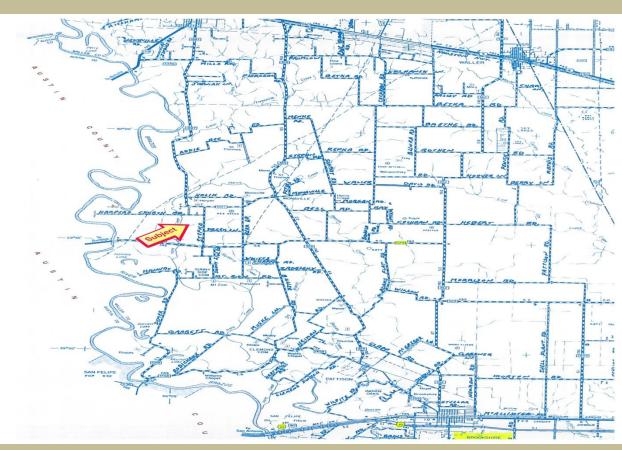
Water:

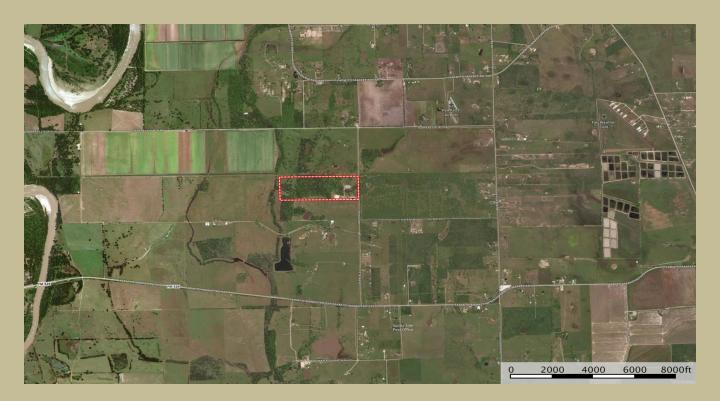
Other:

Telephone: None

None









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