

## On the Prairie



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





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



## LOT OR ACREAGE LISTING

Location of Property: Address of Property:		<b>/</b> :	16273 Ka	ty Hockley Rd H	Listing #:	101247				
		<b>/</b> :	16273 Katy	, Texas 77447	Road Frontage			е:	Approx. 328'	
County:			Harris		Paved Roa	YES	NO	For Sale Sign on Prope	erty? VES	□ NO
Subdivision:			none				Lot	Size or Dimensions	E: Approx. 5	acres
Subdivision	Restrict	ed:	YES	<b>☑</b> NO	Mandatory	Member	ship in P	roperty Owners' Assn.	YES	<b>✓</b> NO
						11				
Number of	Acres:		Approx.	5 acres		<u>Impro</u>	vemen	ts on Property:		
Price per A	cre (o	<u>r)</u>				Home	:	YES NO		
Total Listin	g Price	<u>:</u>	\$659,000.	.00		Buildi	ngs:			
Terms of S	ale:									
	Cash:			<b>✓</b> YES	☐ NO	Barns	s:	30x60 barn with ki	tchen	
	Seller-Fin	ance:		YES	<b>✓</b> NO					
	SellFin	. Term	ıs:			Other	s:			
	Down F	Payme	ent:							
	Note Pe	eriod:								
	Interest	Rate	:					5%		
			de: Mo.	Qt. Ann.		Type	Trees:	Live Oak		
	Balloon	Note		☐ NO		Fenci	ing:	Perimeter	✓ YES	□ NO
			N	umber of Years:				Condition:		
								Cross-Fencing:	YES	<b>✓</b> NO
Property Ta	axes:		Year:		2016			Condition:		
School:					\$4,452.54	Pond		Number of Ponds:		
County:					\$721.44			.128 Acres Approx	ximately	
EMS/Edu					\$373.66	Creel	K(S):	Name(s):		
Hospital/Flo					\$297.52	<u>.</u>	, ,	<b>N</b> I ( )		
POH					\$72.10	River	<u>(s):</u>	Name(s):		
TOTAL:	C. co monti				\$5,917.26	\\\	\A/ ~!!/	a). Have Marre?	000	
Agricultural			Yes	<b>✓</b> No	100	-		s): How Many?	One Donth	· · · · · · · · · · · · · · · · · · ·
School Dist		-	Waller		I.S.D.		r Drilled	-		unknown
Minerals an Seller believes					*Minerals		rovider:	Water Available:	YES	<b>✓</b> NO
	unknow				*Royalty			vice Provider (Nan	ne).	Reliant
Seller will	0%	/11			Minerals	Licci	i ic oci	vice i rovider (itali	<u> 116).</u>	TCHAIL
Convey:	0%				Royalty	Gas S	Service	Provider		Amerigas
Convey.	070				rtoyally	003 (	JCI VIOC	T TOTIGET		7 tiriorigas
Leases Affe	ectina P	rope	rtv:			Septi	c Syste	em(s): How Many:	1	
Oil and Gas Le		Yes	<u></u>	✓ No		Year In		1996	· , ·	
Lessee's Name						Soil 1	ype:	Sandy		
Lease Expiration	on Date:					Grass	Type(s):	St. Augustine/coas	stal/bahia	
		-				Flood	Hazard	Zone: See Seller's	Disclosure o	r to be
Surface Lease:		Yes		✓ No					dete	ermined by survey
Lessee's Name	<b>)</b> :					Neare	est Tov	vn to Property:	Cypress	
Lease Expiration	on Date:					Dis	tance:	6 miles		
Oil or Gas	Locatio	ns:		Yes	<b>✓</b> No	Driving	time from	Houston Houston	20-25 mir	nutes
<b>Easements</b>	Affecti	ng Pr	operty:	Name(s):		Items	specific	ally excluded from t	he sale:	
Pipeline:	None							in breakfast room a		ers personal
-	None							nted on/in said 5 acı	e property.	
Electric:	None					Addit	<u>ional Ir</u>	nformation:		
Telephone:										
Water:	None									
Other:										
BIL								NY WILL CO-BRO		JYER IS
		ACC	OMPANI	ED BY HIS OF	R HER AGE	NT A	TALL	PROPERTY SHO	WINGS.	

					OF THE INFORMATIC		VITH RESPECT	TO THE SUITABILITY,
			HOME L	ISTING				
Address of Home:	16273 Kat	ty Hockley	_	<u> </u>	s 77447		Listing	#101247
Location of Home:	16273 Katy						Lioung	1101211
County or Region:	Harris	riconicy ric	1 110014103, 1	0,00 11 111	For Sale Sign or	Property?	✓ YES	□ NO
Subdivision:	n/a				Property Size		approx.	5 acres
Subdivision Restricted:		✓ NO	Mandatory Me	embershin in	Property Owne		☐ YES	✓ NO
Listing Price:	\$659,000.00		ivialidatory ivi	Home Fea		13 7.3311.		P NO
Terms of Sale	ψ000,000.00			<u> </u>	Ceiling Fans	No.		5
Cash:	✓ YES	□ NO			Dishwasher	INO.		3
Seller-Finance:	YES	□ NO			Garbage Dis	nocal		
SellFin. Terms:					Microwave (Bu	•		
Down Payment:				) ) ) )	Kitchen Range		<b>✓</b> Gas	Electric
Note Period:	_				Refrigerator		_	
Interest Rate:	-			Itoma Specific	cally Excluded fro	m The Sale	LICT	
Payment Mode:	Md Qt.	S.A.	Ann.		in breakfast r			nersonal
Balloon Note:	YES	□ NO			cated in/on sa			
Number of Years:				property to	caleu II/OII Sa	alu 5 acre	property	
Number of Tears.	_			Heat and	Air.			
Size and Construction.						_	F1	П "и " o
Size and Construction: Year Home was Built:	_					Gas	Electric	# Units: _2 # Units: 2
	1996		YES		Central Air	Gas	Electric	# Units:2_
Lead Based Paint Addendum R Bedrooms: 3		978: 2 1/2	IL3		Other: Fireplace(s)			
Size of Home (Approx.)		3,147 sq. ft L	iving Aron		Wood Stove			
Size of Horne (Approx.)	- ·	3,730 <b>T</b>	_		Water Heater(	c). 2	<b>✓</b> Gas	□ Flootwin
Foundation: V Sla Pier	/Poam Other	3,730 1	Otal		Water Heater(	5). 2	₩ Gas	Electric
	V	oor Ingtollade 2	007	I Itilities:				
Roof Type: Composition		ear Installed: 2	2007	Utilities:	Provider:		Poliant	
Exterior Construction:	brick/stucco		2007	Electricity			Reliant	
Exterior Construction:	brick/stucco	,	2007	Electricity Gas Provid	ler:		Amerigas	
Exterior Construction:  Room Measurements:		,	2007	Electricity Gas Provid Sewer Pro	ler: vider:		Amerigas Septic	
Exterior Construction:  Room Measurements:  Living Room: 28x24	brick/stucco	,	2007	Electricity Gas Provid Sewer Pro Water Pro	ler: vider: vider:	Denth:	Amerigas Septic Well	unknown
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17	brick/stucco	,	2007	Electricity Gas Provid Sewer Pro	der: vider: vider: vider:	Depth:	Amerigas Septic Well	unknown
Room Measurements: Living Room: 28x24 Dining Room: 14x17 Kitchen: 16x17	brick/stucco	,	2007	Electricity Gas Provid Sewer Pro Water Pro Water Well:	der: vider: vider: v YE NO Yea	ar Drilled:	Amerigas Septic Well	unknown 1996
Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24	brick/stucco	,	2007	Electricity Gas Provid Sewer Pro Water Pro	der: vider: vider: v YE NO Yea		Amerigas Septic Well	
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24  Utility:	brick/stucco	TE SIZE:		Electricity Gas Provic Sewer Pro Water Pro Water Well: Average U	ler: vider: vider: vider: VYE NO Yea tility Bill:	ar Drilled: Monthly:	Amerigas Septic Well	1996
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24  Utility:  Bath: 7x11	brick/stucco	TE SIZE:	Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U Taxes:	der: vider: vider: v YE NO Yea	ar Drilled: Monthly:	Amerigas Septic Well	1996 2016
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24  Utility:  Bath: 7x11  Bath: 16x19 (mast	brick/stucco	TE SIZE:	✓ Shower ✓ Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School:	ler: vider: vider: vider: VYE NO Yea tility Bill:	ar Drilled: Monthly:	Amerigas Septic Well	1996 2016 \$4,452.54
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24  Utility:  Bath: 7x11  Bath: 16x19 (mast Bath:	brick/stucco	TE SIZE:	Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County:	ler: vider: vider: vider: VYE NO Yea tility Bill:	ar Drilled: Monthly:	Amerigas Septic Well	1996 2016 \$4,452.54 \$721.44
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 16x17  Kitchen: 16x17  Family Room: 28x24  Utility:  Bath: 7x11  Bath: 7x11  Bath: 16x19 (mast Bath: 19x16	brick/stucco	TE SIZE:	✓ Shower ✓ Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County: Ems/Edu	ler: vider: vider: vider: VYE NO Yea tility Bill:	ar Drilled: Monthly:	Amerigas Septic Well	2016 \$4,452.54 \$721.44 \$373.66
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 16x17  Kitchen: 16x17  Family Room: 28x24  Utility:  Bath: 7x11  Bath: 7x11  Bath: 16x19 (mast Bath: 19x16  Bedroom: 19x14	brick/stucco	TE SIZE:	✓ Shower ✓ Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County: Ems/Edu Hospital:	ler: vider: vider: vider: VYE NO Yea tility Bill: Harris/Walle	ar Drilled: Monthly:	Amerigas Septic Well	2016 \$4,452.54 \$721.44 \$373.66 \$297.52
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24  Utility:  Bath: 7x11  Bath: 16x19 (mast Bath:  Master Bdrm: 19x16  Bedroom: 13x14  Bedroom: 13x14	brick/stucco	TE SIZE:	✓ Shower ✓ Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County: Ems/Edu Hospital: Flood/POI-	ler: vider: vider: vider: VYE NO Yea tility Bill: Harris/Walle	ar Drilled: Monthly:	Amerigas Septic Well	2016 \$4,452.54 \$721.44 \$373.66 \$297.52 \$72.10
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24  Utility: Bath: 7x11  Bath: 7x11  Bath: 16x19 (mast Bath:  Master Bdrm: 19x16  Bedroom: 13x14  Bedroom: 13x14	brick/stucco	TE SIZE:	✓ Shower ✓ Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County: Ems/Edu Hospital: Flood/POl- Taxes:	ler: vider: vider: vider: VYE NO Yea tility Bill: Harris/Walle	ar Drilled: Monthly:	Amerigas Septic Well Year	2016 \$4,452.54 \$721.44 \$373.66 \$297.52 \$72.10 \$5,917.26
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24  Utility: Bath: 7x11  Bath: 7x11  Bath: 16x19 (mast Bath: 19x16  Bedroom: 19x14  Bedroom: 13x14  Bedroom: Other:	brick/stucco APPROXIMA er)	TE SIZE:  Tub Tub Tub	✓ Shower ✓ Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County: Ems/Edu Hospital: Flood/POI-	ler: vider: vider: vider: VYE NO Yea tility Bill: Harris/Walle	ar Drilled: Monthly:	Amerigas Septic Well	2016 \$4,452.54 \$721.44 \$373.66 \$297.52 \$72.10 \$5,917.26
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 16x17  Kitchen: 16x17  Family Room: 28x24  Utility:  Bath: 7x11  Bath: 16x19 (mast Bath: 19x16  Bedroom: 13x14  Bedroom: 13x14  Bedroom: Other:  Garage Carport Carport	brick/stucco APPROXIMA er)  No. of Cars: 2	TE SIZE:  Tub Tub Tub	✓ Shower ✓ Shower  Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County: Ems/Edu Hospital: Flood/POl- Taxes: School Dis	ler: vider: vider: vider: VYE NO Yea tility Bill: Harris/Walle	ar Drilled: Monthly:	Amerigas Septic Well Year	2016 \$4,452.54 \$721.44 \$373.66 \$297.52 \$72.10 \$5,917.26
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Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24  Utility:  Bath: 7x11  Bath: 16x19 (mast Bath: 19x16  Bedroom: 13x14  Bedroom: 13x14  Bedroom: Other:  Garage Carport 2x24  Porches:	brick/stucco APPROXIMA er)  No. of Cars: 2	TE SIZE:  Tub Tub Tub	✓ Shower ✓ Shower  Shower	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County: Ems/Edu Hospital: Flood/POl- Taxes: School Dis	ler: vider: vider: vider: VYE NO Yea tility Bill: Harris/Walle	ar Drilled: Monthly:	Amerigas Septic Well Year	2016 \$4,452.54 \$721.44 \$373.66 \$297.52 \$72.10 \$5,917.26
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Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 14x17  Kitchen: 16x17  Family Room: 28x24  Utility: 32x24  Carport 2x24  Porches: 24x24  Porches: 886 sf  Back: Size: 32x24	brick/stucco APPROXIMA er)  No. of Cars: 2	TE SIZE:  Tub Tub Tub	Shower Shower Detached	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County: Ems/Edu Hospital: Flood/POl- Taxes: School Dis	ler: vider: vider: vider: VYE NO Yea tility Bill: Harris/Walle	ar Drilled: Monthly:	Amerigas Septic Well Year	2016 \$4,452.54 \$721.44 \$373.66 \$297.52 \$72.10 \$5,917.26
Exterior Construction:  Room Measurements:  Living Room: 28x24  Dining Room: 16x17  Family Room: 28x24  Utility: 32x24  Utilit	brick/stucco APPROXIMA er)  No. of Cars: 2	TE SIZE:  Tub Tub Tub	Shower Shower Detached	Electricity Gas Provid Sewer Pro Water Pro Water Well: Average U  Taxes: School: County: Ems/Edu Hospital: Flood/POl- Taxes: School Dis	ler: vider: vider: vider: VYE NO Yea tility Bill: Harris/Walle	ar Drilled: Monthly:	Amerigas Septic Well Year	2016 \$4,452.54 \$721.44 \$373.66 \$297.52 \$72.10 \$5,917.26
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Construction:

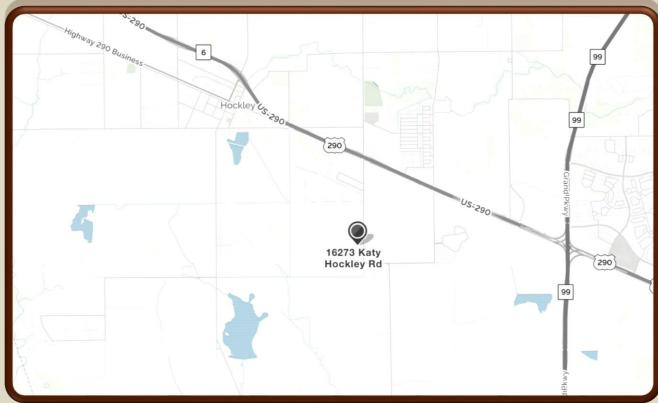
TV Antenna

Metal Dish 🗹

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