



Mattock Springs Ranch

TBD FM 1488, Hempstead, TX 77445

55.952 Acres

\$1,850,000



UNRESTRICTED

AMPLE ROAD FRONTAGE

AG-EXEMPT

This beautiful and well-located 56 acres is perfect for a buy-and-hold, development, or as part of a tax-deferred exchange. The gently rolling land is about 70% open and 30% wooded. The sandy loam soils are well drained, and there is no flood plain present. One pond supplies year-round water to livestock and wildlife, and likely could be developed into a beautiful water feature. Light grazing has left the property in good shape for the cattle tenant. There is approximately 1,500 feet of frontage on FM 1488 and 800 feet on Mayer Rd at the back of the property. The property is perimeter fenced. Electricity is available along the road, water well and septic needed. There is a 138-kV Centerpoint Energy transmission line easement on the property. Sellers own part or all of the mineral estate.

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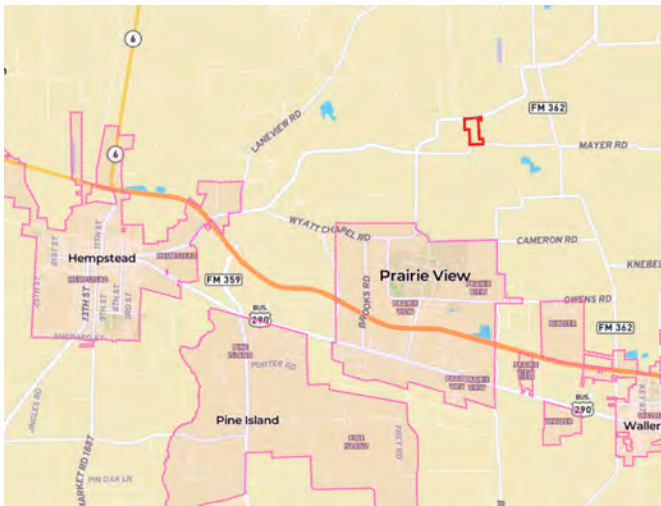


Craig Bowen

Partner & Broker Associate

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(512) 571-4305



LOCATION

Waller County, Waller ISD.

Less than an hour from Houston and College Station!
5 miles to US 290 in Hempstead, 48 miles to downtown
Houston, 49 miles to College Station, 117 miles to Austin.

DIRECTIONS

From Hempstead take FM 1488 east. 5.2 miles after Hwy
290 the property begins on the right.

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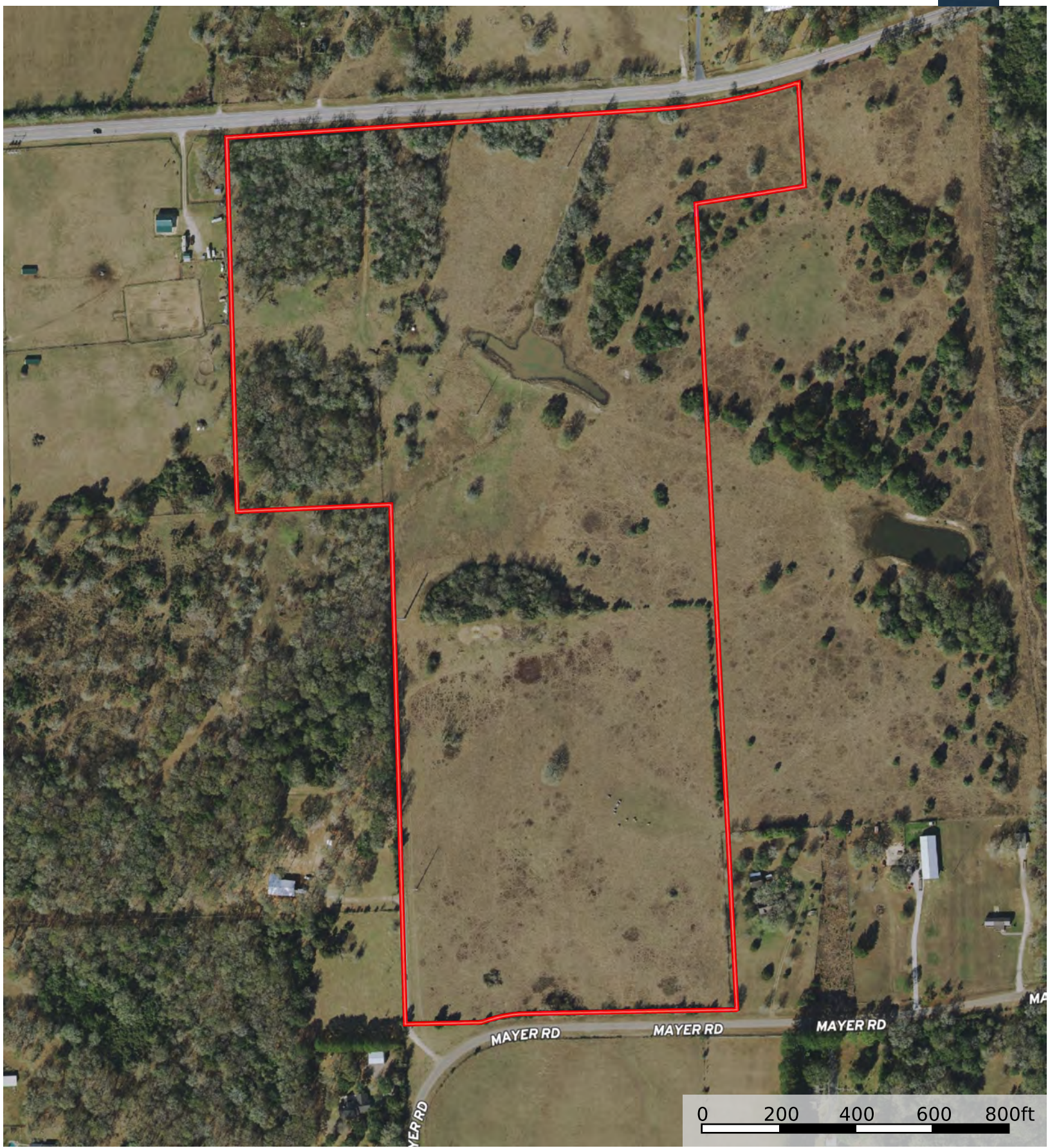


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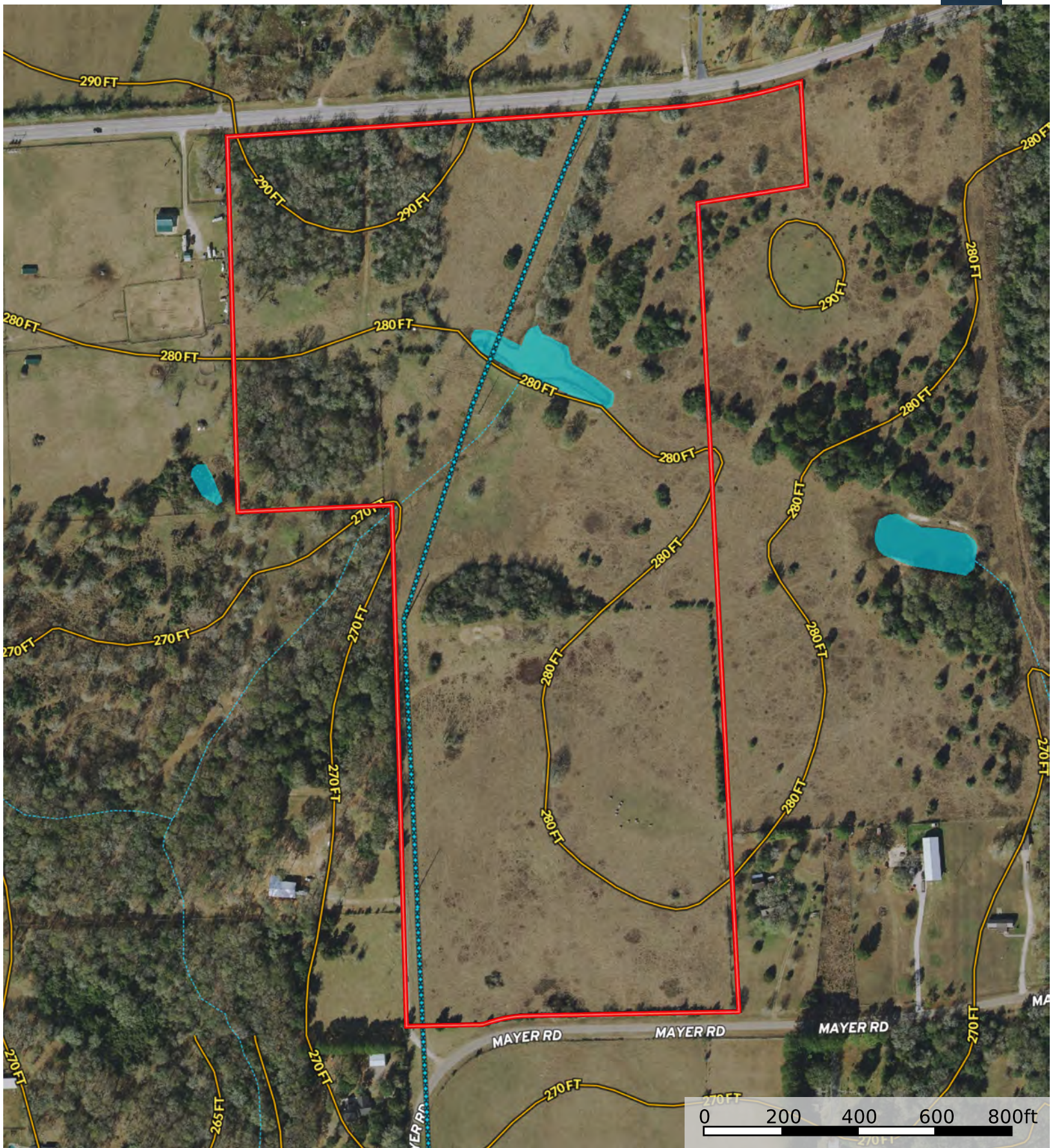
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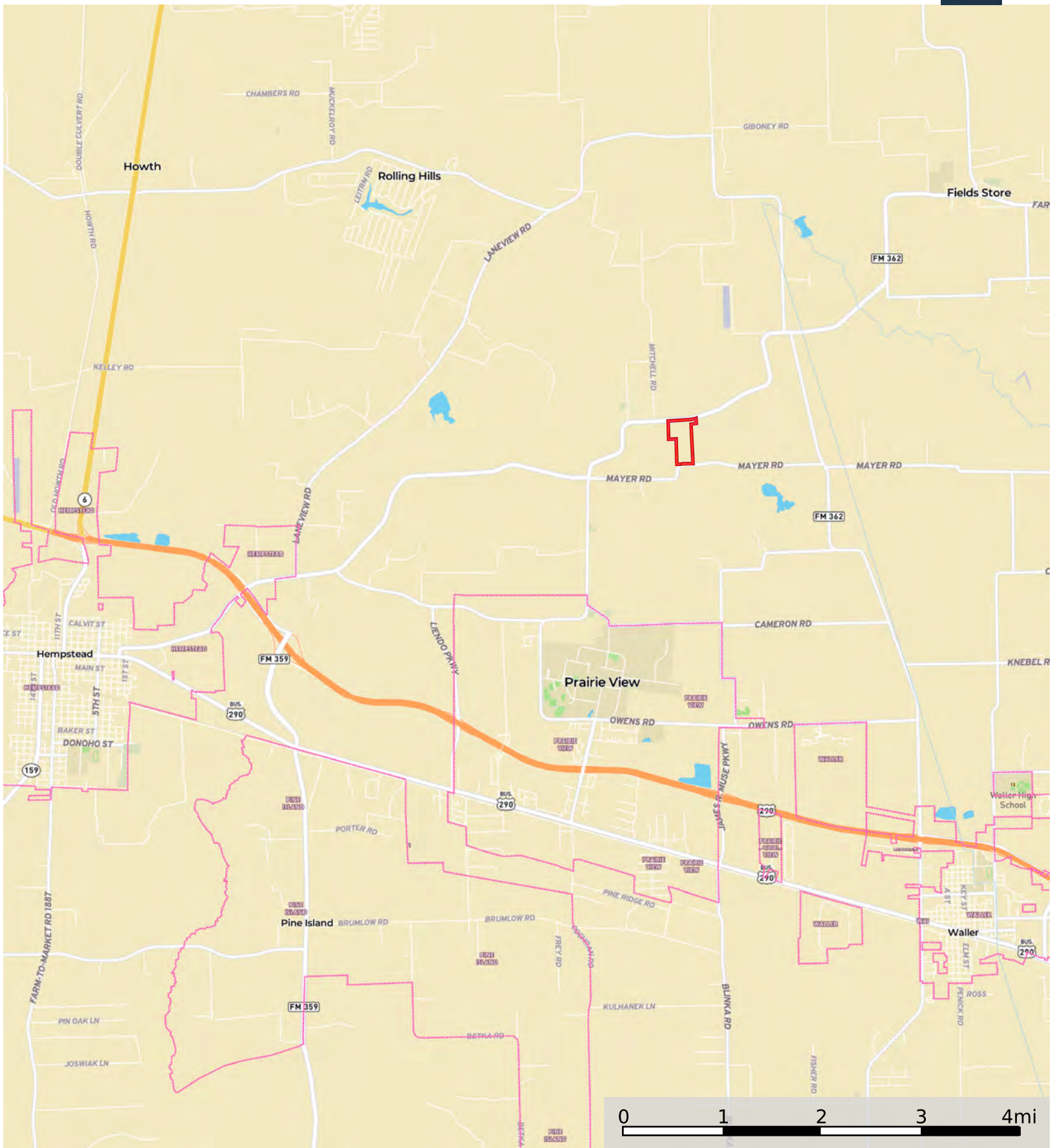
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 Boundary





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