



MILAM ESTATE

14680 FM 1887, Hempstead, Texas



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970



14680 FM 1887 Hempstead, Tx.

This UNRESTRICTED Estate tract of 52.3556 acres is located 23 miles west of the Hwy. 99 Toll Road, 2.2 miles west of Monaville on FM 1887 and 12.0 miles south of Hempstead. **This Estate tract has excellent potential to be divided by any person buying the entire tract.** The parcel may be divided in at least 4 tracts of 12 to 13 acres each with paved road frontage on each tract. The property has 1,225 feet of frontage on the south side on FM 1887. The property also has 612. feet of frontage on the north side on paved Holik Road. This tract has an Ag. Use Exemption and is fenced for cattle. The property has a small older home and barn on the tract. There is electricity and a water well at the home with scattered trees on the property, a pond and small creek.



**52.3556
ACRES**

➤ A Current
Property Appraisal
dated 02-19-21
for \$720,000. is
available for any
potential buyer or
their agent.

➤ **This Estate
Property is
Priced To Sell.**





**14680
FM 1887 Rd.
Hempstead,
Tx. 77445**



**Bill Johnson and
Associates Real
Estate Company
Will Co-Broker If
Buyer Is
Accompanied By
His Or Her Agent
At All Property
Showings**



Bellville:

979-865-5969 office

979-865-5500 fax

www.bjre.com

Texas is Our Territory
Bill Johnson & Associates
Real Estate

*Since 1970***New Ulm:**

979-992-3626 office

979-865-5500 fax

www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED

LOT OR ACREAGE LISTING

Location of Property: 14680 FM 1887 Road, Hempstead, Tx. 77445 Listing #: 892730
 Address of Property: 14680 FM 1887 Rd, Hempstead, TX Road Frontage: Tr.1 - 1,225.' FM 1887 & Tr.2 - 612.' Holik Rd
 County: Waller Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: none Lot Size or Dimensions: 52.3556 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 52.3556 acres (to be surveyed)**Price per Acre (or)** \$13,752.00**Total Listing Price:** \$720,000.00**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: _____

27.4856 ac 24.87 ac 52.355 ac.

Taxes 2020: Tr.#1- #R6690 & Tr.#2 - #R6688

School:	\$1,161.56	+	\$21.38	\$1,182.94
County:	\$554.97	+	\$10.22	\$565.19
FM Rd:	\$27.90	+	\$0.51	\$28.41
ESD:	\$94.52	+	\$1.74	\$96.26
TOTAL:	\$1,838.95	+	\$33.85	\$1,872.80

TOTAL: \$1,872.80

Agricultural Exemption: ☒ Yes ☐ No**School District:** Hempstead I.S.D.**Minerals and Royalty:**

Seller believes none *Minerals
 to own: none *Royalty
 Seller will 50% of Minerals Owned Minerals
 Convey: 50% of Royalty Owned Royalty

Leases Affecting Property:☐ Yes ☒ No

Lessee's Name: _____

Lease Expiration Date: _____

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Verbal monthly pasture lease

Lease Expiration Date: _____

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

Pipeline: _____

Roadway: _____

Electric: San Bernard Electric Company

Telephone: SW Bell Telephone

Water: _____

Other: _____

Improvements on Property:Home: ☒ YES ☐ NO

Buildings: Old wood frame home of nominal value.

Barns: Old wood frame pole barn of nominal value.

Old wood frame sheds of nominal value.

Others: Old mobile home of nominal value.

Property is sold "AS IS" including old furniture, old equipment, 4 old cars & 1 old truck.

% Wooded: 30% - 40%

Type Trees: Mesquite, Cedar and Huisache Trees

Fencing: Perimeter ☒ YES ☐ NO

Condition: fair to good

Cross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: 1 pond 1/2 acre

Sizes: _____

Creek(s): Name(s): Small creek - no name**River(s):** Name(s): _____**Water Well(s): How Many?** One (1)

Year Drilled: Unknown Depth: 125'

Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): _____

San Bernard Electric Coop.

Gas Service Provider _____

Propane Tank _____

Septic System(s): How Many? One (1) Old

Year Installed: Unknown

Soil Type: Gray to Black Sandy Clay Loam**Grass Type(s):** Native Pasture**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey**Nearest Town to Property:** 2.2 miles to Monaville

Distance: 12.0 miles to Hempstead

Driving time from Houston 23 miles Hwy.99 Toll Rd

#1. Property Appraisal 02-19-21 \$720,000. Available.

#2. Property has No Restrictions.

#3. Property May Be Divided in at least 4 tracts of 12 to 13 acres each with paved road frontage.

#4. Property has paved road frontage of 1,225. ft. on FM 1887 with old home and 612. ft. on Holik Road with pond.

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS
 ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

Bellville:
979-865-5969 office
979-865-5500 fax
www.bjre.com



Texas is Our Territory
Bill Johnson & Associates
Real Estate
Since 1970

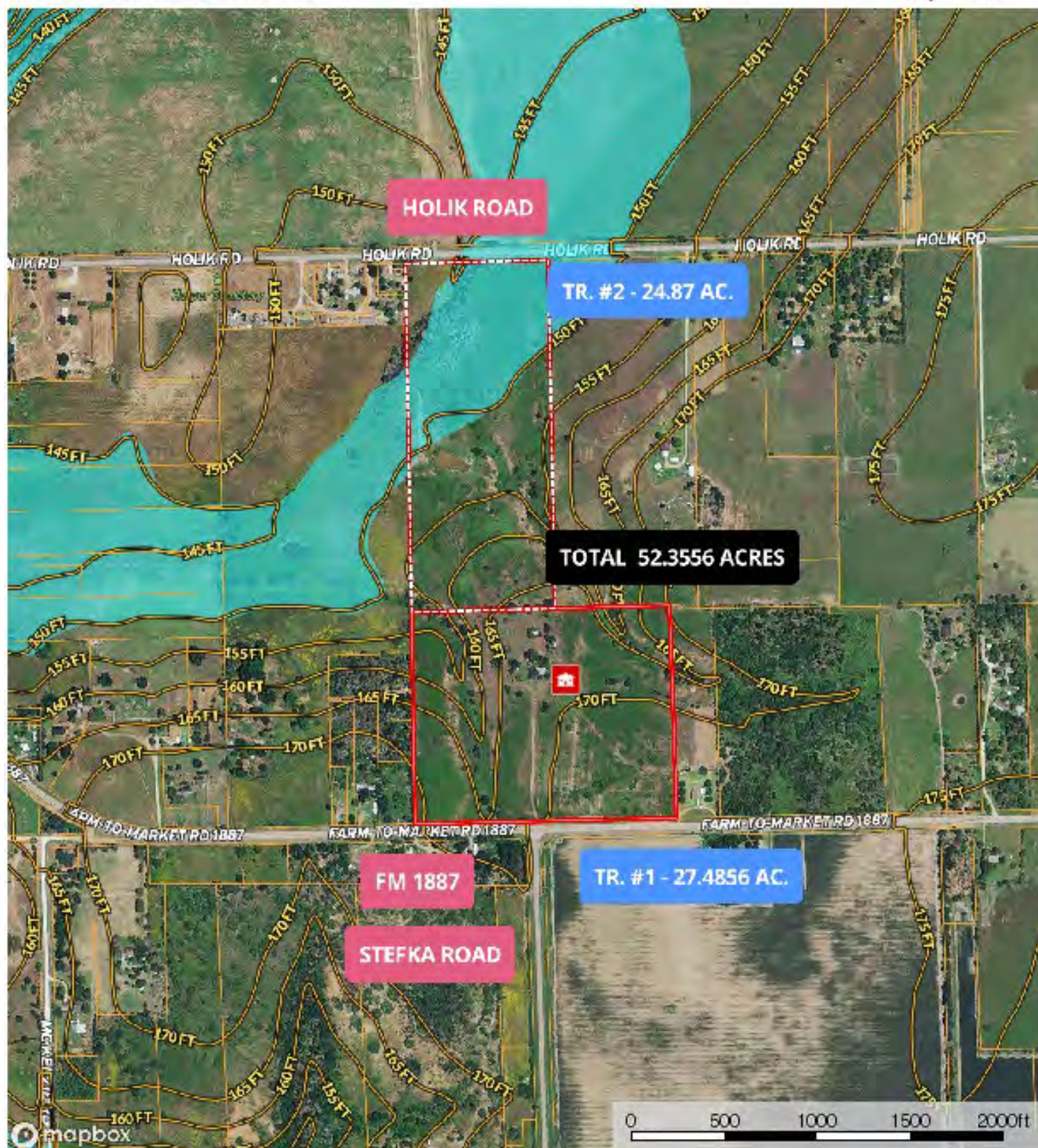
New Ulm:
979-992-3626 office
979-865-5500 fax
www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

HOME LISTING

Address of Home:	14680 FM 1887 Road, Hempstead, Tx. 77445		Listing #:	892730
Location of Home:	14680 FM 1887 Rd, Hempstead, TX		Road Frontage:	Tr.1 - 1,225.' FM 1887 & Tr.2 - 612.' Holik Rd
County or Region:	Waller County		For Sale Sign on Property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	None		Property Size:	52.3556 acres
Subdivision Restricted:	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Listing Price:	\$720,000.00			
Terms of Sale	cash			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
Number of Years:				
Size and Construction:				
Year Home was Built:	Unknown - Nominal Value			
Lead Based Paint Addendum Required if prior to 1978:	<input checked="" type="checkbox"/> YES			
Bedrooms:	Bath:			
Size of Home (Approx.)	1,276 Living Area			
	1,276 Total			
Foundation:	<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Composition Year Installed: unknown			
Exterior Construction:	Wood Frame			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:	Sizes Unknown			
Dining Room:				
Kitchen:				
Family Room:				
Utility:				
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower			
Master Bdrm:				
Bedroom:				
Bedroom:				
Bedroom:				
Other:				
Garage:	<input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars:			
Size: storage	<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:				
Front: Size:				
Back: Size:				
Deck: Size:	<input type="checkbox"/> Covered			
Deck: Size:	<input type="checkbox"/> Covered			
Fenced Yard:				
Outside Storage:	<input type="checkbox"/> Yes <input type="checkbox"/> No Size:			
Construction:				
TV Antenna	<input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>			
Home Features	N/A			
<input type="checkbox"/> Ceiling Fans	No.			
<input type="checkbox"/> Dishwasher				
<input type="checkbox"/> Garbage Disposal				
<input type="checkbox"/> Microwave (Built-In)				
<input type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas <input type="checkbox"/> Electric			
<input type="checkbox"/> Refrigerator				
Items Specifically Excluded from The Sale:	LIST:			
Heat and Air:	N/A			
<input type="checkbox"/> Central Heat	Ga <input type="checkbox"/>	Electric <input type="checkbox"/>	# Units:	
<input type="checkbox"/> Central Air	Ga <input type="checkbox"/>	Electric <input type="checkbox"/>	# Units:	
<input type="checkbox"/> Other:				
<input type="checkbox"/> Fireplace(s)				
<input type="checkbox"/> Wood Stove				
<input type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas <input type="checkbox"/> Electric			
Utilities:				
Electricity Provider:	San Bernard Electric			
Gas Provider:	Propane Tank			
Sewer Provider:	Septic			
Water Provider:	Water Well			
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	125'	
		Year Drilled:	unknown	
Average Utility Bill:	Monthly:	unknown		
	27.4856 ac. 24.87 ac. 52.3556 ac.			
Taxes 2020:	Tr.#1- #R6690 & Tr.#2 - #R6688			
School:	\$1,161.56 + \$ 21.38 =	\$1,182.94		
County:	\$ 554.97 + \$ 10.22 =	\$ 565.19		
FM/Rd/Br:	\$ 27.90 + \$.51 =	\$ 28.41		
Hospital:	\$ 94.52 + \$ 1.74 =	\$ 96.26		
City:				
Taxes:	\$1,838.95 + \$ 33.85 =	\$1,872.80		
School District:	Hempstead ISD			
Additional Information:	Property is sold "AS IS" including old furniture, old equipment, 4 old cars & 1 old truck.			
#1. Property Appraisal 02-19-21 \$720,000. Available.				
#2. Property has No Restrictions.				
#3. Property May Be Divided in at least 4 tracts of 12 to 13 acres each with paved road frontage.				
#4. Property has paved road frontage of 1,225. ft. on FM 1887 with old home and 612. ft. on Holik Road with pond.				

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



Main House Boundary Boundary 100 Year Floodplain 500 Year Floodplain Floodway Special Unmapped/Not Included

EXHIBIT "A" TOTAL 52.3556 ACRES PAGE 1 OF 3 PAGES

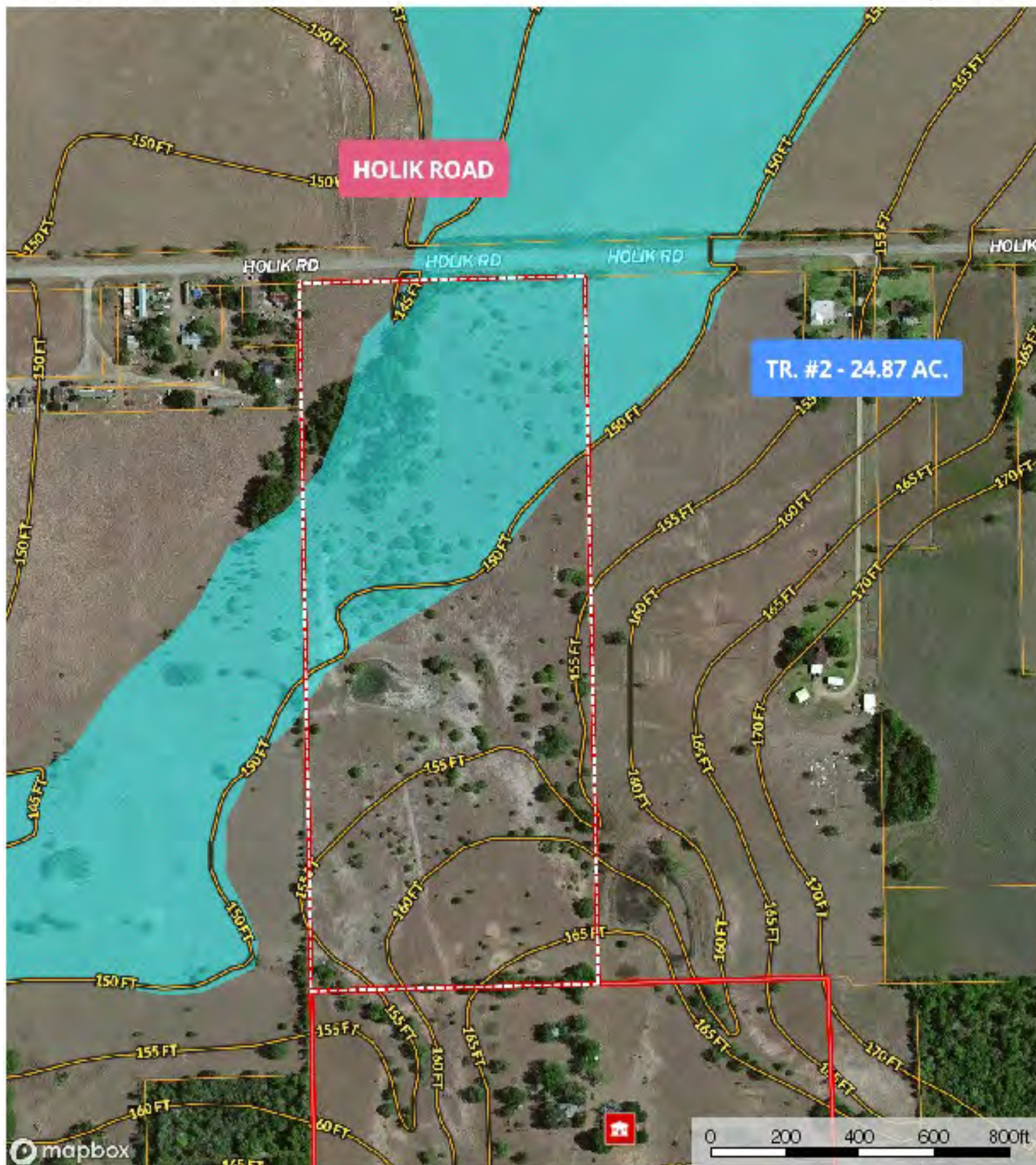


■ Main House
 ■ Boundary
 100 Year Floodplain
500 Year Floodplain
Floodway
Special
Unmapped/Not Included

EXHIBIT "A" TRACT # 1 - 27.4856 ACRES PAGE 2 OF 3 PAGES



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranty or guarantee as to the completeness or accuracy thereof.



■ Main House
 ■ Boundary
 ■ Boundary
 ■ 100 Year Floodplain
 ■ 500 Year Floodplain
 ■ Floodway
 ■ Special
 ■ Unmapped/Not Included

EXHIBIT "A" TRACT #2 - 24.87 ACRES PAGE 3 OF 3 PAGES

Stockdick School Rd, Cypress, TX 77433 to 14680 FM 1887, Hem...

<https://www.google.com/maps/dir/29.8753273,-95.758349/14680...>

14680 FM 1887 , Hempstead, Tx. 77445 address of property

Google Maps

Stockdick School Rd, Cypress, TX 77433 to 14680 FM 1887, Hempstead, TX 77445

Drive 24.1 miles, 28 min



Directions – From Houston on Toll Hwy 99 or from Katy.:

Go West on FM 529 to Stefka Road. Turn North (right) on Stefka Road and follow to property entrance at intersection with FM 1887.

From Monaville, go West on FM 1887 2.2 miles to intersection with Stefka Road.

From Hempstead, go South on FM 1887 about 12.0 miles to intersection with Stefka Road.

Look for the Bill Johnson Real Estate For Sale Sign at gate at 14680 FM 1887.



Texas is Our Territory

**Bill Johnson & Associates
Real Estate**

Since 1970

420 East Main Street
Bellville, Texas 77418-0294

(979) 865-5969

Fax (979) 865-5500

424 Cedar Street
New Ulm, Texas 78950

(979) 992-2636

www.bjre.com



11/2/2015

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BJRE HOLDINGS,LLC	9004851	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Designated Broker of Firm	License No.	Email	Phone
KIMBERLY KIDWELL ZAPALAC	621522	KZAPALAC@BJRE.COM	(979)865-5969
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

MILAM ESTATE
52.3556 ACRES - FM 1887
2.2 MILES WEST OF MONAVILLE
WALLER COUNTY, TEXAS

\$ 720,000.

APPRAISAL 02-19-21

LOCATED AT:

.14680 FM 1887
See Attached Legal (52.35 Acres)
Hempstead, Tx 77445

FOR:

Estate Ruth Virginia Milam
P. O. Box 355
Bellville, Tx 77418

AS OF:

February 19, 2021

BY:

Jerry C. Kovar

COMPLETE COPY OF APPRAISAL
AVAILABLE UPON REQUEST

Property Address: 14680 FM 1887 (52.35 Acres)		City: Hempstead		State: Tx		Zip Code: 77445	
County: Waller		Legal Description: See Attached Legal (52.35 Acres)					
Assessor's Parcel #: R06690 & R06688		Tax Year: 2020		R.E. Taxes: \$ 3,612		Special Assessments: \$ N/A	
Market Area Name: Waller County		Map Reference: N/A		Census Tract: 6806.00			
Current Owner of Record: Estate of Ruth Virginia Milam		Borrower (if applicable): N/A					
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$ _____		<input type="checkbox"/> per year <input type="checkbox"/> per month			
Are there any existing improvements to the property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Not habitable							
If Yes, give a brief description: The subject is a rolling partially treed tract which features excellent access along FM 1887; additionally, the site can be accessed via Holik Road @ the rear of the site but it appears the entry will be in the 100 year floodplain. Subject features 1,020 SF old wood frame home, misc. barn/sheds, small stock pond, barbed wire perimeter fencing & water well, 2 septic systems in unknown condition.							
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)							
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective							
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)							
Intended Use: The intended use of this Land Appraisal Report is market value consideration by the client only (Estate of Ruth Virginia Milam).							
Intended User(s) (by name or type): The intended user of this Land Appraisal Report is for the client only (Estate of Ruth Virginia Milam). No other intended users have been identified by the appraiser.							
Client: Estate of Ruth Virginia Milam		Address: P. O. Box 355, Bellville, Tx 77418					
Appraiser: Jerry C. Kovar		Address: 256 Buffalo Creek Court, Bellville, Tx 77418					

Characteristics		Predominant Occupancy	One-Unit Housing PRICE (\$000)	AGE (yrs)	Present Land Use One-Unit 25%	Change in Land Use
Location:	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner	\$100K Low New	70	25%	<input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely * <input checked="" type="checkbox"/> In Process *
Built up:	<input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%	<input type="checkbox"/> Tenant	1.5 Mil. High	35	Comm'l 10%	* To: New SFR/Weekend Homes
Growth rate:	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> Vacant (0-5%)	250K Pred	35	Vacant 65%	%
Property values:	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (>5%)				
Demand/supply:	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply					
Marketing time:	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.					

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Appearance of Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appeal to Market	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: The subject lies in the rural Waller County, approximately 10 miles S of Hempstead, Texas (Pop. 8,400), which is 50 miles NW of Houston, Texas. Attractive characteristics in Waller County include heavily wooded creek areas & pasture land, fertile soil & reasonable proximity to major metropolitan areas via well maintained roadways. Houston employment is less than 25 minutes away via nearby IH 10. Subject is served by the Hempstead ISD.

Dimensions: Unknown Survey Not Provided		Site Area: 52.35 Acres Sq.Ft.	
Zoning Classification: No Zoning	Description: N/A		
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No Improvements			
Uses allowed under current zoning: No Zoning			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Comments: Deed Restrictions were not made available to the appraiser.		Ground Rent (if applicable) \$ N/A	
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Rural Recreational, Weekend Home, New SFR Construction.			
Actual Use as of Effective Date: Rural Recreational		Use as appraised in this report: Rural Recreational , Weekend Hm, or SFR	
Summary of Highest & Best Use: Properties in the area are used for primary residences, weekend tracts and small agriculture units. The subject could be used for any of these uses individually or in combination. Considering these factors, the highest & best use of the subject property would be for rural residential/lifestyle farm or new SFR.			

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Good FM Road
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Rolling/Creek/Floodplain
Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Width	60'			Size	52.35 Acres
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well (Unkn.)	Surface	Asphalt			Shape	Gen. Rectangular
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2 Septic(Unkn.)	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate
Storm Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Open Ditch	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Rural
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Available	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Available	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

LAND APPRAISAL SUMMARY REPORT

File No.: K3039

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		Data Source(s): Waller CAD & TaxNetUSA		
	1st Prior Subject Sale/Transfer		Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject is not listed for sale at this time.		
	Date:				
	Price:				
SALES COMPARISON APPROACH	2nd Prior Subject Sale/Transfer		Date: SUBJECT		
	Price: SUBJECT		COMP SALE #1		
	Source(s):		COMP SALE #2		
			COMP SALE #3		
RECONCILIATION	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address 14680 FM 1887 (52.35 Acres) Hempstead, Tx 77445		12754 FM 1887 Hempstead, Texas	12944 FM 1887 Hempstead, Texas	35416 Richard Frey Road Hempstead, Texas
	Proximity to Subject		1.78 miles E	1.62 miles E	4.61 miles E
	Sale Price	\$	\$ 640,000	\$ 550,000	\$ 665,000
	Price/ Sq.Ft.	\$	\$ 13,074.57	\$ 12,162.76	\$ 9,500.00
	Data Source(s)	Inspection	MLS#56813479	MLS#2323729	MLS#19025616
	Verification Source(s)		364 Days on Market	1,406 Days on Market	432 Days on Market
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
	Sales or Financing	N/A	Conventional	Cash	Conventional
	Concessions		0 Seller Pts.	0 Seller Pts.	0 Seller Pts.
	Date of Sale/Time	N/A	7/19	9/20	5/19
	Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
	Location	Waller Cty	Waller Cty	Waller Cty	Waller Cty
	Site Area (in Sq.Ft.)	52.35 Acres	48.95 Acres	45.22 Acres	70 Acres
	Non-Floodplain Acres	45 Acres	48.95 Acres	45.22 Acres	70 Acres
	Floodplain Acres	7.35 Acres	0 Acres	0 Acres	0 Acres
	Improvements	1,020 SF Old Hm.	1,811 SF Hm.	1,740 SF Hm.	None
	Other	W & S/1,070 B/S	W & S/1,415 B/S	W & S/432 SF B/S	W & S
	Other	Pond/S. Creek	2 Ponds/S. Creek	Pond	Pond
	ATTACH.	Net Adjustment (Total, in \$)	\$ 83,900	\$ 38,700	\$ -8,700
Adjusted Sale Price (in \$)		\$ 723,900	\$ 588,700	\$ 656,300	
Summary of Sales Comparison Approach		See Attachment.			
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.				
	Legal Name of Project:				
	Describe common elements and recreational facilities:				
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$				
	Final Reconciliation In the final reconciliation, the Sales Comparison Approach is given exclusive weight, considering the quality of the recent rural acreage sales comparables located within the market area.				
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions: See Extraordinary Assumptions in The Scope of Work.				
	APPRAISED VALUE				
SIGNATURES	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.				
	Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 720,000, as of: February 19, 2021, which is the effective date of this appraisal.				
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.				
	A true and complete copy of this report contains 38 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:				
SIGNATURES	<input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Location Map(s) <input checked="" type="checkbox"/> Flood Addendum <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Photo Addenda <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> MLS Sales Sheets				
	Client Contact: Jerry Machac		Client Name: Estate of Ruth Virginia Milam		
	E-Mail:		Address: P. O. Box 355, Bellville, Tx 77418		
	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)		
SIGNATURES	Appraiser Name: Jerry C. Kovar		Supervisory or Co-Appraiser Name:		
	Company:		Company:		
	Phone: (713) 775-4253 Fax:		Phone: Fax:		
	E-Mail: jekovar37@gmail.com		E-Mail:		
SIGNATURES	Date of Report (Signature): February 27, 2021		Date of Report (Signature):		
	License or Certification #: TX-1327045-R State: Tx		License or Certification #: State:		
	Designation: State Certified		Designation:		
	Expiration Date of License or Certification: 06/30/2022		Expiration Date of License or Certification:		
SIGNATURES	Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect		
	Date of Inspection: February 19, 2021		Date of Inspection:		

COMP SALE #4

Main File No. K3039 Page #5

ADDITIONAL COMPARABLE SALES

File No.: K3039

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	14680 FM 1887 (52.35 Acres) Hempstead, Tx 77445	13910 FM 359 Hempstead, Texas					
Proximity to Subject		2.46 miles NE					
Sale Price	\$		\$ 640,000	\$		\$	
Price/ Sq.Ft.	\$	\$ 13,138.99		\$		\$	
Data Source(s)	Inspection	MLS#46008010					
Verification Source(s)		252 Days on Market					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing Concessions	N/A	Conventional					
Date of Sale/Time	N/A	0 Seller Pts.					
Rights Appraised	Fee Simple	2/19	+153,600				
Location	Waller Cty	Fee Simple					
Site Area (in Sq.Ft.)	52.35 Acres	Waller Cty					
Non-Floodplain Acres	45 Acres	48.71 Acres					
Floodplain Acres	7.35 Acres	-37,100					
Improvements	1,020 SF Old Hm.	0 Acres	+55,200				
Other	W & S/1,070 B/S	No	+20,000				
Other	Pond/S. Creek	None	+18,200				
Net Adjustment (Total, in \$)		None	+30,000				
		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	239,900	<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)			\$ 879,900		\$		\$

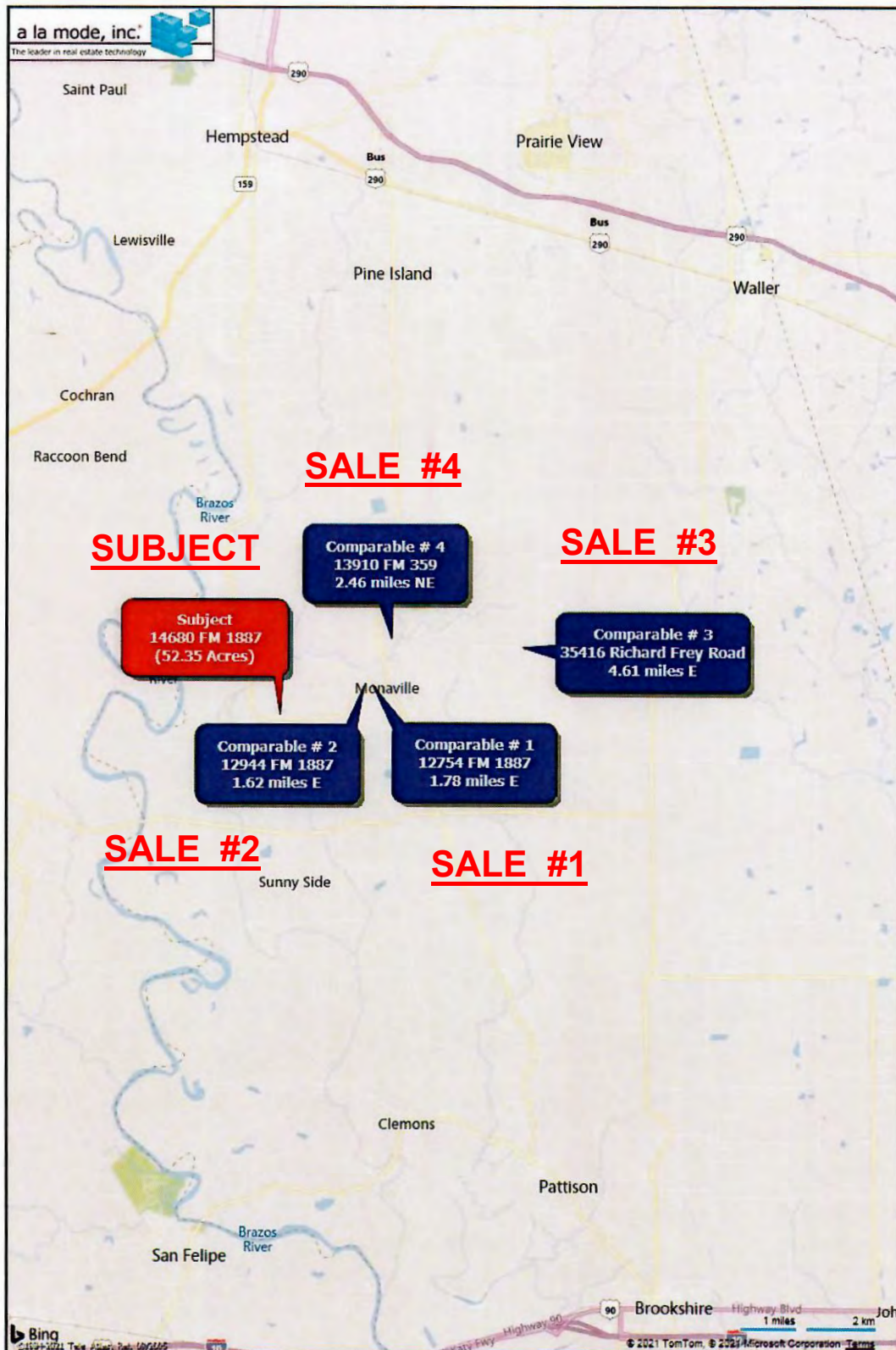
Summary of Sales Comparison Approach

4 COMPARABLE SALES

SALES COMPARISON APPROACH

Location Map

Client	Estate of Ruth Virginia Milam				
Property Address	14680 FM 1887 (52.35 Acres)				
City	Hempstead	County	Waller	State	Tx Zip Code 77445
Borrower/Client	N/A				

4 COMPARABLE SALES

Attachment

File No. K3039

Client	Estate of Ruth Virginia Milam				
Property Address	14680 FM 1887 (52.35 Acres)				
City	Hempstead	County	Waller	State	Tx
Borrower/Client	N/A			Zip Code	77445

14680 FM 1887 Hempstead, Texas 77445

Comments on the Sales Comparison Analysis

The four sales presented are recent closed sales from the subject market area. The following are comments regarding the adjustments made to the comparable sales.

TIME/SITE/WELL/SEPTIC/OLD FRAME HOME/SFR/POND/CREEK: Due to increased demand & reduced supply of similar size acreage sites available in Waller County, a modest 12% annual time adjustment was applied to Sale No.'s 1, 3 & 4. Differences in **non-floodplain** acreage size was adjusted at \$10K per acre. Floodplain acreage was adjusted at \$7,500 per acre. Water well in unknown condition was adjusted at \$5K each. Septic systems in unknown condition were adjusted at \$5K each. Subject's 1,020 SF old wood frame home in poor condition was adjusted at \$20 PSF or \$20K (R). Metal barn/sheds were combined and adjusted at \$3 PSF. Single family homes in average condition were adjusted at \$40 PSF. Stock ponds were adjusted at \$5K. Subject's heavily wooded seasonal creek was adjusted modestly at \$25K.

Sales Comparison Correlation

The four sales presented represent recent closed sales in the subject neighborhood and are considered to provide a reasonable range of value for the subject property. The sales indicate values that range from \$588,700 to \$879,900, with an indicated mean of \$712,200 and a median of \$690,100.

In estimating the Market Value of the subject property, most weight was given to the higher range of value due to the strong demand for rolling partially wooded acreage in Waller County. The central mean & median indicators were also given credence. Thus, we have concluded an **"AS IS" Market Value** for the subject property of **\$720,000** as of **February 19, 2021, subject to a current site survey & the Extraordinary Assumptions in the Scope of Work below**. The estimated marketing time, based on recent sales and listings in the subject neighborhood, was considered to be 3 to 6 months. Land was valued at **\$13,000 per acre** or **\$681,000 (R)**. Improvements were valued at **\$745 per acre** or **\$39,000 (R)**.

SCOPE OF WORK:

THE APPRAISER IS NOT A REAL ESTATE INSPECTOR NOR ENGINEER. THE APPRAISER VIEWED THE SUBJECT ACREAGE FROM THE STREET & AND A BRIEF WALK ACROSS THE SITE, THEREFORE, THE APPRAISER IS NOT QUALIFIED TO COMMENT ON ANY ENVIRONMENTAL ISSUES WHICH MAY OR MAY NOT AFFECT THE SUBJECT ACREAGE. THE APPRAISER IS MAKING THE EXTRAORDINARY ASSUMPTION THE SUBJECT ACREAGE IS FREE FROM ANY ENVIRONMENTAL ISSUES WHICH MAY AFFECT THE MV. DUE TO LOCKED GATES AND PRIVACY ISSUES COMPARABLE PHOTOS WERE NOT AVAILABLE. PHOTOS WERE TAKEN FROM THE HOUSTON MLS. THE APPRAISER DID NOT DRIVE BY ALL THE COMPARABLES. ACREAGE SIZE WAS TAKEN FROM THE JULY 2014 SURVEY. DATA SOURCES INCLUDED THE MLS NETWORK, TAXNETUSA, WALLER COUNTY APPRAISAL DISTRICT, AUSTIN COUNTY APPRAISAL DISTRICT, 2014 SURVEY, THE CLIENT/LENDER, & APPRAISERS' FILES. THE INTENDED USE OF THIS LAND APPRAISAL REPORT IS FOR BANK COLLATERAL CONSIDERATION BY THE CLIENT ONLY (ESTATE OF RUTH VIRGINIA MILAM). THE APPRAISER DID NOT RESEARCH ANY SOCIAL MEDIA SITES FOR DATA, NOR COURTHOUSE RECORDS.

USPAP DISCLOSURE:

THE APPRAISER HAS NOT PROVIDED ANY SERVICES ON THE SUBJECT PROPERTY IN THE PAST THREE YEARS, PRIOR TO THE ACCEPTANCE OF THIS ASSIGNMENT.

Certifications & Definitions

Property Address: 14680 FM 1887	City: Hempstead	File No.: K3039
Client: Estate of Ruth Virginia Milam	Address: P. O. Box 355, Bellville, Tx 77418	State: Tx Zip Code: 77445
Appraiser: Jerry C. Kovar	Address: 256 Buffalo Creek Court, Bellville, Tx 77418	

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

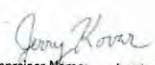
Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Jerry Machac	Client Name: Estate of Ruth Virginia Milam
E-Mail:	Address: P. O. Box 355, Bellville, Tx 77418
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
 Appraiser Name: Jerry C. Kovar Company: Phone: (713) 775-4253 Fax: E-Mail: jekovar37@gmail.com Date Report Signed: February 27, 2021 License or Certification #: TX-1327045-R State: Tx Designation: State Certified Expiration Date of License or Certification: 06/30/2022 Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: February 19, 2021	Supervisory or Co-Appraiser Name: Company: Phone: Fax: E-Mail: Date Report Signed: License or Certification #: State: Designation: Expiration Date of License or Certification: Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection:

