



# On the Prairie



16273 Katy Hockley Rd.  
Hockley, Texas 77447  
3 bedrooms/2.5 baths  
5 Acres  
1 mile from Hwy 290



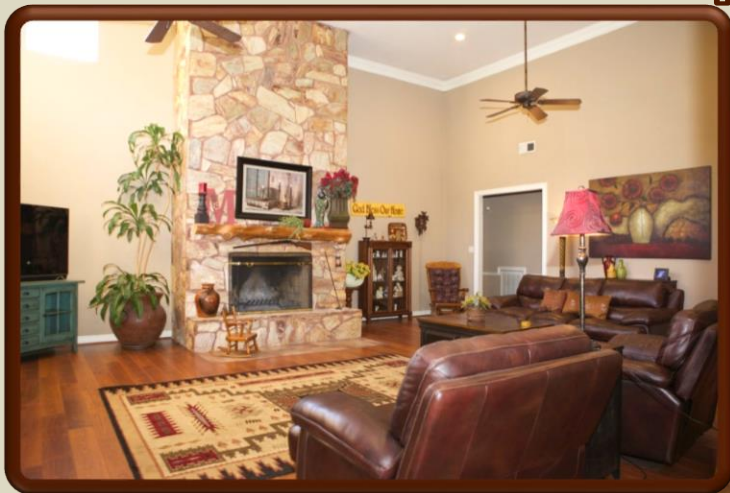
*Texas is Our Territory*

**Bill Johnson & Associates  
Real Estate**

*Since 1970*



The possibilities are endless....this spectacular custom built 3100+ sq. ft. home is located in Cypress' expansion west area, and could easily be converted into a commercial property. The location of this home is a prime spot, approximately 1 mile from 290 and minutes from Hwy 99. With no restrictions, this 3 bedroom, 2.5 bath home has easy access for commuting to Houston. Its spacious open floor plan, with massive wood burning fireplace and newly updated wood floors and master bathroom is a must see. This property is fenced and gated, and includes a 60x30 metal building with a kitchenette. Call today to schedule a showing, it will not last long!



# LOT OR ACREAGE LISTING

Location of Property: 16273 Katy Hockley Rd Hockley, Texas 77447 Listing #: 101247  
Address of Property: 16273 Katy Hockley Rd Hockley, Texas 77447 Road Frontage: Approx. 328'  
County: Harris Paved Road ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: none Lot Size or Dimensions: Approx. 5 acres  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** Approx. 5 acres

**Price per Acre (or)**

**Total Listing Price:** \$659,000.00

**Terms of Sale:**

Cash: ☒ YES ☐ NO  
Seller-Finance: ☐ YES ☒ NO  
Sell.-Fin. Terms:  
Down Payment:  
Note Period:  
Interest Rate:  
Payment Mode: ☐ Mo. ☐ Qt. ☐ Ann.  
Balloon Note: ☐ YES ☐ NO  
Number of Years: \_\_\_\_\_

**Property Taxes:** Year: 2016

School:	\$4,452.54
County:	\$721.44
EMS/Edu	\$373.66
Hospital/Floor	\$297.52
POH	\$72.10
TOTAL:	\$5,917.26

Agricultural Exemption: ☐ Yes ☒ No

**School District:** Waller I.S.D.

**Minerals and Royalty:**

Seller believes	unknown	*Minerals
to own:	unknown	*Royalty
Seller will	0%	Minerals
Convey:	0%	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: None

Roadway: None

Electric: None

Telephone: None

Water: None

Other:

**Improvements on Property:**

Home: ☒ YES ☐ NO

Buildings:

Barns: 30x60 barn with kitchen

Others:

5%

Type Trees: Live Oak

**Fencing:** Perimeter ☒ YES ☐ NO

Condition:

Cross-Fencing: ☐ YES ☒ NO

Condition:

**Ponds:** Number of Ponds: 1

Sizes: .128 Acres Approximately

**Creek(s):** Name(s):

**River(s):** Name(s):

**Water Well(s): How Many?** One

Year Drilled: 1996 Depth: unknown

**Community Water Available:** ☐ YES ☒ NO

Provider:

**Electric Service Provider (Name):** Reliant

**Gas Service Provider** Amerigas

**Septic System(s): How Many:** 1

Year Installed: 1996

**Soil Type:** Sandy

**Grass Type(s):** St.Augustine/coastal/bahia

**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey

**Nearest Town to Property:** Cypress

Distance: 6 miles

Driving time from Houston 20-25 minutes

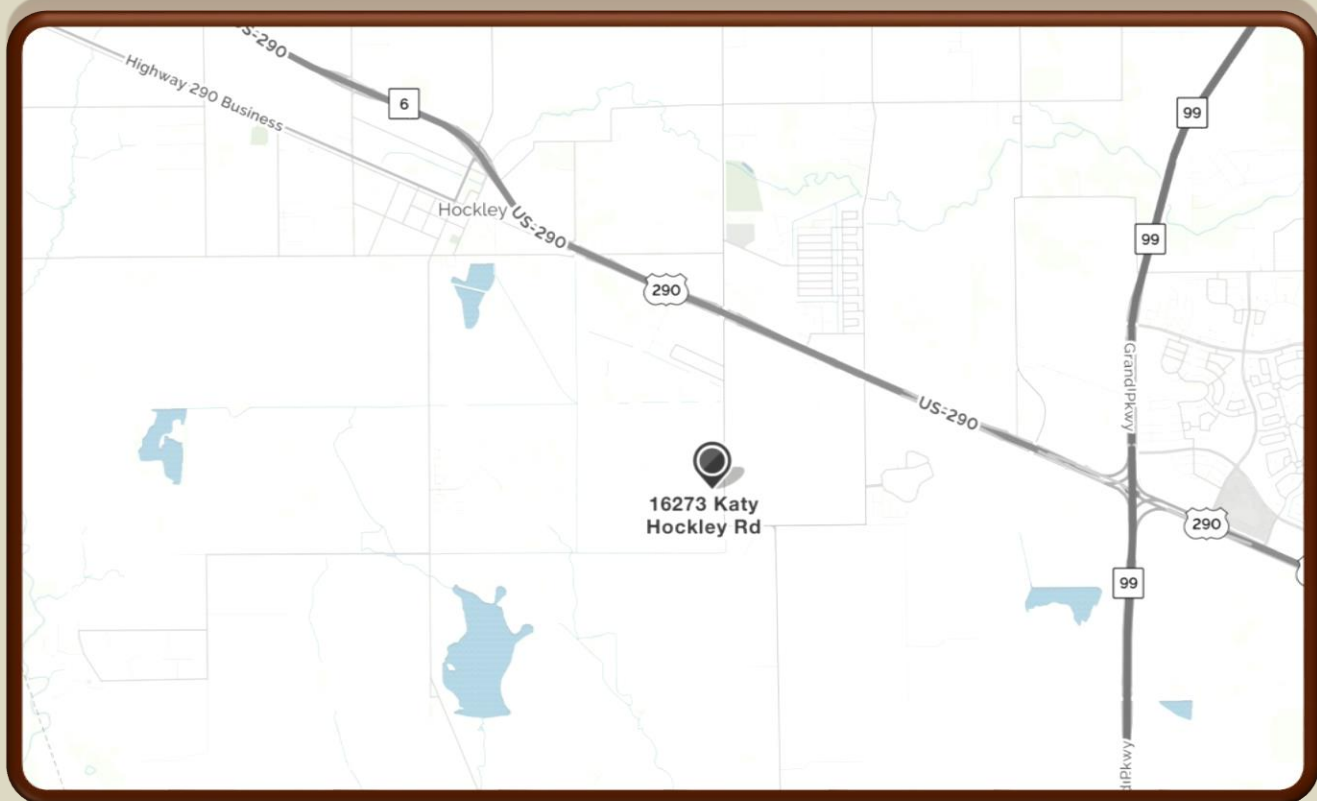
**Items specifically excluded from the sale:**

Light Fixture in breakfast room and All of Sellers personal property located on/in said 5 acre property.

**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.**





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