



**Country**  
**Homes/Acreage**  
 County:  
**Montgomery**  
 Area: **39 -**  
**Montgomery**  
**County NW**

ML #: **24724731** Status: **A** LP: **\$450,000\***  
 Tax Acc #: **0444-** SP/ACR: **\$0.00** LP/ACR: **\$**  
**00-00403-001** **21428.57**  
 Location: **62 -** Sec #: KM: **121F**  
**Montgomery**

Addr: **5760 FM 1486**



City: **MONTGOMERY** Zip: **77356-**  
 State: **Texas** Country: **United**  
**States** Miles:

Sub: **ROPER DANIEL**

Listing Firm: **Jacobs Properties**  
**Larry Don Jacobs**

Mkt Area: **Other**

Legal: **A0444 ROPER DANIEL**

SqFt: **3056/Seller**

House: **Yes**

Year Built: **2011/Seller**

SchDist: **37 -**

Elem:

Middle:

High:

**Montgomery**

**MONTGOMERY**

**MONTGOMERY**

**MONTGOMERY**

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**SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.**

**General, Property, Utilities and Additional Information**

Style: **Other Style**

# Stories: **1**

New Construction: **No/**

# Bedrooms: **6/6**

Main Dwell Extr: **Aluminum, Vinyl**

Main Dwell Type:

Apprx Comp:

# FB/HB: **4/**

Acreage: **20 Up to 50 Acres**

Acres: **21**

Lot Dim:

Garage: **0/**

Road Surface: **Asphalt**

Carport: **4/Attached &**

**Detached**

Road Front: **Farm to Market**

Trees: **Hardwood, Partial**  
**Coverage**

Gar/Car **Additional Parking,**  
**Auto Driveway Gate**

Topography: **Rolling, Sloped**

Waterfront Features: **Pond**

Access: **Automatic Gate**

Land Use: **Cattle Ranch, Horse Farm, Horses Allowed, Leisure**

Ranch, **Unrestricted**

Mineral Rights: **No**

Improve: **Auxiliary Building, Cross Fenced, Fenced, Pastures,**  
**Storage Shed, Wheelchair Access**

Show: **Accompany, Appointment Required, Leave**  
**Business Card**

Energy: **Ceiling Fans, High-Efficiency HVAC**

Green/Energy Certifications:

Lot Desc: **Cleared, Water View**

Dir: **FROM MONTGOMERY GO WEST ON HWY. 105 APPROX. 5 MILES TO DOBBIN. TURN RIGHT (NORTH) ON FM 1486 AND GO APPROX. 6.5 MILES (THRU DACUS) TO ADDRESS/PROPERTY/SIGNS ON THE RIGHT.**

Physical Property Description - Public: **GORGEOUS 21 ACRES WITH TWO HOMES OVERLOOKING ROLLING PASTURES WITH 935 FEET OF FRONTAGE ON FM 1486 IN NW MONTGOMERY COUNTY. BOTH HOMES FEATURE HARDWOOD AND TILE FLOORS, NEW INTERIOR PAINT AND ADDITIONAL UPGRADES. TOTAL OF SIX BEDROOMS AND FOUR BATHROOMS. SECOND HOME IS HANDICAPPED ACCESSIBLE. EXTERIOR FEATURES INCLUDES THREE SEPARATE PASTURES, FENCED AND CROSS-FENCED, SPRING FED POND, EQUIPMENT SHED, 66 FOOT LONG COVERED PORCH, PECAN AND FRUIT TREES AND AUTOMATIC GATED ENTRY.**

Living: **17x16**

Dining: **15x12**

1st Bed: **14x13**

4th Bed: **13x13**

Extra Rm:

Den:

Kitchen:

2nd Bed: **17x12**

5th Bed: **13x11**

Study/Library:

GameRm:

Breakfast: **13x11**

3rd Bed: **14x14**

Sep Ice Mkr: Cmpctr:

Micro:

Dishwshr: **Yes**

Dispsl:

Prvt Pool: **No/** Area Pool:

Oven: **Electric Oven**

Range: **Electric Range**

Fireplace: **1/Wood Burning**  
**Fireplace**

Frnt Door Faces:

Util Rm: **Utility Rm in House**

Connect: **Electric Dryer Connections, Washer**  
**Connections**

Foundation: **Block & Beam,**  
**Other**

Bedrooms: **2 Master Bedrooms,**  
**All Bedrooms Down, Master**  
**Bed - 1st Floor, Split Plan**

Mstr Bath: **Double Sinks, Two Master Baths,**  
**Whirlpool/Tub**

Heat: **Central Electric**

Rooms: **1 Living Area, Breakfast**

Room, **Kitchen/Dining Combo, Living/Dining Combo**

Cool: **Central Electric**

Interior: **Breakfast Bar, Country**

Flooring: **Tile, Wood**

Countertops:

Water/Swr: **Public Water,**  
**Septic Tank**

**Kitchen, Disabled Access,**  
**Fire/Smoke Alarm, Spa/Hot Tub**

Spcl Cond: **No Special**  
**Conditions**

Defects: **No Known Defects**

Util Dist: **No**

Disclosures: **Other Disclosures, Sellers Disclosure**

Occupant: **Owner**

Exclusions:

Maint Fee: **No/\$**

Taxes w/o Exemptions/Yr: **\$**  
**1,084/2012** Tax Rate: **1.9967**

Financing Available: **Cash Sale, Conventional**

5760 FM 1486

MLS#: 24724731

List Price: \$450,000













Mon, Oct 21, 2013 10:21 AM

*Data Not Verified/Guaranteed by MLS  
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Trisha Olivero](#)