



Price:	\$1,016,600
Type:	Acreage
Address:	Hegar Rd
City/County:	Hockley, Waller County
Bed/Bath:	0 Bed, 0 Bath
Size/Acreage:	~0 Sq. Ft., ~88.40 Acres
ID No.:	71996
Status:	Active

Located near Hockley, the 88.40 acres is an excellent tract located in the country just northwest of the Houston Metro. This land has approximately 762 feet of county road frontage off of Hegar Road, and wraps around on the north and east sides of the new Evelyn Turlington Elementary School. This property is a residential developers or investors dream!! The land features a nice open terrain, excellent soils (sandy loam to clay) with improved grasses, and few scattered trees. There is electricity, water well, and a ½ acre pond already established. The property is currently being grazed for cattle. This location is only 3.5 miles off of FM 2920 and 6 miles from FM 1488, makes this an "Excellent Location" for the home owner to live in the country and only a short commute to Cypress for hospitals, shopping, groceries, work, and recreation. Please contact Bill Johnson and Associates at (979) 865-5969 to schedule a showing. ***BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.***

[Click here for a Virtual Tour.](#)

[Click here for a detailed brochure!](#)





Improvements	Land Features	Other
Well Pens	Maint. Fees: \$0 Paved Road Frontage County Road Frontage Agricultural Lease Agricultural Exemption Minerals Conveyed: Negotiable Pond Mostly Flat	School District: Waller I. S. D. Taxes: \$187.35 Financing Cash Conventional

	Improved Pasture	
Directions: From Hockley at the intersection of Hwy 290 and FM 2920, take FM 2920 East 4 miles to Hegar Road. Turn left and go approximately 3 ½ miles to the property. Look for Bill Johnson and Associates Real Estate sign on the right immediately after the Evelyn Turlington Elementary School.		

[Map of Hockley](#) [Contact the Agent](#) [Email this Listing](#)

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**Bill Johnson and Associates Real Estate Co.**

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979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

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LOT OR ACREAGE LISTING

Location of Property: Next to Evelyn Turlington Elementary School on Hegar Road Listing #: 71996
Address of Property: Hegar Road, Hockley, TX Road Frontage: 765 +/-
County: Waller Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: NONE Lot Size or Dimensions: 88.40 acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 88.4000**Price per Acre (or)** \$11,500.00**Total Listing Price:** \$1,016,600.00**Terms of Sale:**Cash: ☒ YES ☐ NOSeller-Finance: ☐ YES ☒ NO

Sell.-Fin. Terms:

Down Payment:

Note Period:

Interest Rate:

Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.Balloon Note: ☐ YES ☐ NO

Number of Years:

Property Taxes:

School:	\$	120.96
County:	\$	55.43
FM/Rd/Br.:	\$	3.03
ESD 200	\$	7.93

TOTAL: \$ 187.35

Agricultural Exemption: ☒ Yes ☐ No**School District:** Waller I.S.D.**Minerals and Royalty:** Seller to convey surface rights

Seller believes UNKNOWN *Minerals

to own: UNKNOWN *Royalty

Seller will NEGOTIALABLE Minerals

Convey: NEGOTIALABLE Royalty

Leases Affecting Property:Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline: Seminole Pipeline

Roadway: NONE

Electric: San Bernard Electric Cooperative

Telephone: NONE

Water: Private well

Other:

Improvements on Property:Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings: NONE

Barns: NONE

Others: NONE

Approx. % Wooded: 5%

Type Trees: Oaks, Cedar, Yaupon,

Fencing: Perimeter ☒ YES ☐ NO

Condition: GOOD

Cross-Fencing: ☒ YES ☐ NO

Condition: GOOD

Ponds: Number of Ponds: ONE

Sizes: 3/4 ACRE

Creek(s): Name(s): NONE**River(s):** Name(s): NONE**Water Well(s): How Many?** ONE

Year Drilled: UNKNOWN Depth UNKNOWN

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

San Bernard Electric Cooperative

Gas Service Provider NONE**Septic System(s): How Many:** NONE**Soil Type:** clay, sandy loam**Grass Type(s):** native**Flood Hazard Zone:** See Seller's Disclosure or to be**nearest Town to Property:****Nearest Town to Property:** HOCKLEY

Driving time from Houston 30 MINUTES

Items specifically excluded from the sale:**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.



Hasty Rd

88.40 acres on Hegar Road

Evelyn Turlington
Elementary School

Hegar Rd

Harts

Oil Ranch

Springer Cemetery Rd

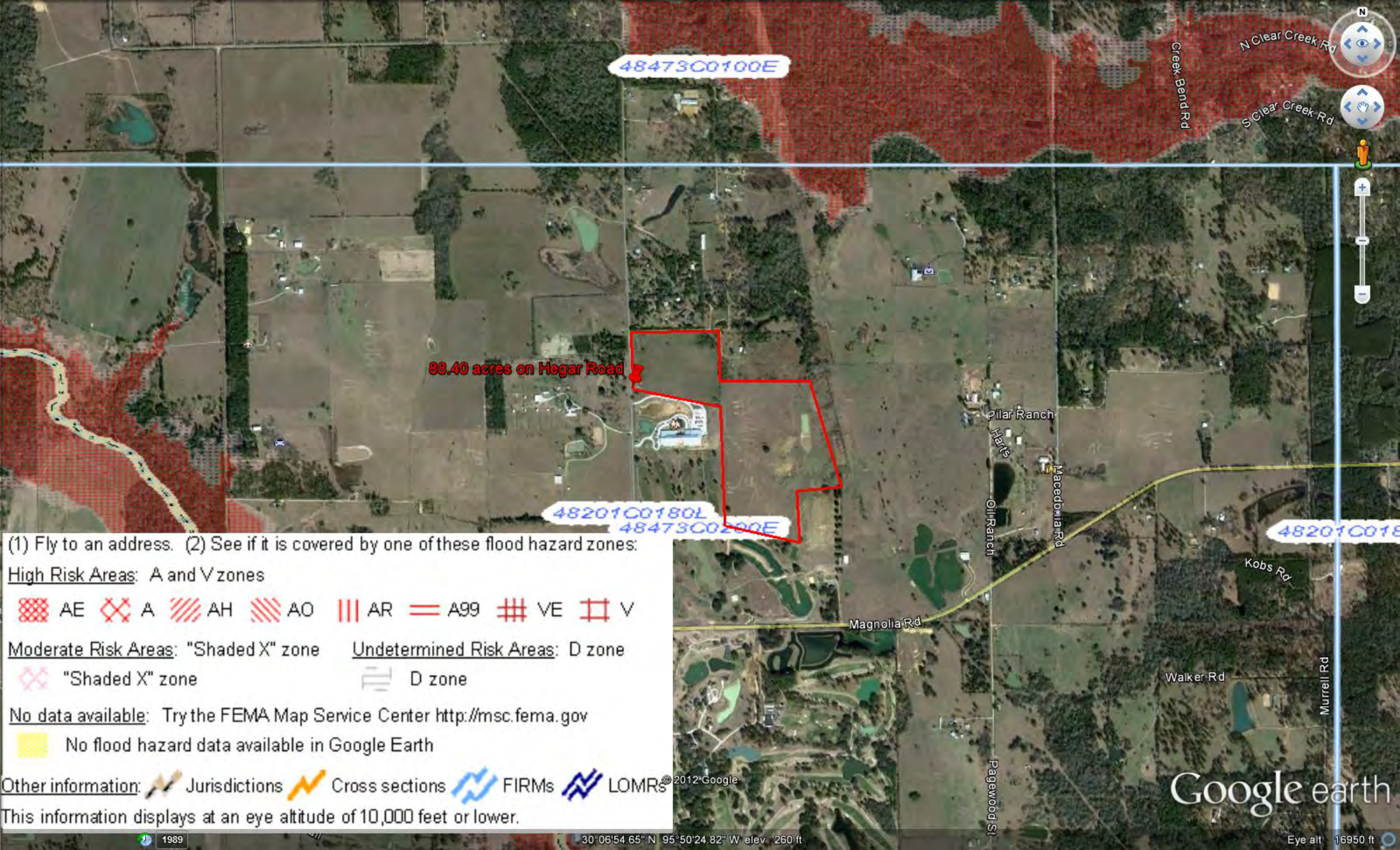
Google earth

© 2012 Google

30°06'54.84" N 95°50'24.04" W elev 261 ft

Imagery Date: 1/27/2011 1944

Eye alt 7872 ft



48473C0100E

88.40 acres on Hegar Road

48201C0180L

48473C0200E

48201C018

(1) Fly to an address. (2) See if it is covered by one of these flood hazard zones:

High Risk Areas: A and V zones

AE A AH AO AR A99 VE V

Moderate Risk Areas: "Shaded X" zone Undetermined Risk Areas: D zone

"Shaded X" zone D zone

No data available: Try the FEMA Map Service Center <http://msc.fema.gov>

No flood hazard data available in Google Earth

Other information: Jurisdictions Cross sections FIRMs LOMRs

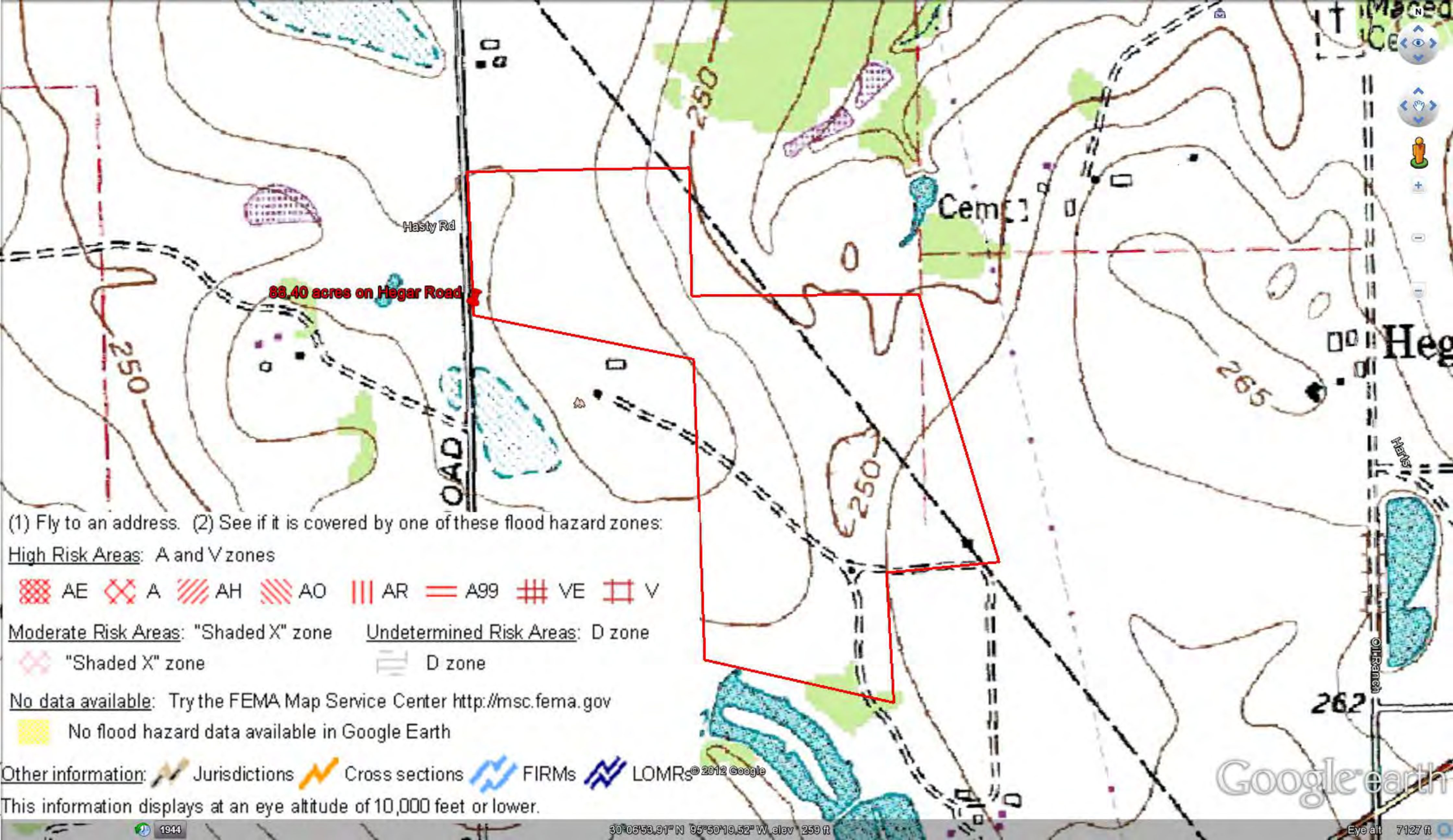
This information displays at an eye altitude of 10,000 feet or lower.

Google earth

1989

30°06'54.65" N 95°50'24.82" W elev. 260 ft

Eye alt 16950 ft



88.40 acres on Hegar Road

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AE A AH AO AR A99 VE V

Moderate Risk Areas: "Shaded X" zone Undetermined Risk Areas: D zone

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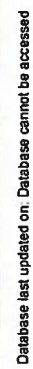
Google earth

30°06'53.91" N 95°50'19.52" W elev 259 ft

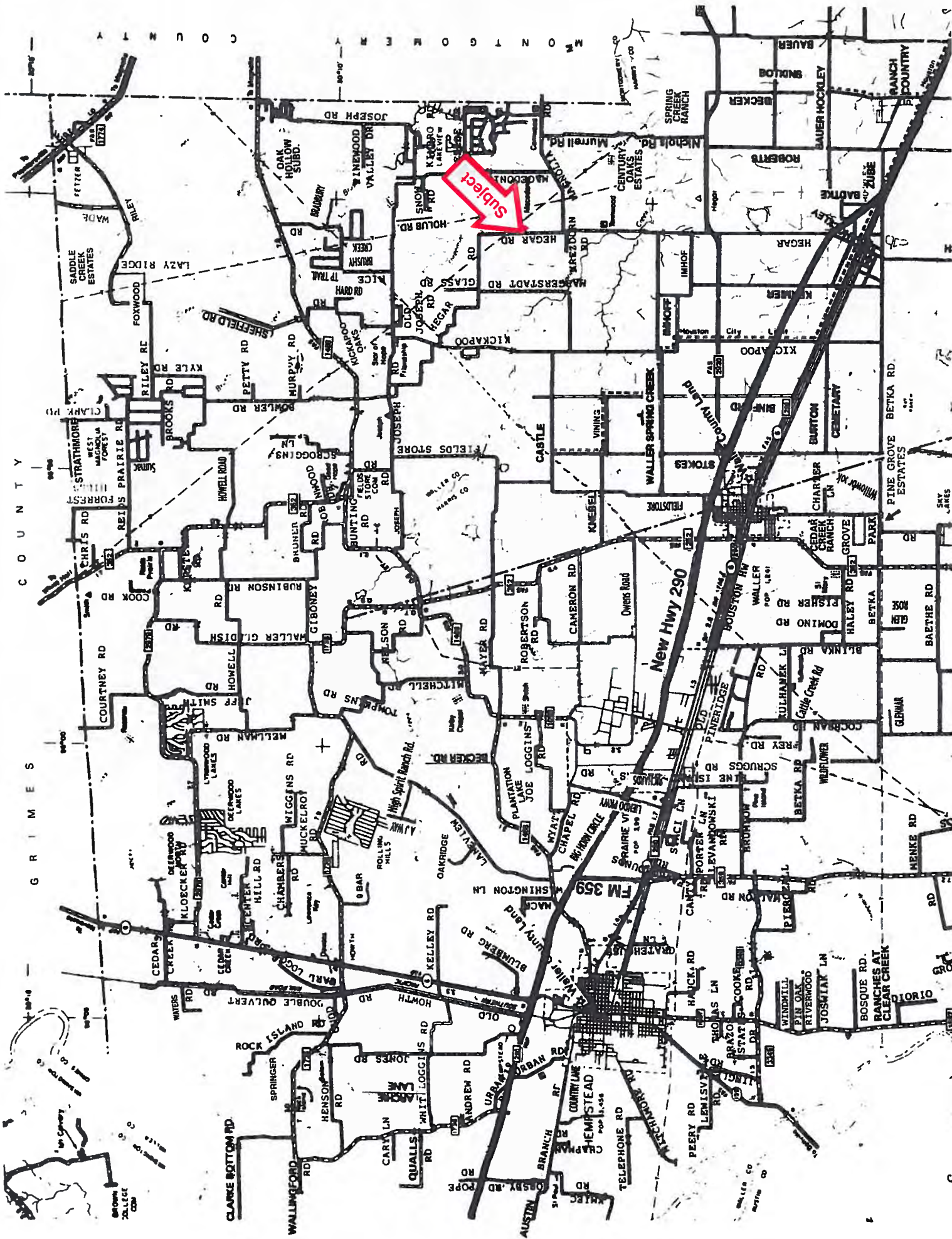
Eye alt 7127 ft

Waller CAD

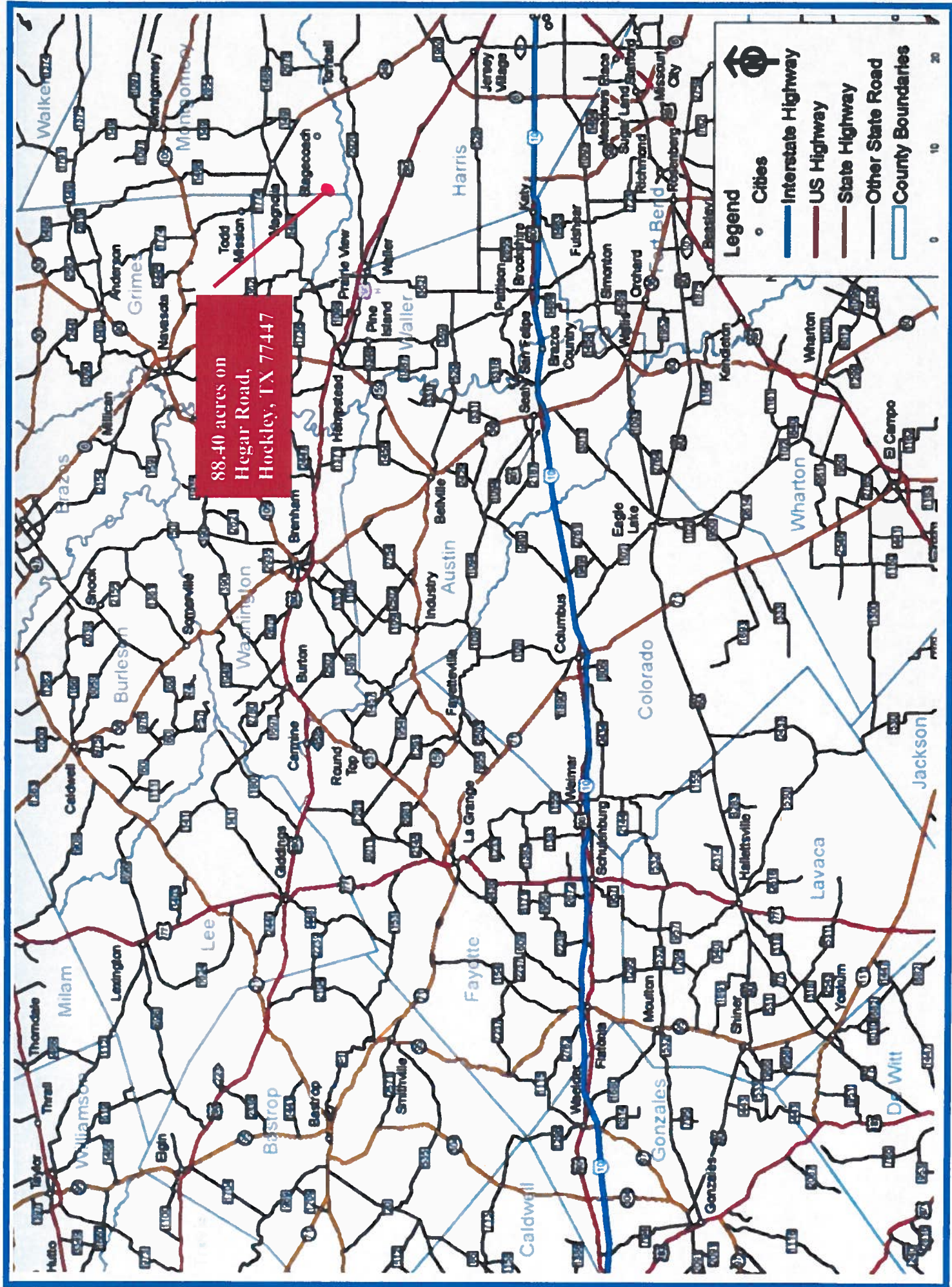
Website version: 1.2.20
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Subject



88.40 acres on
Hegar Road,
Hockley, TX 77447

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated, by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

SIGN HERE

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-8888.

