

+/- 40 AC ON THE BRAZOS RIVER

Harper Church Road | Hempstead, TX 77445



Harper Church Road

OG
FARM & RANCH

+/- 40 AC ON THE BRAZOS RIVER

Harper Church Road | Hempstead, TX | Waller County



Price: \$1,040,000



Price/AC: \$26,000/AC



Land Size: +/- 40 AC

**total acreage is to be
determined by a new survey*

Discover the beauty and versatility of this +/- 40-acre property in Waller County, offering over 2,000 feet of Brazos River frontage. With paved county road access, an improved hay pasture, and power available at the road, this tract is ready for a variety of uses.

Whether you're looking for a weekend retreat, recreational escape, or a productive agricultural property, this land delivers. Enjoy abundant outdoor opportunities with excellent hunting and fishing along the river, or simply take in the peaceful setting and wide-open views.

Located off Harpers Church Road in Hempstead, TX, this property combines seclusion with accessibility, making it a rare find along the Brazos.



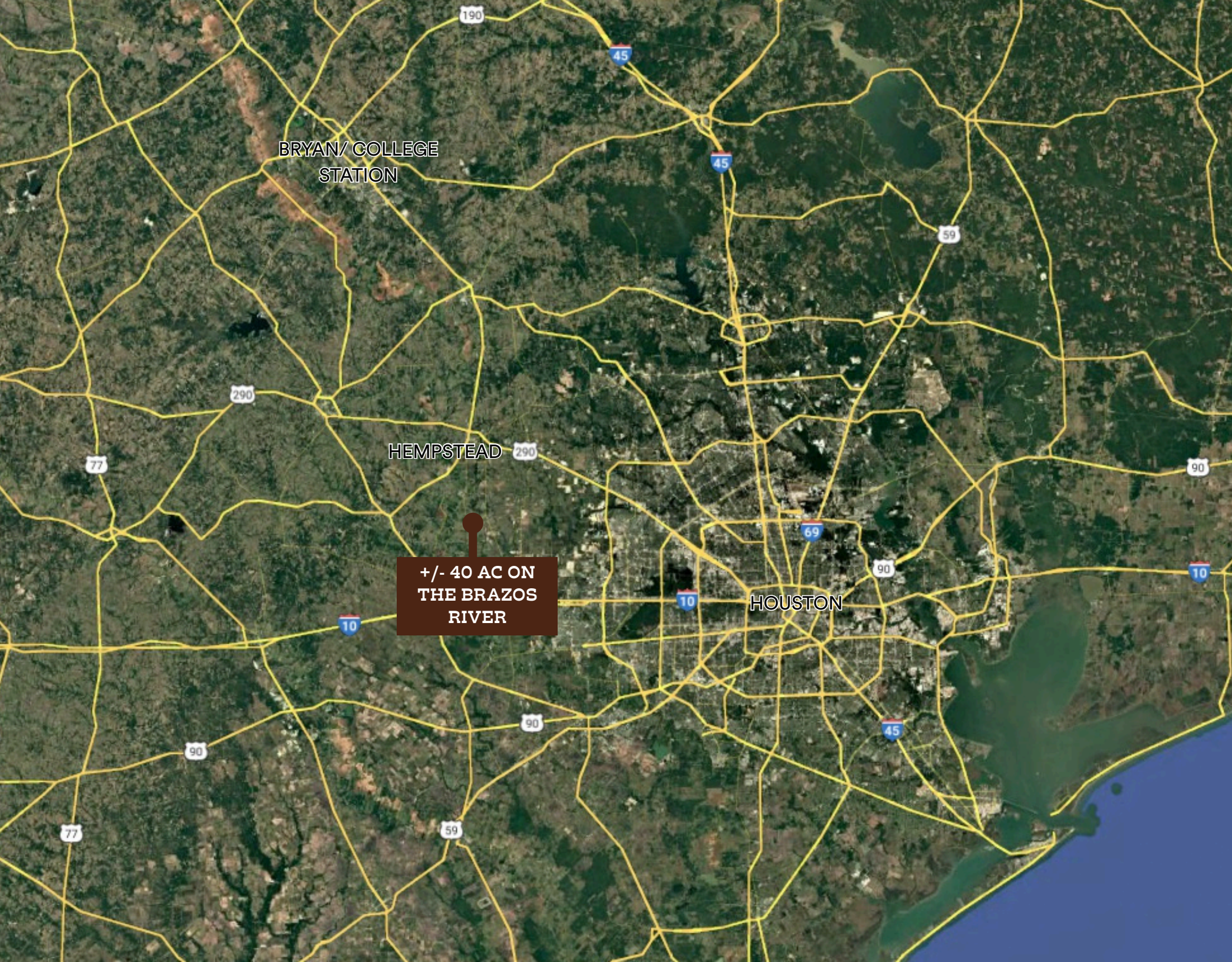


LAND & WILDLIFE



Spanning +/- 40 acres along the Brazos River, this Waller County property is a true outdoor retreat. The combination of improved pasture and riverfront habitat creates space for both recreation and wildlife. From fishing and hunting to simply enjoying the quiet landscape, this tract offers endless possibilities.





**total acreage is to be determined by a new survey*

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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. **An owner’s agent fees are not set by law and are fully negotiable.**

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 mate- rial information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	Phone
Designated Broker of Firm	Licensed No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate’s Name	Licensed No.	Email	Phone
Buyer / Tenant / Seller / Landlord Initials	Date		Information available at www.trec.texas.gov

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