



### Country Homes/Acreage

County: **Montgomery**Area: **19 - Montgomery  
County NE**Addr: **0000 Ehrler**Sub: **Stephen Bryan Survey**Listing Firm: **Jacobs Properties Larry Don  
Jacobs**Mkt Area: **Conroe  
Southeast**

SqFt: /

SchDist: **11 - Conroe****SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD  
INDEPENDENTLY VERIFY.**ML #: **50127921**Tax Acc #: **0070-  
00-04440-001**Location: **23 -  
Conroe**City: **Conroe**  
State: **Texas**Also for  
Lease: **No**Legal: **A0070 Bryan Stephen, Tract 44, Acres  
13.901**House: **No**

Elem:

Status: **A** LP: **\$179,000**SP/ACR: LP/ACR: \$  
**\$0.00 12876.77**Sec #: KM: **218C**City: **Conroe** Zip: **77302-**State: **Texas** Country: **United States**

Miles:

Year Built: /  
Middle: High:

### General, Property, Utilities and Additional Information

Style:

Main Dwell Extr:

Acreage: **10 Up to 15 Acres**Road Surface: **Asphalt**Road Front: **County Maintained**Topography: **Rolling**Land Use: **Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch, Mobile Home****Allowed**

Improve:

Energy:

Green/Energy Certifications:

Access/Lockbox:

Dir: **Hwy 45 North , Rt on Creighton Rd ,Rt on Kidd Rd, Left on Stidham , Rt on Perry ,Rt on Ehlers Property on Rt**Physical Property Description - Public: **This fertile 13.901 acres is the perfect place for your horses or cattle. Has a well,  
electricity and 11 stalls for your horses. Just minutes from the Woodlands.**

Living:

Den:

GameRm:

Micro:

Oven:

Util Rm:

Bedrooms:

Rooms:

Interior:

Spcl Cond: **Easements**Disclosures: **No Disclosures**

Exclusions:

Maint Fee: **No/\$**Financing Available: **Cash Sale, Conventional**

# Stories:

Main Dwell Type:

Acres: **13.901**

Waterfront Features:

Mstr Bath:

Flooring:

Defects: **No Known Defects**New Construction: **No/**

Apprx Comp:

Lot Dim:

Trees: **Partial Coverage**

Access:

Fireplace: /

Countertops:

Occupant:

Taxes w/o Exemptions/Yr: \$ /

Lot Desc:

Dir: **Hwy 45 North , Rt on Creighton Rd ,Rt on Kidd Rd, Left on Stidham , Rt on Perry ,Rt on Ehlers Property on Rt**Physical Property Description - Public: **This fertile 13.901 acres is the perfect place for your horses or cattle. Has a well,  
electricity and 11 stalls for your horses. Just minutes from the Woodlands.**

Dining:

Kitchen:

Breakfast:

Dishwshr:

Range:

Connect:

Mstr Bath:

Fireplace: /

Countertops:

Defects: **No Known Defects**

Occupant:

Taxes w/o Exemptions/Yr: \$ /

Financing Available: **Cash Sale, Conventional**

# Bedrooms: /

# FB/HB: /

Garage: **0/**

Carport: /

Gar/Car

Mineral Rights: **No**Show: **Accompany, Appointment Required**

Tax Rate:

0000 Ehrler

MLS#: 50127921

List Price: \$179,000



Bring your horses the stables are ready . Water and electricity to each stall .



All weather road leads into the stables.



Each of the multi stall barns are equipped with tack rooms and turnouts.



Plenty of pasture



Well fenced



Open pasture areas have plenty of shade.



A view from Ehlers Road



Plenty of room for the horses



Pastures have been well maintained and been fertilized on a regular basis.



At total of 11 stalls on the property.



A great place to keep the horses just minutes from the Woodlands.

Wed, Aug 28, 2013 03:17 PM

*Data Not Verified/Guaranteed by MLS*  
*Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Trisha Olivero](#)