

McDERMOTT



RANCH

The McDermott Ranch

Waller County, Texas

The McDermott Ranch has been recognized for many years as a renowned Thoroughbred facility. Time Brings Change!! Houston is experiencing tremendous residential and commercial growth, which is moving at a rapid pace in a north-westward direction from Houston. The McDermott Ranch consisting of 157.0094 acres in northern Waller County, 45 minutes from Houston and 45 minutes from Bryan/College Station, finds itself sitting in a corridor of choice by many for both residential and commercial development. The Investment Potential is simply Outstanding!

The McDermott Ranch is located 10 miles north of Hwy. 290 via FM 362 and Giboney Road and 7.5 miles east of Hwy. 6, via FM 1736. The property is rectangular in shape with approximately 1,866 feet of road frontage on Giboney Road and approximately 1,478 feet of road frontage on FM 1736. Its topography is gently rolling with scattered trees and features panoramic views of the neighboring countryside. A paved ranch road meanders across the entire ranch from the entrance/exit gate on FM 1736 to the entrance/exit gate on Giboney Road.

Improvements on the ranch consist of:

- Ranch Foremen's home (2 bedroom, 2 bath frame);
- Barndominium (1 bedroom, 2 bath);
- Horse Barn: 16,000 sq. ft. featuring two offices, 2 baths, 27 stalls, 8 stallion stalls, breeding area, center concrete aisles, wash area, veterinary area, tack room and wash rack;
- Equipment Barn with shop area.

The immediate area surrounding The McDermott Ranch is presently experiencing tremendous residential and commercial growth. Spring Hill Farms, a very nice residential subdivision, is located on Giboney Road less than ¼ mile from the property. The adjoining 104 acres to the west is presently being developed. Fields Store Elementary School opened in the Fall of 2002-2003 with a total enrollment of 467 students. Its final 2016 enrollment totaled 717 students. Fields Store Elementary School is two miles from The McDermott Ranch.

Take a few minutes to come drive the area and view The McDermott Ranch. You will quickly realize the outstanding development potential this 157.0094 acre property has to offer.

Bellville Office
979-865-5969
www.bjre.com



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LOT OR ACREAGE LISTING

Location of Property: Waller: FM 362N; L on Giboney Rd to property Listing #: 98259
 Address of Property: 33893 Giboney Road, Waller TX 77445 Road Frontage: See Additional Info
 County: Waller Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: N/A Lot Size or Dimensions: 157.0094 Acres
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 157.0094
Price per Acre (or) _____
Total Listing Price: \$2,955,000.00
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: 2015
 School: _____ \$24,111.65
 County: _____ \$10,387.60
 FM Rd: _____ \$576.60
 ESD: _____ \$1,666.05
TOTAL: _____ \$36,741.90

Agricultural Exemption: Yes No
School District: Waller I.S.D.
Minerals and Royalty:
 Seller believes 50% *Minerals
 to own: 50% *Royalty
 Seller will None Minerals
 Convey: None Royalty

Will Provide Surface Waiver for any interest owned
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: San Bernard Electric
 Telephone: None
 Water: None
 Other: None

Improvements on Property:
 Home: YES NO
 Buildings: Foreman's Home: 2 bedroom, 2 bath
Barndominium: 1 bedroom, 2 baths
 Barns: 35 Stall Horse Barn w/Office, 2 Bathrooms
Vet area, tack room, wash bay
 Others: Equipment barn with shop area

% Wooded: 5%
 Type Trees: Oak
Fencing: Perimeter YES NO
 Condition: Fair
 Cross-Fencing: YES NO
 Condition: Fair

Ponds: Number of Ponds: One
 Sizes: Pond has bursted dam
Creek(s): Name(s): None
River(s): Name(s): None

Water Well(s): How Many? One
 Year Drilled: Unknown Depth: Unknown
Community Water Available: YES NO
 Provider: _____

Electric Service Provider (Name): _____
San Bernard Electric Cooperative
Gas Service Provider _____
None

Septic System(s): How Many: Two
 Year Installed: _____
Soil Type: Sandy Loam
Grass Type(s): Native Coastal

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey
Nearest Town to Property: Waller - 8 miles
 Distance: Fields Store - 3 Miles

Driving time from Houston 45 Minutes
Items specifically excluded from the sale: All of Sellers personal property located on said 157.0094 acre tract

Additional Information: _____
FM 1736- 1478' +/-
Giboney Road- 1866.84' +/-

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

McDermott Ranch

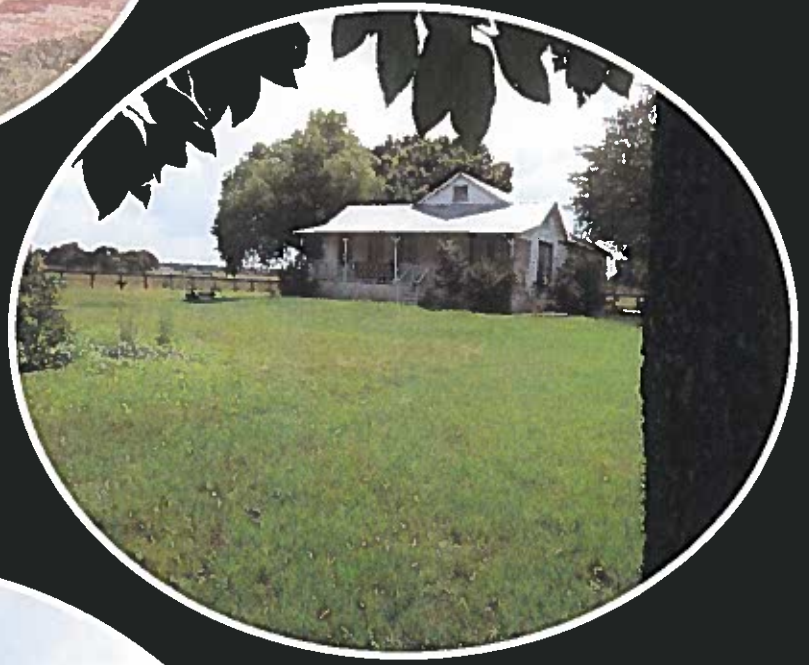
Offering Panoramic Views **
Rolling Terrain



Improvements



Barndominium
1 Bedroom, 2 Bath



Ranch Foreman's House
2 Bedroom, 2 Bath



Equipment Barn/Shop

Improvements



35 Stall Horse Barn



Office



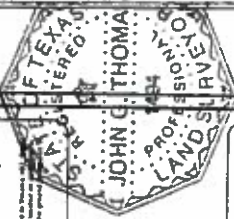
Stalls with Center
Concrete Aisles



**Fields Store Elementary School
2 Miles from Subject Property**



**Spring Hill Farms Subdivision
¼ Mile from Subject Property**



NOTES:

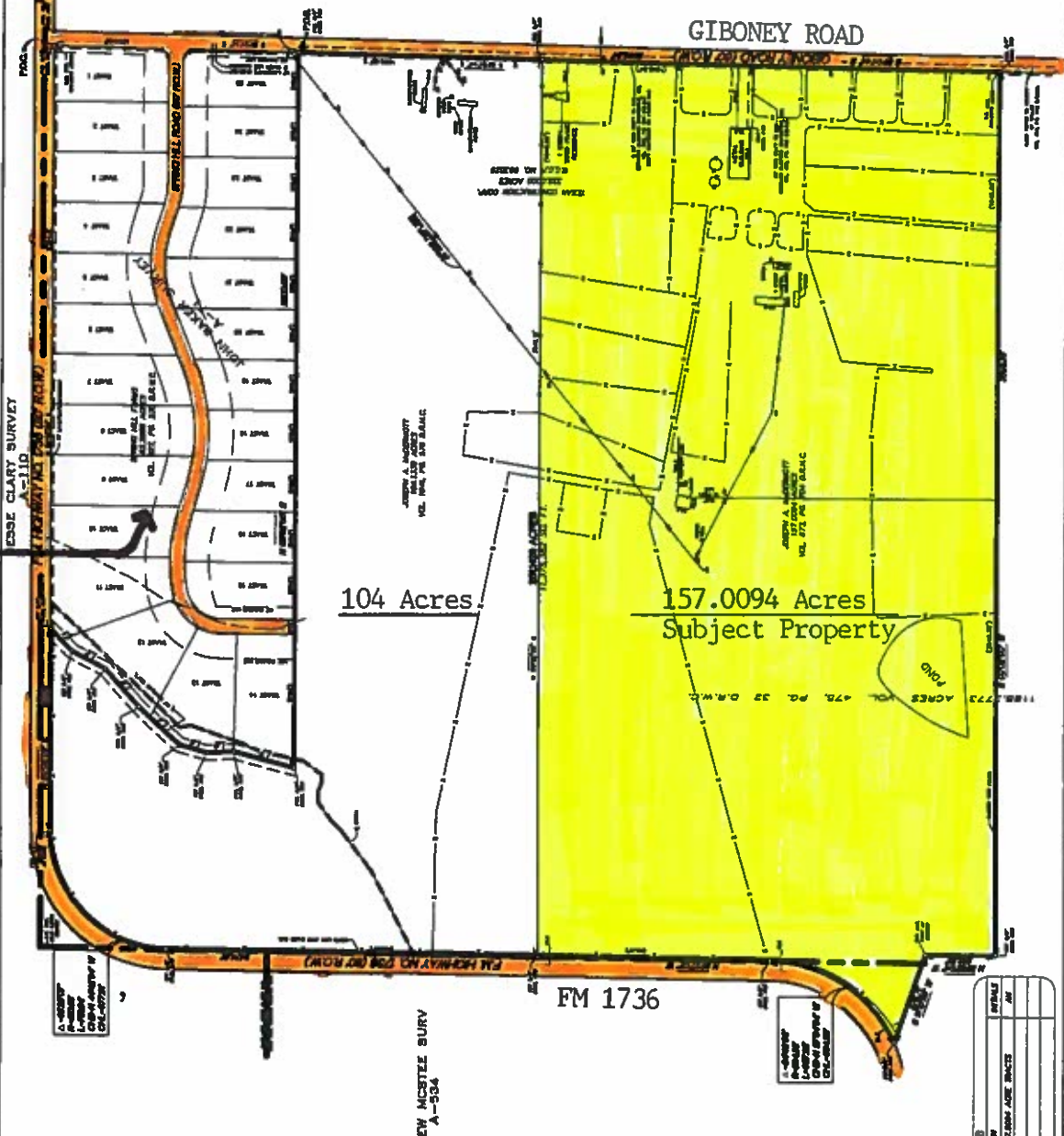
- The bearings and distances are based on the survey and computed from the data furnished by the owner.
- The area of the subject property is 157.0094 acres, as shown on this plat.
- A boundary portion of the subject property is shown as being owned by the State of Texas, as shown on this plat.
- The subject property is shown as being owned by the State of Texas, as shown on this plat.
- The subject property is shown as being owned by the State of Texas, as shown on this plat.

PLAT SHOWING A LAND TITLE SURVEY OF 281.1428 ACRES OF LAND, OUT OF THE JOHN BAKER SURVEY, ABSTRACT NO. 71, AND THE ANDREW MCSTEE SURVEY, ABSTRACT NO. 334, IN WALLER COUNTY, TEXAS.

DATE: 10/20/2018
 REVISED: 02/12/2019
 SCALE: 1" = 200'

DATE	10/20/2018
BY	J. C. THOMAS
CHECKED BY	J. C. THOMAS
APPROVED BY	J. C. THOMAS

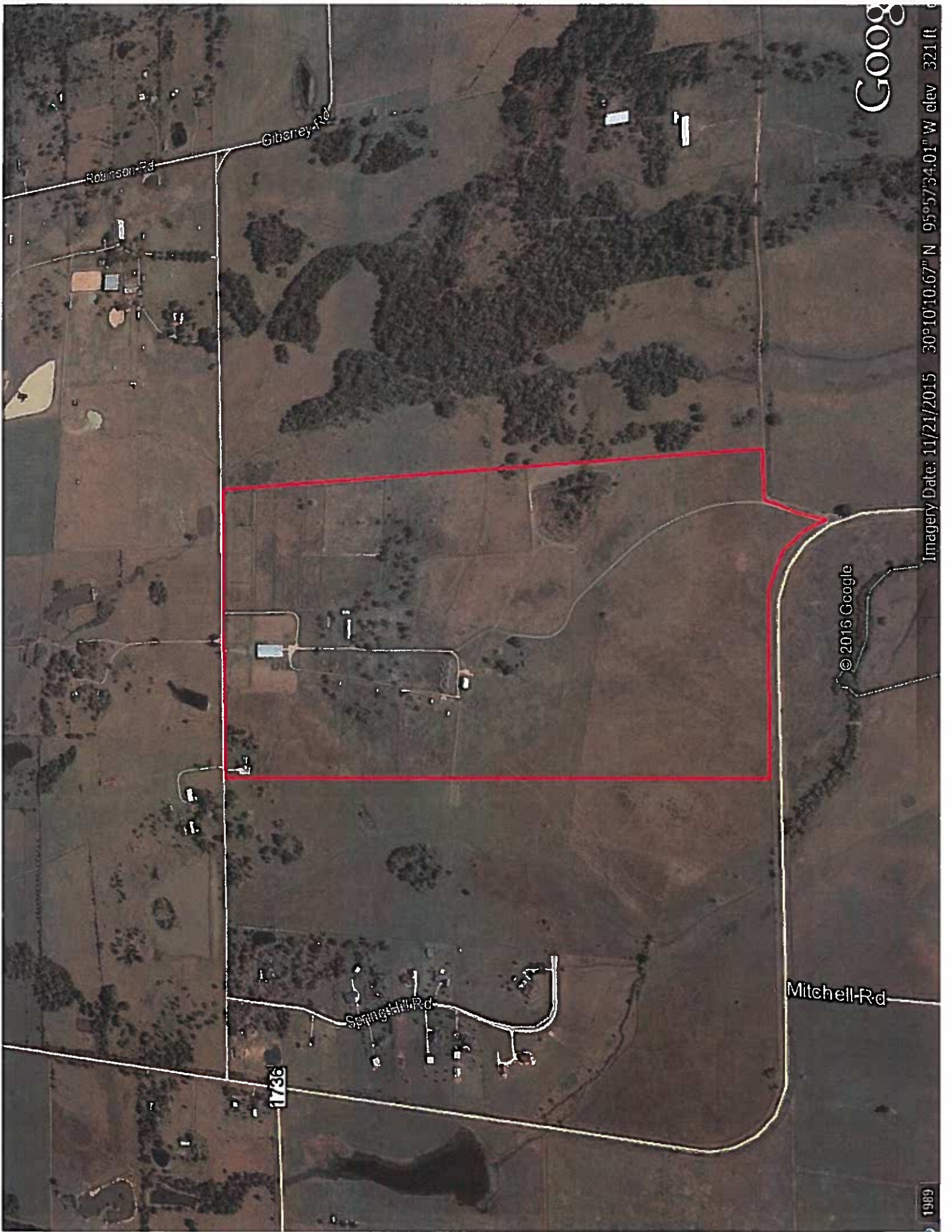
Spring Hill Farms



NO.	DATE	DESCRIPTION
1	10/20/2018	Original Survey
2	02/12/2019	Revised Survey

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Google

Imagery Date: 11/21/2015 30°10'10.67" N 95°57'34.01" W elev 321 ft

© 2015 Google

1989

Robinson Rd

Giboney Rd

Spring Hill Rd

Mitchell Rd

1736



Robinson Rd

Giboney Rd

Walle-Gladish Rd

1736

Spring Hill Rd

Michell Rd

Reference Layers

- NFHL Data Available
- FIRI Panel Boundary

Flood Risk Areas

- High Risk Area - Floodway
- High Risk Area
- Moderate Risk Area
- Low to Moderate Risk Area (Percent less than 10%)
- Low to Moderate Risk Area
- Undetermined Risk Area

Google earth

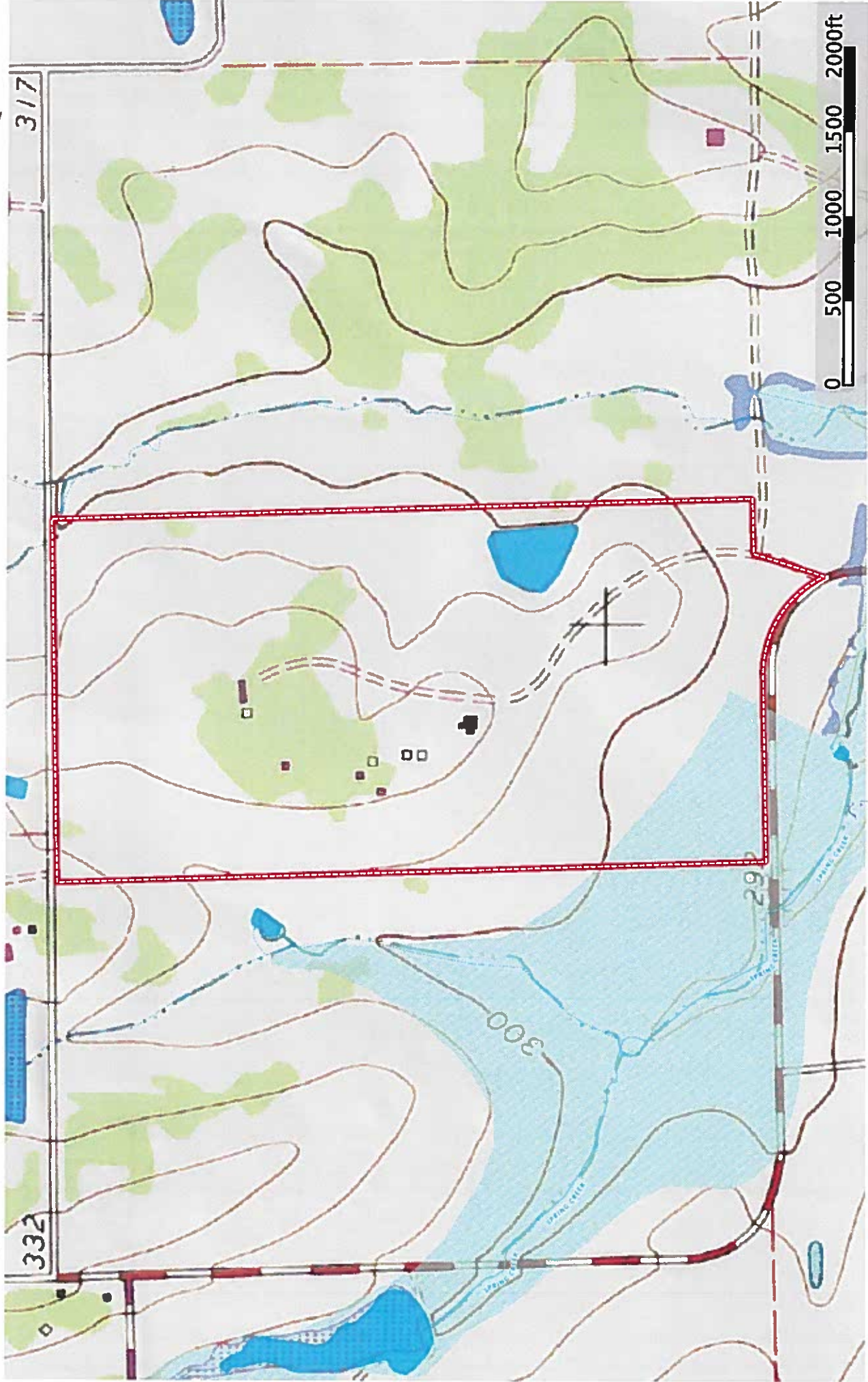
Imagery Date: 11/21/2014 30°10'08.58" N 61°57'30.26" W elev 314 ft eye alt 307.2 ft



© 1993



McDermott
Waller County, Texas, 157.0 AC +/-



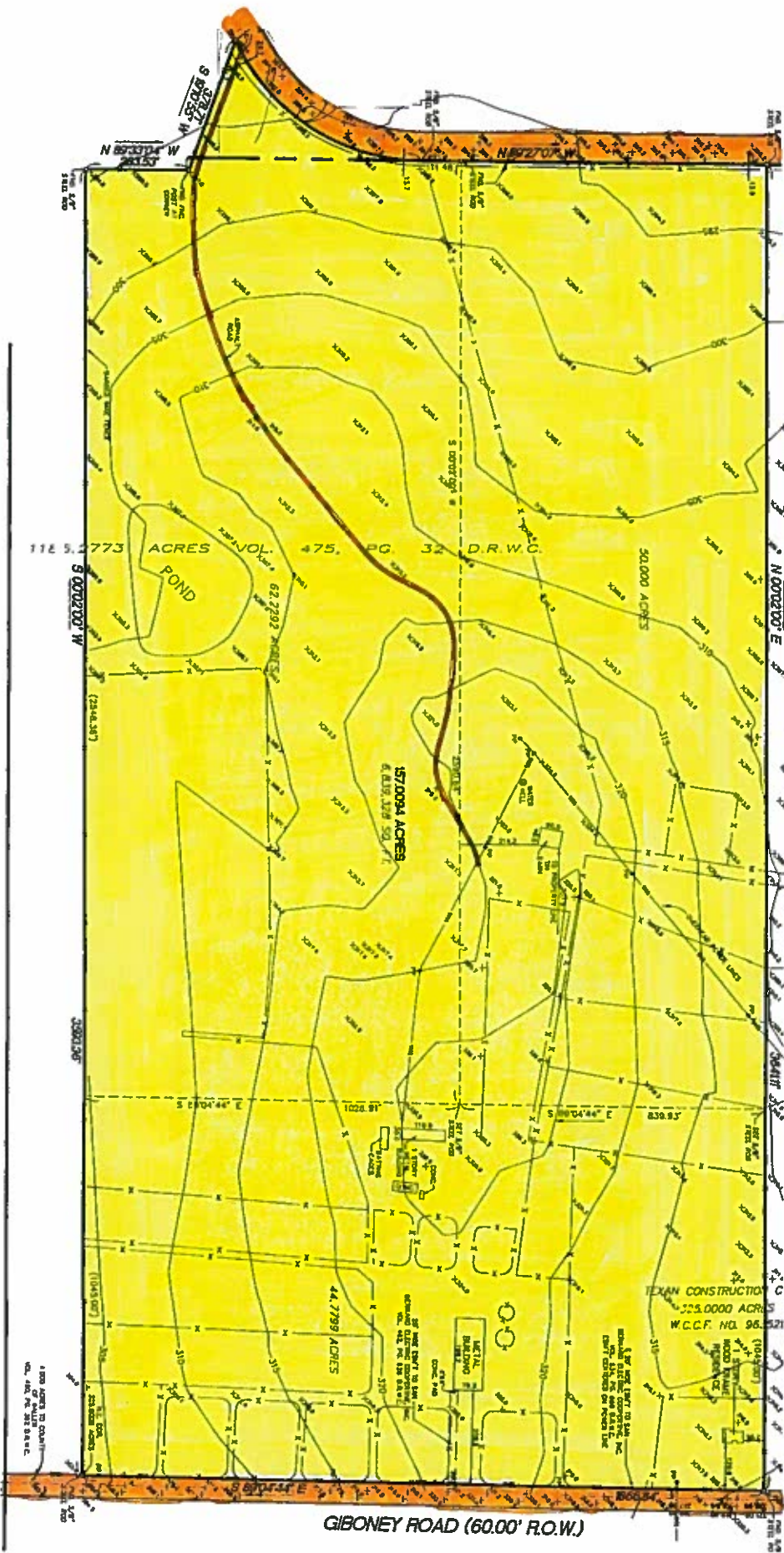
- 100 Year Floodplain
- 500 Year Floodplain
- Stream, Intermittent
- River/Creek
- Water Body
- Boundary

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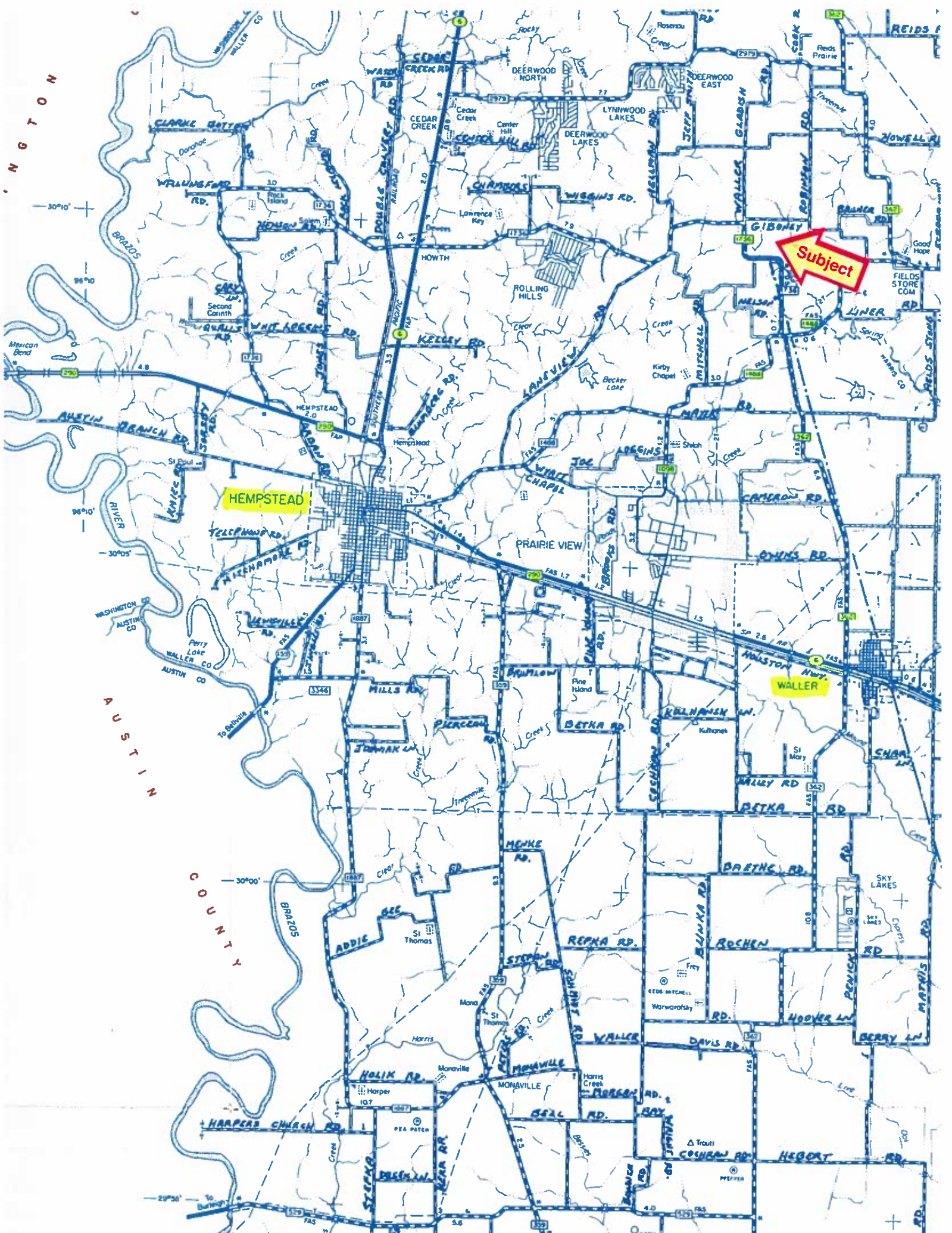
420 E. Main Street, Bellville TX 77418



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GIBONEY ROAD (60.00' R.O.W.)



MCGTONG

30°10'

96°10'

96°10'

30°05'

AUSTIN

COUNTY

29°30'

Subject

HEMPSTEAD

WALLER

