

# Texas Listing Service

The Realtor's™ Choice for Country Real Estate

## 25417 Magnolia Road - Hockley, Waller County



**BILL JOHNSON AND ASSOC.  
REAL ESTATE CO.**

Office: Bellville (979) 865-5466

New Ulm (979) 992-2636

Fax: Bellville (979) 865-5500

New Ulm (979) 992-2637

Located near Hockley, the 49.827 acres is an excellent tract located in the country just northwest of the Houston Metro and conveniently located to Houston Oaks Golf Course. The property features approximately 1,000 LF of excellent road frontage on Magnolia Road as well as 1,438 LF of road frontage off of Macedonia Road. This property is a residential developers or investors dream!! The land features a nice open terrain, excellent soils (sandy loam to clay) with improved grasses, and few scattered trees. This location is only 3.5 miles off of FM 2920 and 6 miles from FM 1488, makes this an "Excellent Location" for the home owner to live in the country and only a short commute to Cypress for hospitals, shopping, groceries, work, and recreation.

Please contact Bill Johnson and Associates at (979) 865-5969 to schedule a showing.

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

List Price: \$1,370,242

ID No.: 79942

Listing Type: For Sale

Use: Farm & Ranch, Commercial

Building: Land Only

Acreage: 49.83 Acres

Frontage: Paved Road, County Road

Land Use: Agricultural Lease

Other Features: Pond, Mostly Flat, Sandy Soil

Directions: Directions: From Hockley at the intersection of Hwy 290 and FM 2920, take FM 2920 East 4 miles to Hegar Road. Turn left and go approximately 2.75 miles to Magnolia Road. Turn right on Magnolia Road and travel

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

[www.bjre.com](http://www.bjre.com)

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**LOT OR ACREAGE LISTING**

Location of Property: Corner of Magnolia and Macedonia Road, Hockley, TX Listing #: 79942  
 Address of Property: 25417 Magnolia Road, Hockley, TX Road Frontage: 1,432 LF on Macedonia & 1,000 LF on Magnolia  
 County: Waller Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: NONE Lot Size or Dimensions: 49.827 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 49.827 ac+/- acres to be surveyed**Price per Acre (or)** \$27,500.00**Total Listing Price:** \$1,370,242.50**Terms of Sale:**Cash: ☒ YES ☐ NOSeller-Finance: ☐ YES ☒ NO

Sell.-Fin. Terms:

Down Payment:

Note Period:

Interest Rate:

Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ AnnBalloon Note: ☐ YES ☐ NO

Number of Years:

**PER WCAD: TAXES ARE BASED OFF OF 97 ACRE TRACT****Property Taxes:** 2013

School: \$ 1,756.95

County: \$ 806.59

FM/Rd/Br.: \$ 42.38

ESD 200 \$ 121.40

TOTAL: \$ 2,727.32

Agricultural Exemption: ☒ Yes ☐ No**School District:** Waller I.S.D.**Minerals and Royalty: Seller to convey surface rights**

Seller believes UNKNOWN \*Minerals

to own: UNKNOWN \*Royalty

Seller will NEGOTIABLE Minerals

Convey: NEGOTIABLE Royalty

**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:

Roadway: NONE

Electric: San Bernard Electric Cooperative

Telephone: NONE

Water: NONE

Other:

**Improvements on Property:**Home: ☐ YES ☒ NO See HOME listing if Yes

Buildings:

Barns:

Others:

Approx. % Wooded: 5%

Type Trees: Oaks, Cedar, Yaupon,

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: GOOD

Cross-Fencing: ☒ YES ☐ NO

Condition: GOOD

**Ponds:** Number of Ponds: One

Sizes: 3/4 ACRE

**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:** One**Soil Type:** clay, sandy loam**Grass Type(s):** native**Flood Hazard Zone:** See Seller's Disclosure or to be

nearest Town to Property:

**Nearest Town to Property:** HOCKLEY

Driving time from Houston 30 MINUTES

**Items specifically excluded from the sale:****Additional Information:**

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



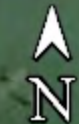
50 acres on Magnolia and Macendoina Roads

**Legend**

- 50 acres
- 50 acres on Macedonia and Magnolia Roads



50 acres on Macedonia and Magnolia Roads





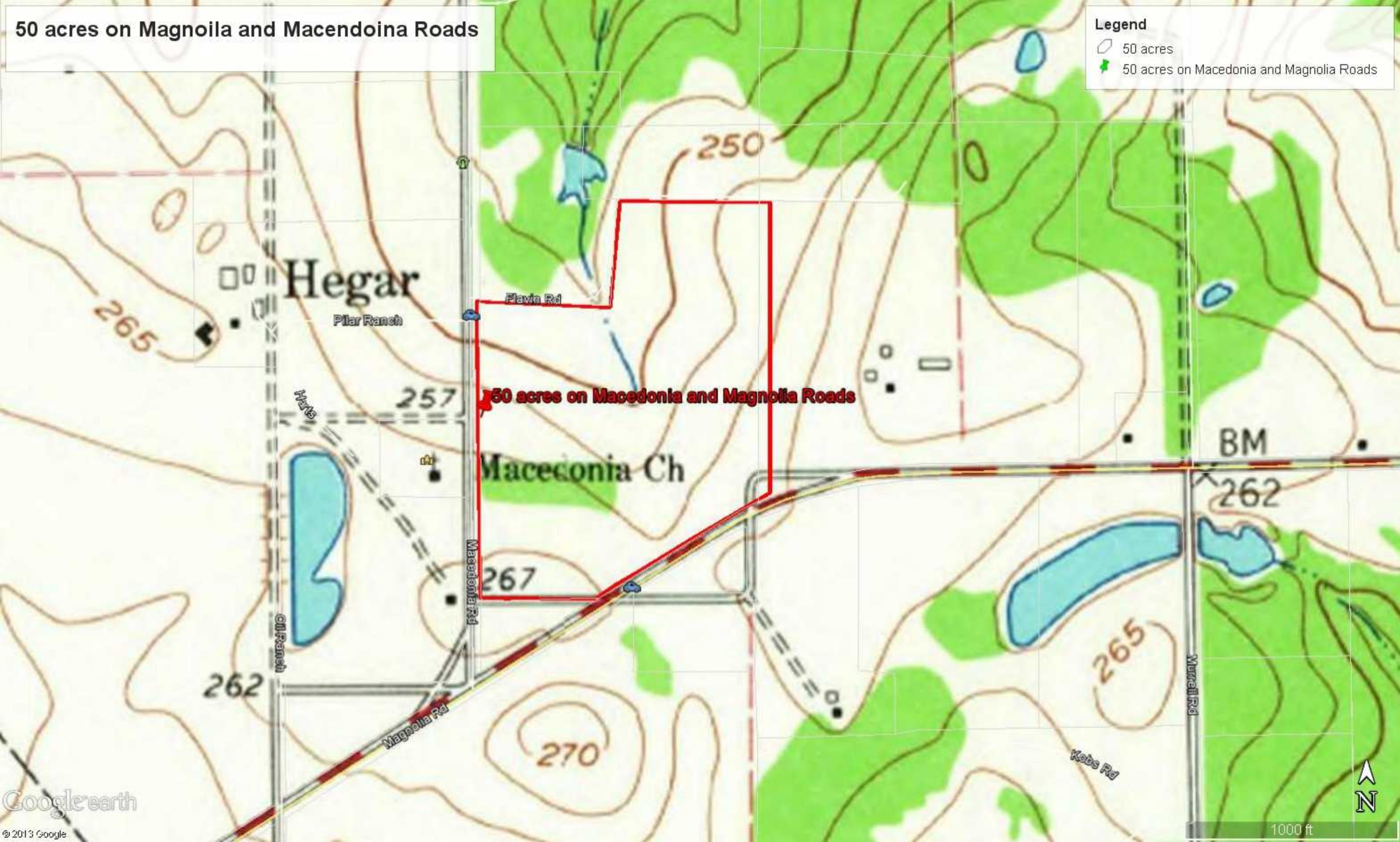
900 ft



50 acres on Magnolia and Macendoina Roads

**Legend**

-  50 acres
-  50 acres on Macedonia and Magnolia Roads



MACEDONIA ROAD  
(80' RIGHT-OF-WAY)

P.O.B.

Mark D. Gensheimer, et ux  
Called 11.626 Acres  
Vol. 643, Pg. 73,  
O.R.W.C.T.

S 86° 14' 47" E 630.99'  
(S 86° 14' 47" E 630.99')  
(Basis of Bearings)

N 05° 24' 52" E 516.49'  
(N 05° 24' 52" E 516.49')

Robert C. Anderson Jr., et ux  
Tract 3 Called 10.230 Acres  
Vol. 522, Pg. 813,  
O.R.W.C.T.

S 87° 21' 34" E 1,683.08'  
(S 87° 21' 34" E 1,683.08')

John J. Fosdick, et ux  
Called 4.995 Acres  
Vol. 522, Pg. 801,  
O.R.W.C.T.

N 01° 44' 19" E 396.19'  
(N 01° 44' 19" E 396.19')  
S 88° 59' 07" E 522.29'  
(S 88° 59' 07" E 522.29')

S 00° 51' 23" W 1,623.09'  
(S 00° 51' 23" W 1,623.09')

**97.061 ACRES**  
Called 97.061 Acres  
Vol. 637, Pg. 917  
O.R.W.C.T.

N 00° 52' 48" E 1,433.49'  
(N 00° 52' 48" E 1,433.49')

N 88° 45' 18" W 562.42'  
(N 88° 45' 18" W 562.42')

S 59° 06' 45" W 639.76'  
(S 59° 06' 45" W 639.76')

N 89° 46' 02" W 763.99'  
(N 89° 46' 02" W 763.99')

MAGNOLIA ROAD  
(80' RIGHT-OF-WAY)

EDONIA ROAD  
(80' RIGHT-OF-WAY)



## EXHIBIT "A"

BEING all that certain tract or parcel of land containing 97.061 acres of land, more or less, in the S. C. Neill Survey, Abstract 230 and the Lacy Pearsall Survey, Abstract 230 and the Lacy Pearsall Survey, Abstract 237, Walker County, Texas, same being the aggregate of the residue of that certain 1st Tract called 87 3/4 acres, that certain 2nd Tract called 57 3/4 acres, that certain 3rd Tract called 50 acres and that certain 4th Tract called 40 acres as described by deed recorded in Volume 52, Page 26 of the Deed Records of Waller County, Texas and the residue of that certain called 20.05 acre parcel as described by deed recorded in Volume 196, Page 517 of the Deed Records of Waller County, Texas, said 97.061 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch iron rod found for corner, same being in the common Easterly right-of-way line of Macedonia Road (80 feet in width), same being the common Southwest corner of that certain called 11.626 acre parcel as described by deed recorded in Volume 543, Page 73 of the Official Records of Waller County, Texas, and same being the POINT OF BEGINNING and most Westerly Northwest corner of the tract herein described;

THENCE, leaving said common Easterly right-of-way line and with said common line, South 86 degrees 14 minutes 47 seconds East, a distance of 630.99 feet (called South 86 degrees 14 minutes 47 seconds East, 630.96 feet) (Volume 543, Page 73 O.R.W.C.T.) (Basis of Bearings) to a 1/2 inch iron rod found for corner, same being the common Southeast corner of said called 11.626 acre parcel, and same being a Northwesterly interior corner of the tract herein described;

THENCE, continuing with said common line, North 05 degrees 24 minutes 52 seconds East, a distance of 516.49 feet (called North 05 degrees 23 minutes 39 seconds East, 516.15 feet) (Volume 543, Page 73 O.R.W.C.T.) to a 1/2 inch iron rod found for corner, same being the common most Easterly Northeast corner of said called 11.626 acre parcel, same being in the common Southerly line of that certain Tract 3 called 10.230 acre parcel as described by deed recorded in Volume 522, Page 813 of the Official Records of Waller County, Texas, and same being the most Northerly Northwest corner of the tract herein described;

THENCE, with said common line, South 87 degrees 21 minutes 34 seconds East, a distance of 1,683.08 feet (called South 87 degrees 20 minutes 00 seconds East) (Volume 522, Page 813 O.R.W.C.T.) to a 1/2 inch iron rod found for corner same being the common Southeast corner of that certain called 4.995 acre parcel as described by deed recorded in Volume 522, Page 801 of the Official Records of Waller County, Texas, same being in the common Westerly line of the residue of said called 20.05 acre parcel, and same being a Northerly interior corner of the tract herein described;

THENCE, with said common line, North 01 degrees 44 minutes 19 seconds East, a distance of 396.19 feet (called North 01 degrees 34 minutes 00 seconds East, 396.68 feet) (Volume 522, Page 801 O.R.W.C.T.) to a 1 inch iron pipe found for corner, same being the common Northeast corner of said called 4.995 acre parcel, same being the common Southeast corner of that certain called 7.880 acre parcel as described by deed recorded in Volume 562, Page 616 of the Official Records of Waller County, Texas, same being the common Southwest corner of that certain called 24.667 acre parcel as described by deed recorded in Volume 521, Page 281 of the Official Records of Waller County, Texas, same being the common Northwest corner of the residue of said called 20.05 acre parcel, and same being a Northerly exterior corner of the tract herein

## EXHIBIT "A"

described;

THENCE, with said common line, South 88 degrees 59 minutes 00 seconds East, a distance of 522.29 feet (called East, 523.0 feet) to a 1/4 inch iron pipe found for corner, same being the common Northeast corner of the residue of said called 20.05 acre parcel, same being the common Northwest corner of the residue of that certain called 20.05 acre parcel as described by deed recorded in Volume 257, Page 407 of the Deed Records of Waller County, Texas, and same being the Northeast corner of the tract herein described;

THENCE, with said common line, South 00 degrees 51 minutes 23 seconds West, a distance of 1,623.89 feet (called South 00 degrees 20 minutes 00 seconds East, 1,659.3 feet) to a 1 inch iron pipe found for corner, same being the common Southwest corner of the residue of said called 20.05 acre parcel (Volume 257, Page 407 D.R.W.C.T.), same being in the common Northerly right-of-way line of Magnolia Road (80 feet in width), same being the common Southeast corner of the residue of said called 20.05 acre parcel (Volume 196, Page 517 D.R.W.C.T.), and same being the most Easterly Southeast corner of the tract herein described;

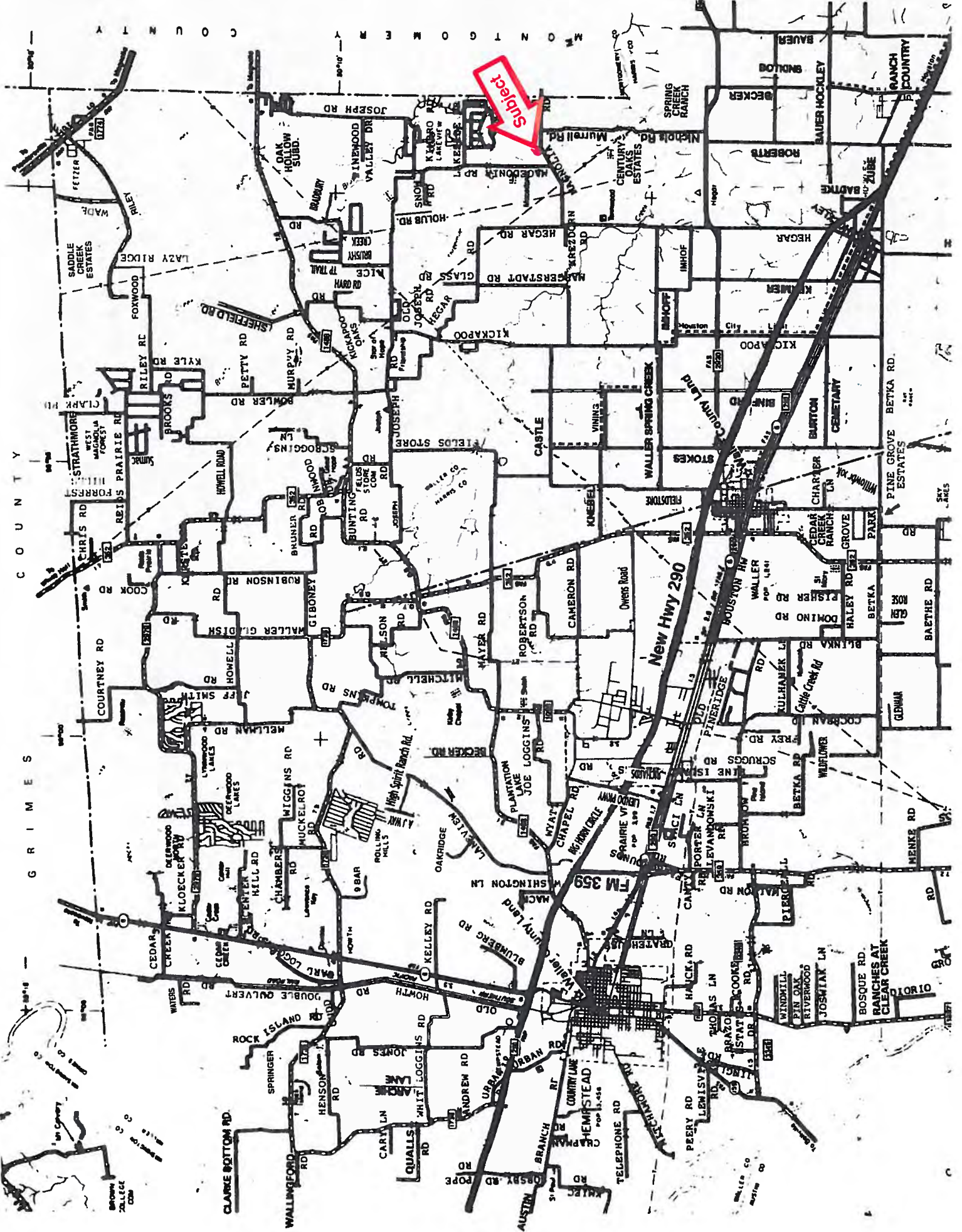
THENCE, with said common Southerly right-of-way line and said common line, North 89 degrees 46 minutes 02 seconds West, a distance of 753.99 feet (called South 89 degrees 01 minutes 00 seconds West) to a 1/2 inch iron rod set for corner, and same being a point of curvature of the arc to the left;

THENCE, continuing with said common Northerly right-of-way line and said arc of a curve to the left, an arc length of 1,066.97 feet (called 1,048.33 feet), a radius of 1,964.35 feet, a delta angle of 31 degrees 07 minutes 16 seconds (called 31 degrees 27 minutes 00 seconds), a chord bearing of South 74 degrees 40 minutes 21 seconds West, and a chord distance of 1,053.90 feet to a 1/2 inch iron rod set for corner, and same being a point of tangency;

THENCE, continuing with said common Northerly right-of-way line, South 59 degrees 06 minutes 43 seconds West, a distance of 639.76 feet (called South 59 degrees 06 minutes 00 seconds West) (Volume 200, Page 123 D.R.W.C.T.) to a 3/8 inch iron rod found for corner, same being the common Northeast corner of the residue of that certain called 2.257 acre parcel as described by deed recorded in Volume 200, Page 123 of the Deed Records of Waller County, Texas, and same being the most Southerly Southeast corner of the tract herein described;

THENCE, leaving said common Northerly right-of-way line and with said common line, North 88 degrees 45 minutes 18 seconds West, a distance of 562.42 feet (called West) (Volume 200, Page 123 D.R.W.C.T.) to an old post found for corner, same being the common Northwest corner of the residue of said called 2.257 acre parcel, same being in said common Easterly right-of-way line of Macedonia Road, and same being the southwest corner of the tract herein described;

THENCE, with said common Easterly right-of-way line, North 00 degrees 52 minutes 48 second East, a distance of 1,433.49 feet to the POINT OF BEGINNING of the tract herein described and containing 97.061 acres of land, more or less.



Subject

C O U N T Y

C O U N T Y

C O U N T Y

C O U N T Y

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C O U N T Y

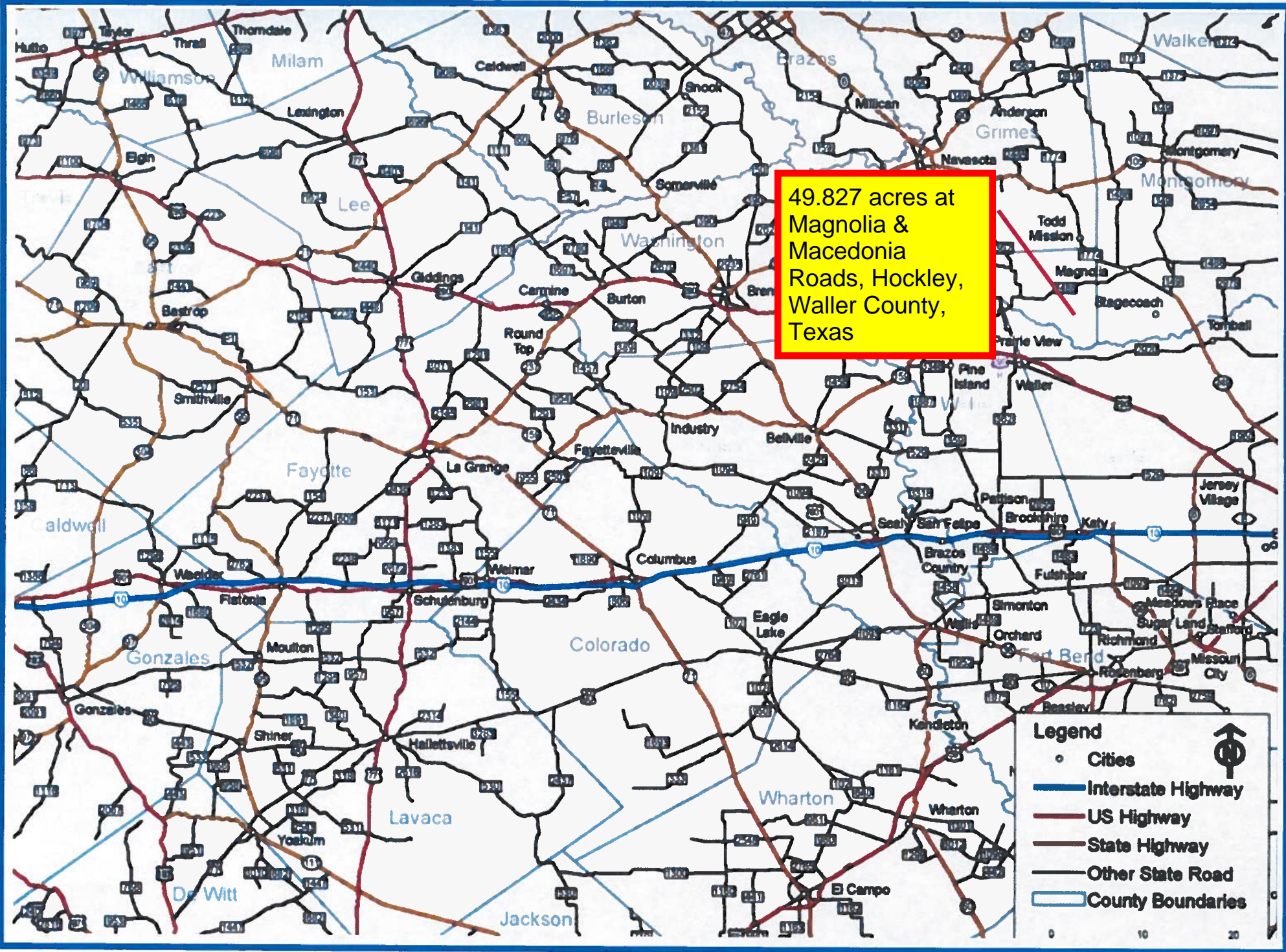
C O U N T Y

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C O U N T Y



49.827 acres at  
Magnolia &  
Macedonia  
Roads, Hockley,  
Waller County,  
Texas



**Legend**

- Cities
- Interstate Highway
- US Highway
- State Highway
- Other State Road
- County Boundaries

0 10 20



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

## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**\* Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**\*\* If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-

