

Appendix A – Detailed Property Summary

Ag Exempt & Beautiful Income-Producing 12.31-Acre Horse Ranch By Mueschke Rd Near TX-99 & US-290.

2640 sqft Metal Building w/Concrete Slab, Metal Roof, Office, Bathroom, 20'x20' Cooler & 20'x20' Freezer, Air Conditioning, Electric, Lights, Water, Drains, Loading Dock, 3' Cedar Rail Fence & 15'x50' Stable w/Pens.

37' Tarryall Travel Trailer w/New Bamboo Flooring, Attached 32'x8' Wood Deck & 12' High 120'x40' Cover.

0.2-Acre Stock Pond ranging in depths from 6'-20'.

Cross-Fenced Paddocks w/5' High Wood Rail & Mesh Fence, Gates, Chute, 10'x48' Stable & Stalls, 10'x24' Metal Run-in, 125'x20' Paddocks (5) & 30'x20' Paddocks (4).

12'x48' Covered Stable w/4' High Wood Rail Fenced Corral.

10'x10' Wood Building on Concrete Slab w/4' Hire Wire Mesh Fenced Pen.

20'x28' Cover w/Concrete Slab.

Recent 12'x40' Chicken Coop.

Metal Fence Round Corral.

700' Driveway Recently Resurfaced w/11381 sqft Stabilized Gravel & Lined w/Young Trees (44): Bald Cypress, Vitex, Crepe Myrtle, Peach, Pomegranate, Pecan & Fig.

250' Bauer Hockley Road Frontage w/Asphalt Culvert.

Recent 5' High Cedar Rail Fence Along Bauer Hockley w/Gate.

Concrete Slab w/30" Pressure Tank & 375' Deep Water Supply Well.

Commercial Use Aerobic Septic System w/Six 500+ Gallon Septic Tanks.

5' High Hog Wire Fence on Left Side & Back of Property.

4' High Electric Fence on Right Side of Back Pastures & Back of Property.

4' High Barb Wire Fence on Right Side & Back of Property.

35 Miles to Bush Intercontinental Airport & Downtown Houston.

25 Miles to the Woodlands.

3 Minutes to TX-99 (Houston's 3rd Loop) will span 180+ miles from League City-Rosharon-Katy-Tomball-Baytown (See Map).

Survey in Docs is Not Current & Needs Updating.

Great Location! Ag Exempt Park-Like Setting 12.3-Acre Ranch By Mueschke Rd Near TX-99/US-290. Build Your Custom Home & Run a Business w/120'x40'

Can Be Used as Slaughterhouse, Residential, Farm & Ranch, Corporate Retreat, Church, Bed & Breakfast, RV Resort, Veterinary Clinic, Trucking. Warehouse/Offices, Wedding Venue/Events Center, Temporary Living, etc.

Unrestricted per Seller* & **All Measurements are Estimates*