



REIDS PRAIRIE RANCH

TBD Reids Prairie, Waller, TX

641 Acres

\$7,995,000



PAVED FRONTAGE IMPROVED PASTURES RECREATION NO RESTRICTIONS

641+/- acres of prime Waller County recreational investment land. The largest unimproved tract in Waller County currently on the market has minimal floodplain and no restrictions. A beautiful mix of improved pasture and native woodland, this diverse ranch could be used for development, a large ranch homestead, a weekend getaway, or a full-scale retreat. With over 6,700' of frontage, this property has development potential and could take advantage of the 8" G&W Water Supply Corporation's waterline along the north side of Reid's Prairie Road.

Owned in the same family for generations, this ranch is a unique and practical ranch with a lot of potential. The habitat is a mix of open, improved grasslands and woodlands typical of the southern post-oak savannah. Post oaks, loblolly pines, and cedar elms make up the bulk of the tall trees, and the understory is diverse and valuable to the local wildlife. The soils hold water in key areas but drain well throughout.

While primarily managed for grazing over the last several decades, the property has been taken care of and sports healthy populations of white-tailed deer, migratory ducks and other birds, small game, and feral hogs. Birding in this area is better than average, especially in the spring. The tall hardwoods make this a perfect ranch for bowhunting, and one could imagine a high-fenced white-tailed deer sanctuary where archery hunting is second-to-none.

The old homestead house is a rustic renovation or tear down. There is a newly-renovated water well on the old homeplace tract near the middle of the ranch. The ranch's perimeter fences are in fair condition.

The current 1-d-1 Open Space Valuation for Agriculture resulted in 2019 taxes of ~\$600.

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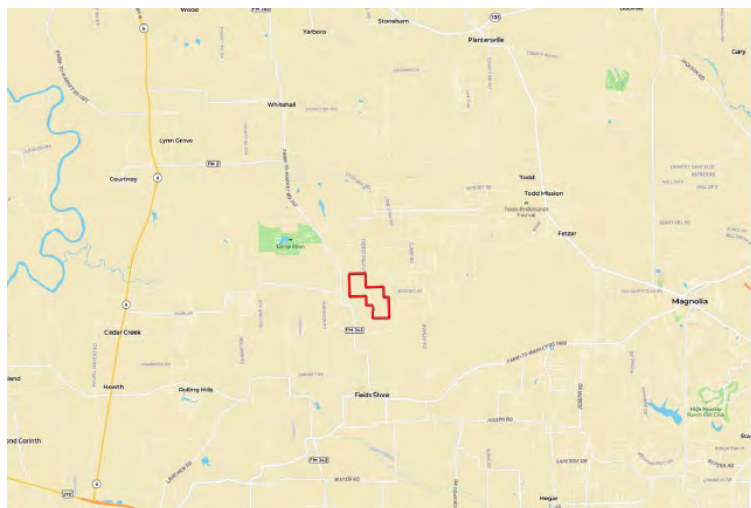
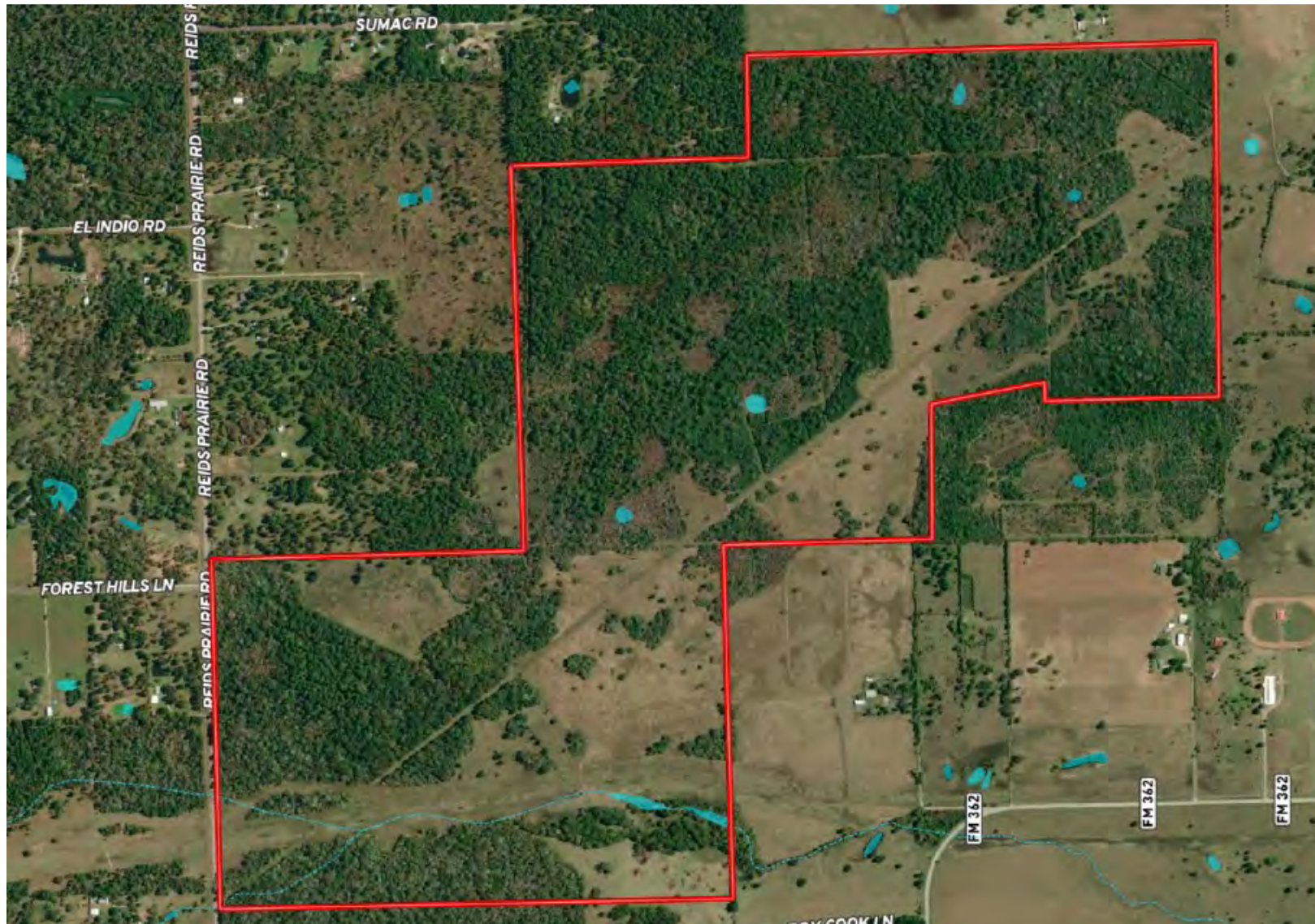


Craig Bowen

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LOCATION

Waller County

12 Miles to Magnolia, 16 Miles to Hempstead

45 Minutes to Houston

DIRECTIONS

From Waller, TX, head north on FM 362 for 6.4 miles turning right on FM 1488 E/FM 362 N. Continue for 2.9 miles turning left onto FM 362 N. In 1.5 miles, turn right on Reids Prairie Rd.

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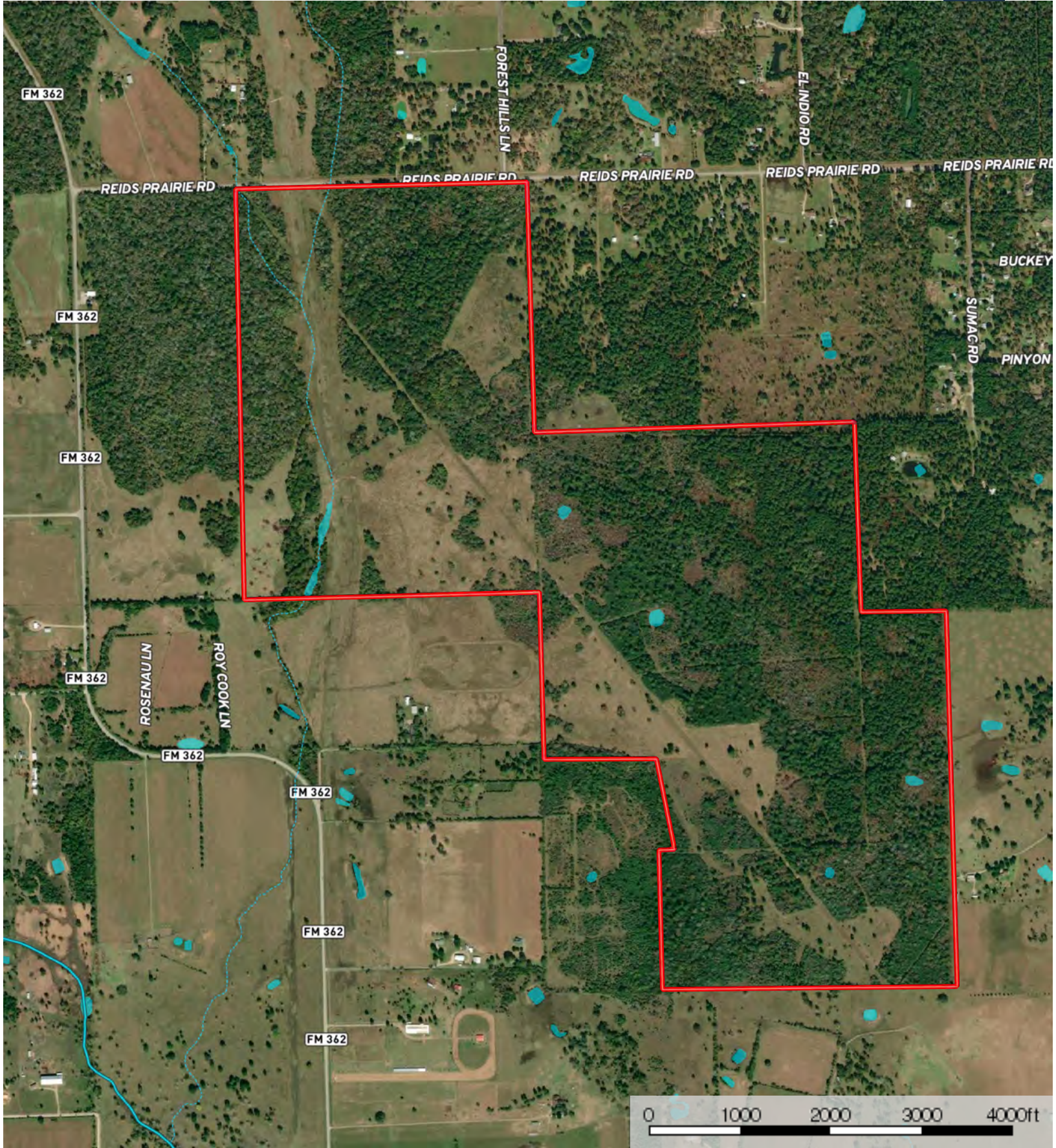


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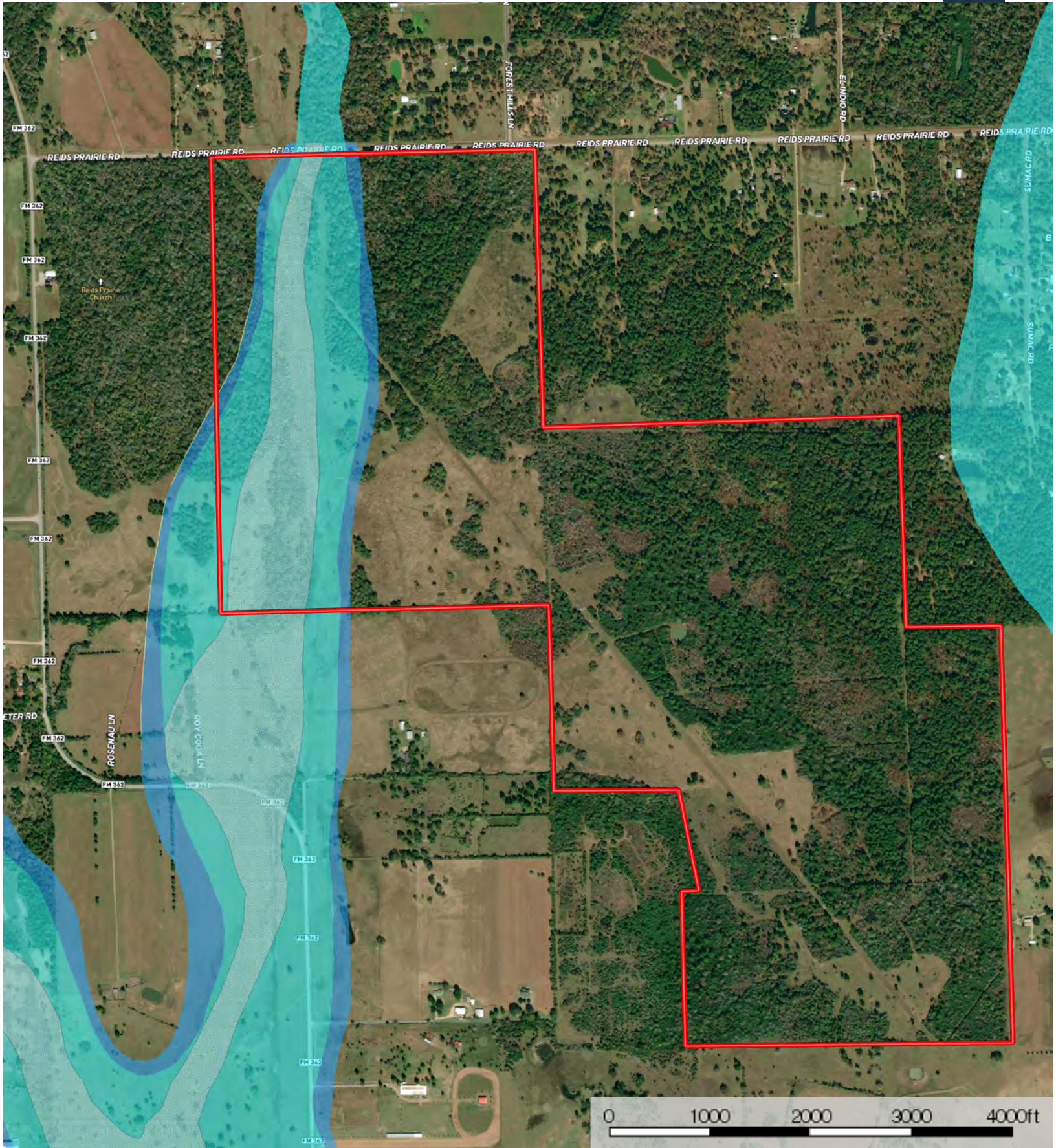
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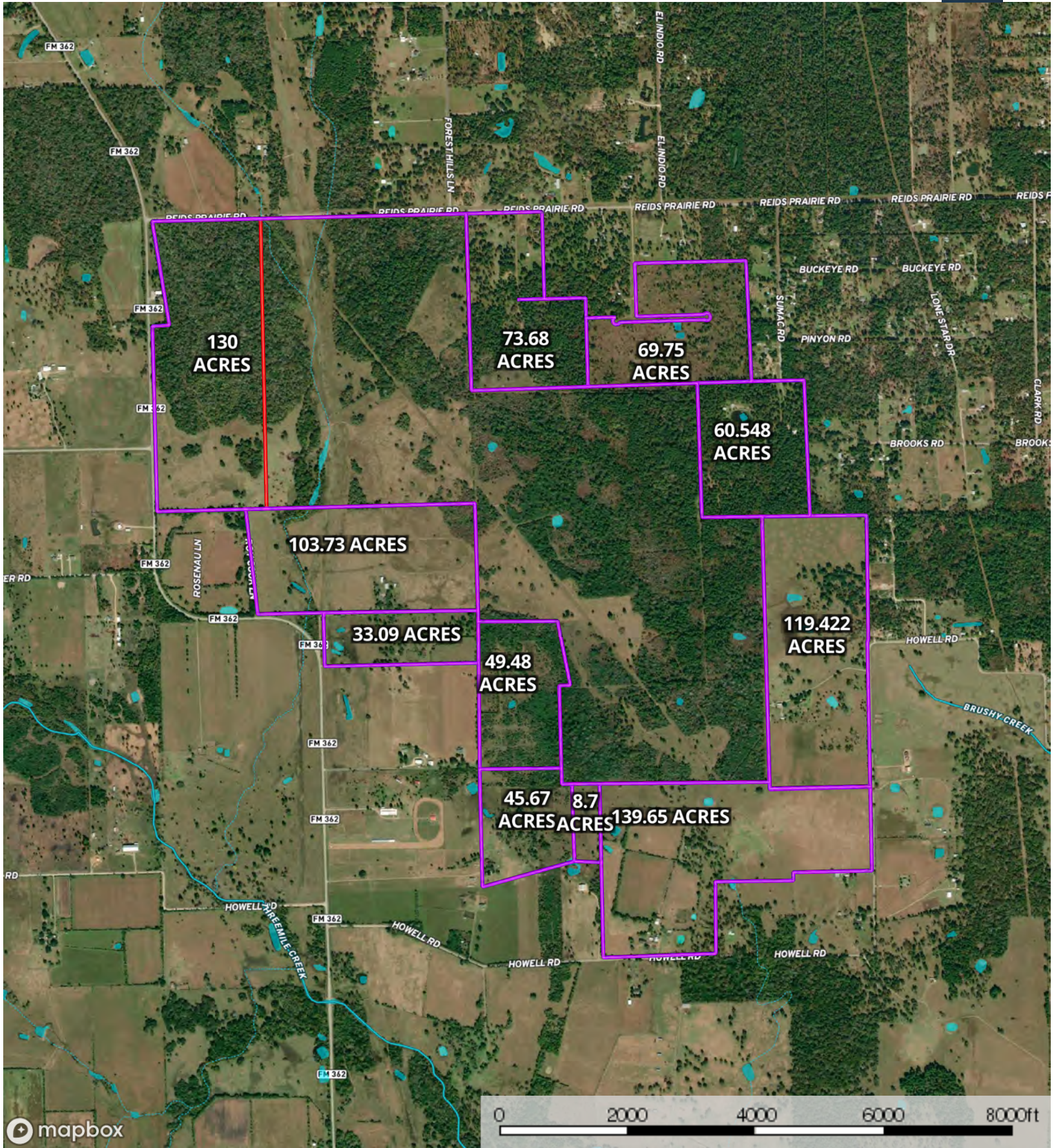
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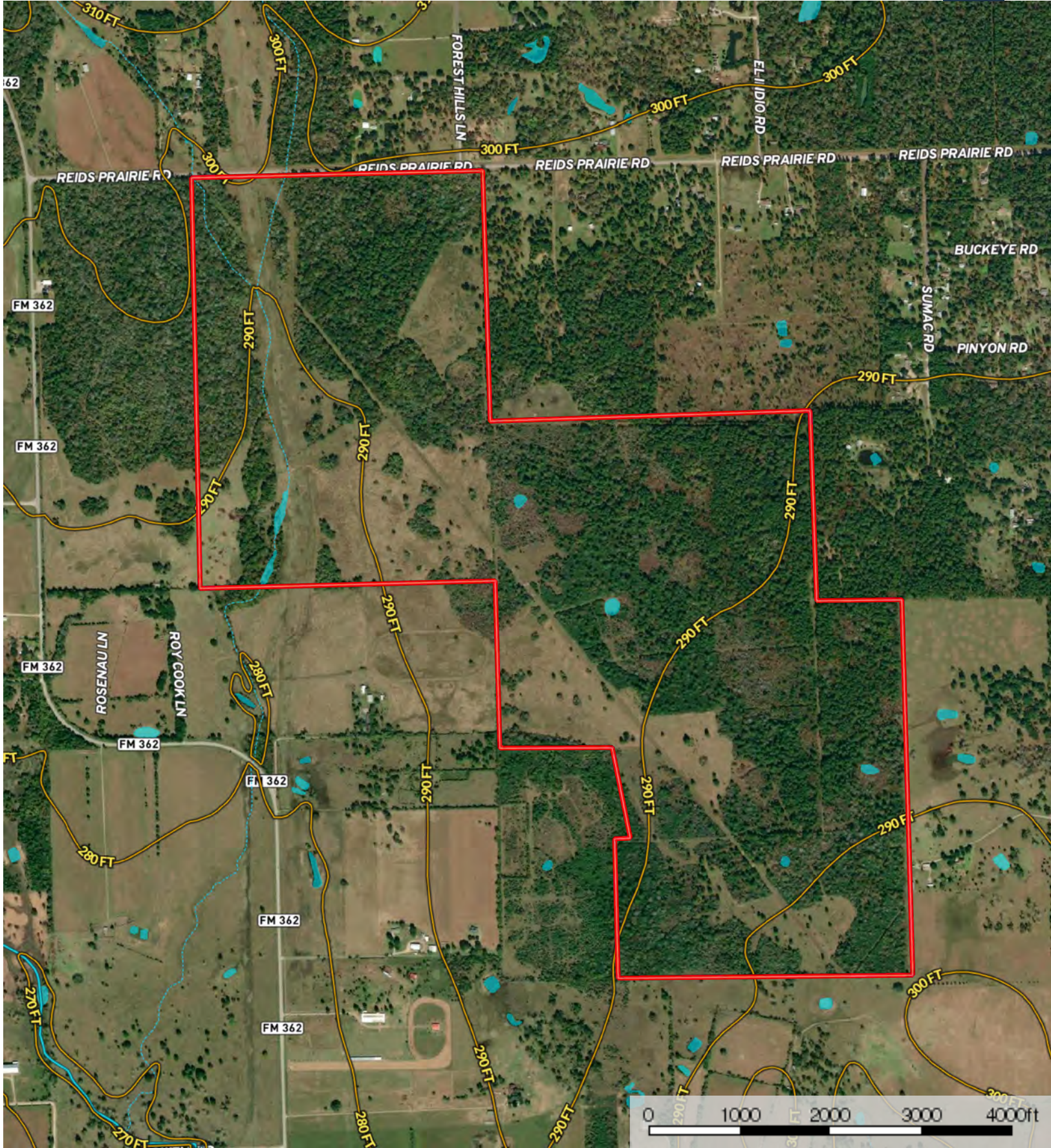
Boundary Stream, Intermittent River/Creek Water Body

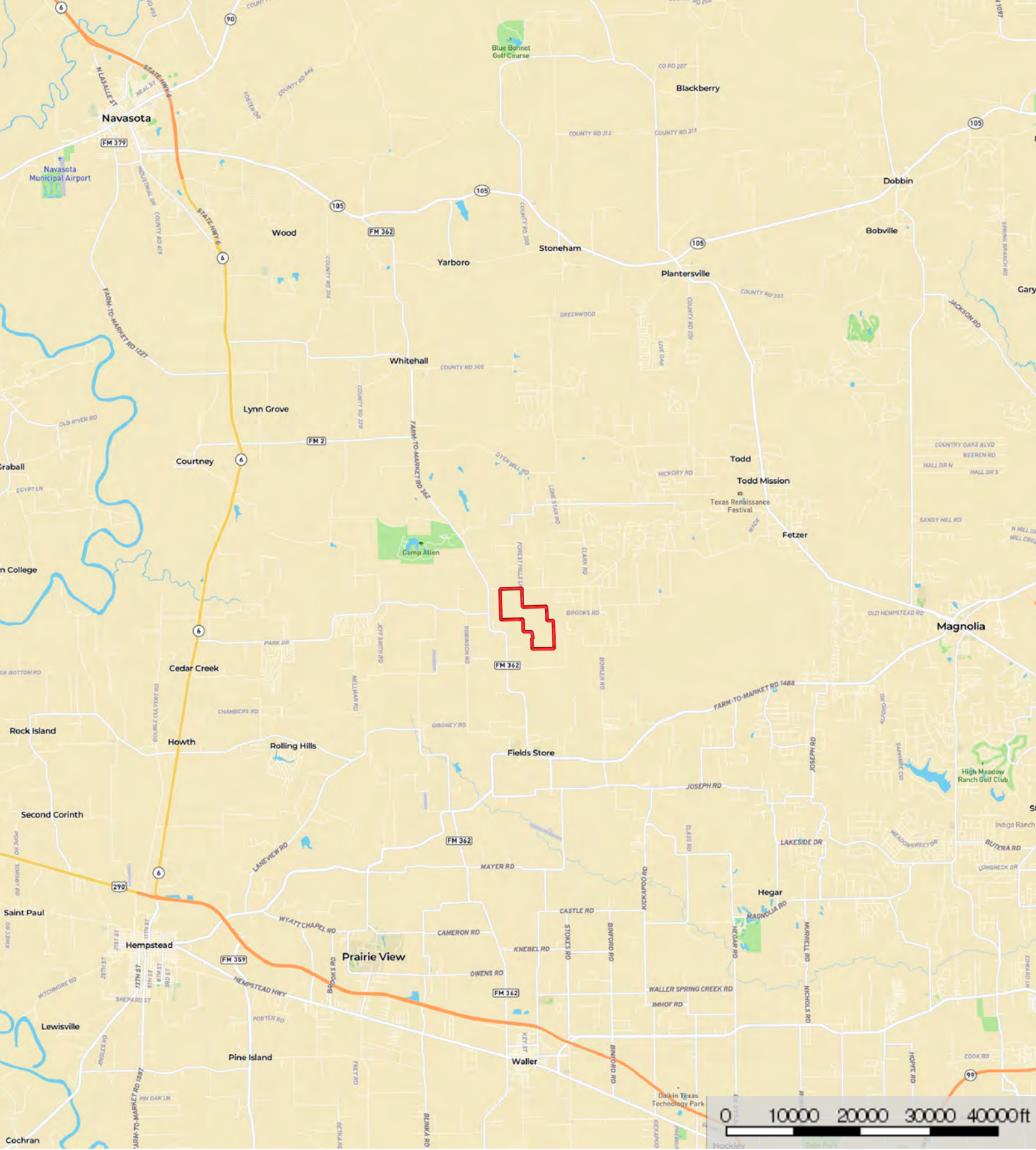



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



Neighbor Boundary Boundary Stream, Intermittent River/Creek Water Body





 Boundary