

±145 ACRES FOR SALE

AUSTIN COUNTY, TEXAS



LOCATION Located north of I-10 along Meyer Road, in San Felipe, Austin County, Texas

SIZE ±145 Acres

PRICE \$25,000 per acre

SCHOOL DISTRICT
Sealy ISD

- Sealy Elementary
- Sealy Junior High School
- Sealy High School

TAX RATE

Austin County ESD #1	0.0300
Austin County	0.3630
Farm/Market Road	0.0760
SPC Rd & Bridge	0.0780
Sealy ISD	0.6669
Sealy ISD I&S	0.3312
Total Tax Rate	1.5451

Kirk Laguarda
klaguarda@landadvisors.com

Duane Heckmann
dheckmann@landadvisors.com

Nathaniel Jackson
njackson@landadvisors.com

713.647.7800

820 Gessner Road, Suite 950
Houston, Texas 77024

LandAdvisors.com

EXECUTIVE SUMMARY



145 Acres of Scenic Land in Historic San Felipe, TX | Minutes from Sealy, 20 Minutes from Katy

Own a piece of Texas history with this stunning 145-acre property in San Felipe — part of the original Old 300 Stephen F. Austin settlement. Just minutes from Sealy and only 20 minutes from Katy, this land combines the beauty of the countryside with quick access to modern conveniences. Whether you're looking for a recreational retreat, future homestead, or long-term investment, this property checks every box.

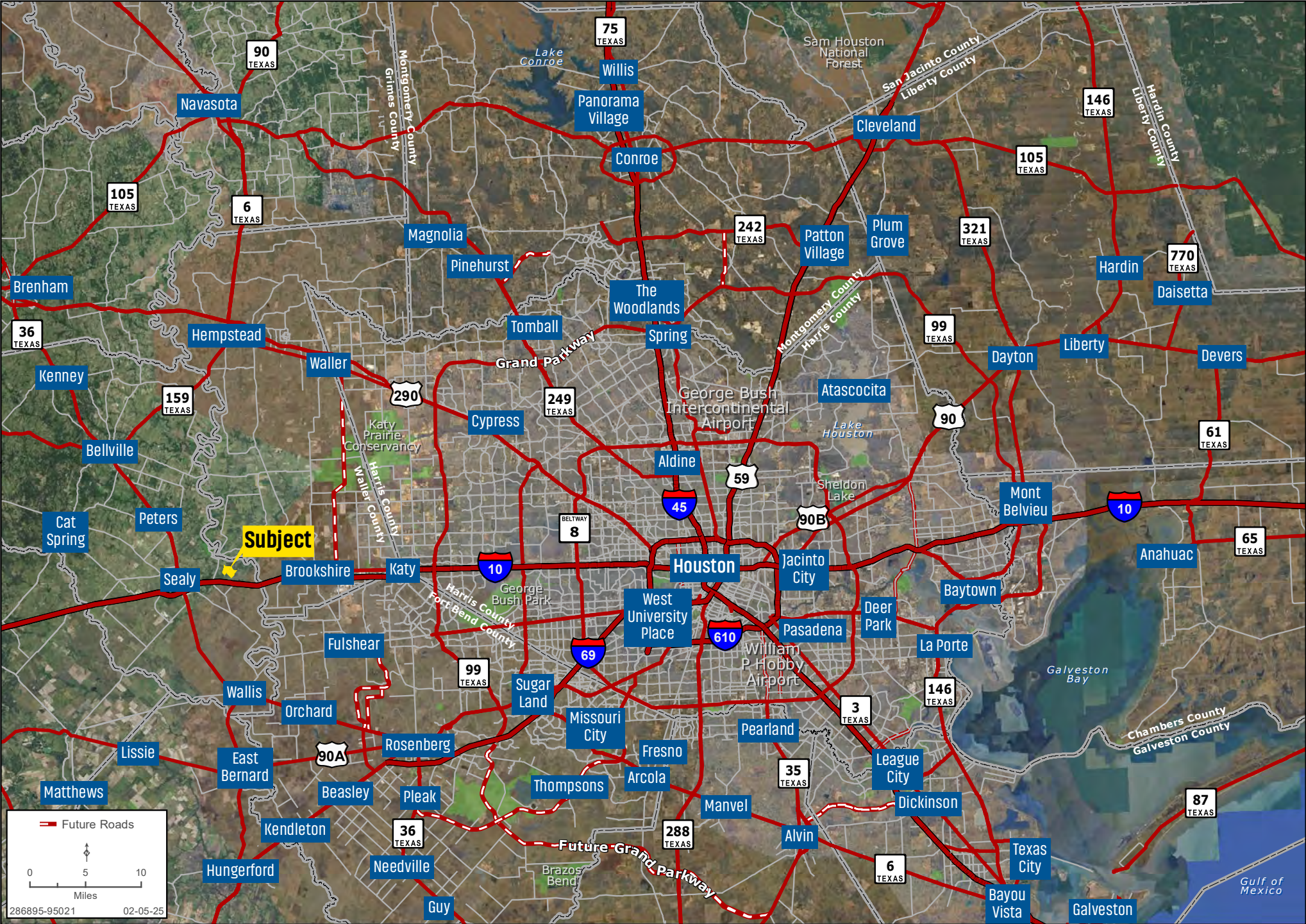
- **Prime Location:** Situated just minutes from Sealy and only 20 minutes from Katy, off FM 1458, this track offers the tranquility of rural life with quick access to city conveniences.
- **Wildlife Management Exemption:** The land is currently under a Wildlife Management Plan and recently passed its 3-year inspection, providing significant tax advantages.
- **Recreational Paradise:** Abundant wildlife including bucks, does, hogs, rabbits, and ducks. Perfect for hunting, fishing, ATV riding, and outdoor adventure. The land includes multiple corn and protein feeders that draw in wildlife, a plethora of bird boxes, as well as a natural swamp area ideal for duck hunting.
- **Habitat Features:** Property includes a pond for fishing and a mix of dense wooded areas and open canopy forests. Wide trails throughout the property allow easy access by ATVs and tractors. There's also a trail running the entire perimeter of the land, including back to the swamp area.
- **Land Composition:** Approximately 50% open rolling fields and 50% wooded areas with varied terrain. From hay fields to mature trees, the land offers ideal settings for both recreation and agricultural use.
- **Trail System:** Well-maintained trail network connects each field and wooded area, allowing for easy travel by ATV, UTV, or tractor.
- **Agricultural Potential:** Historically used for hay production with established fields. The property is fenced and has potential to support cattle, though some sections of the barbed wire fence would require repairs for active grazing use.
- **Fencing & Access:** Enclosed by ranch-style barbed wire fencing around the entire property, the land includes four gated entrances off main roads and two breakaway fences for additional access.
- **Utilities:** Electricity is available at the road. A water well and septic system would be needed for residential or ranch development, as the City of San Felipe does not currently offer public water or sewer service.
- **Floodplain:** A portion of the land (about 6 inches in depth) lies within the floodplain, contributing to the lush ecosystem and enhancing the property's natural appeal.
- **Scenic Beauty:** Rolling hills, lush pastures, and mature forest offer incredible natural views and potential homesites.
- **Historic Significance:** This property was part of the original land granted in the Stephen F. Austin colony — a rare opportunity to own a piece of early Texas history.





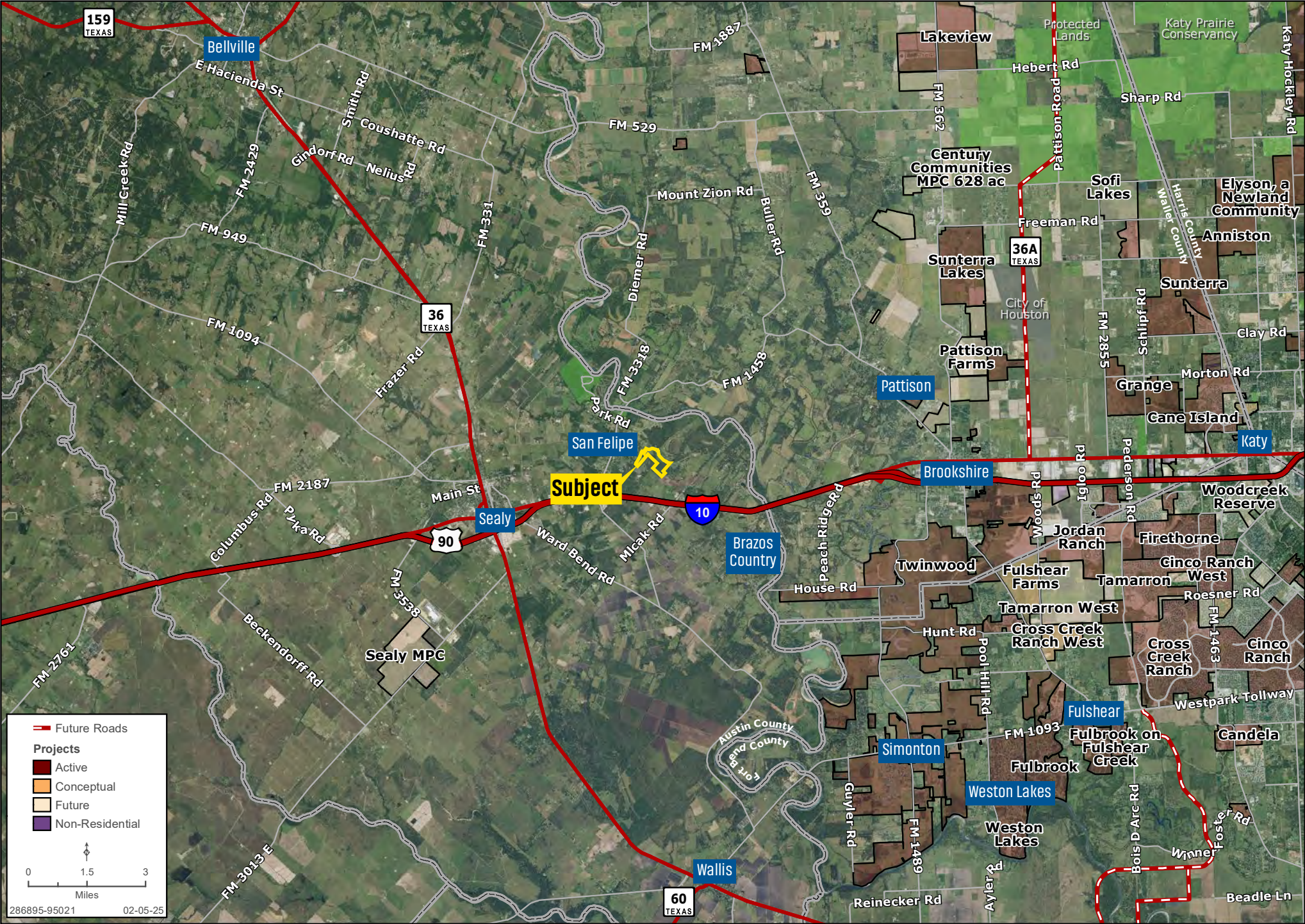
METRO | ±145 ACRES AUSTIN COUNTY

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REGIONAL | ±145 ACRES AUSTIN COUNTY

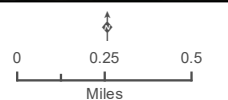
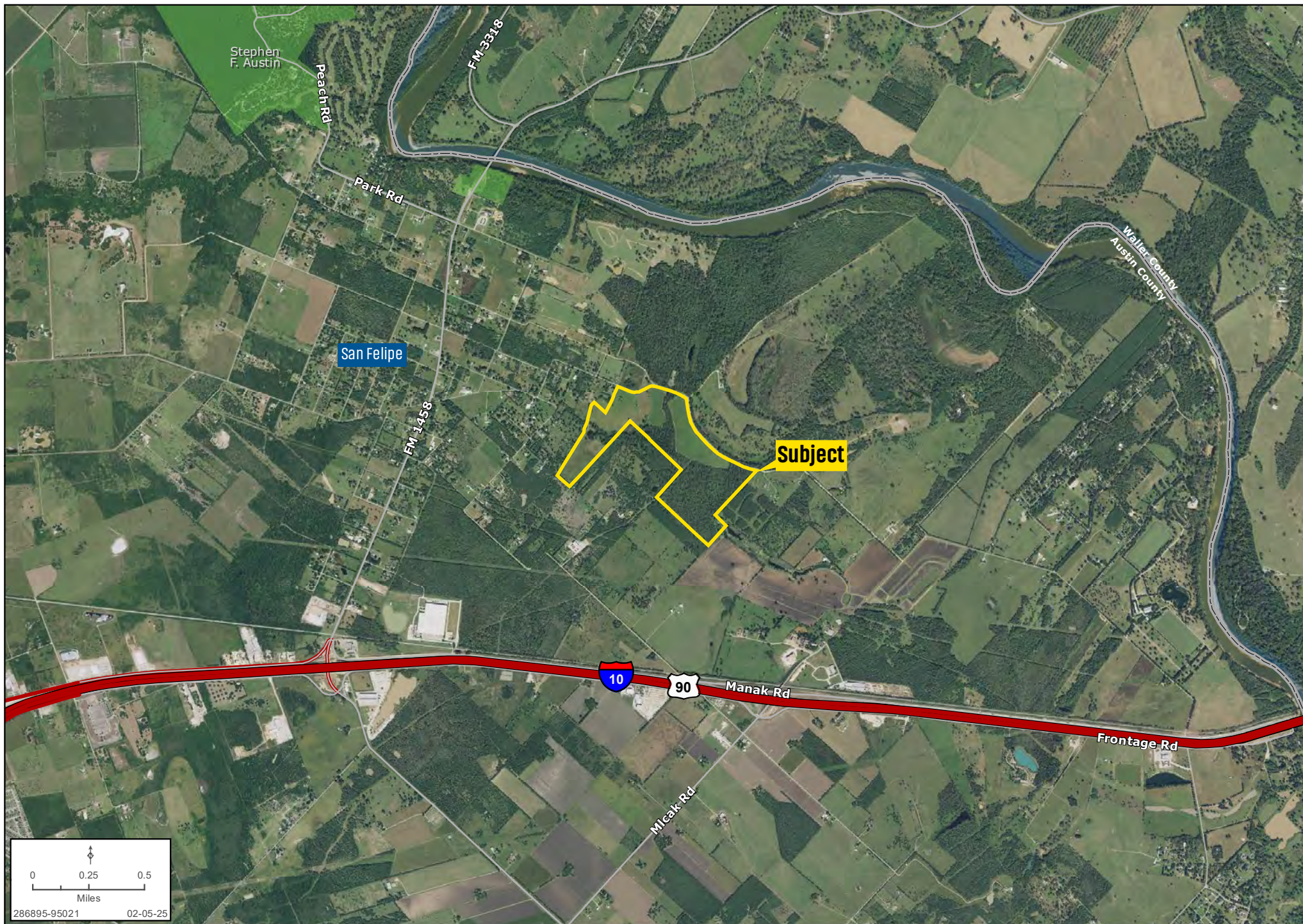
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AREA | ±145 ACRES AUSTIN COUNTY

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DETAIL | ±145 ACRES AUSTIN COUNTY

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FLOODPLAIN | ±145 ACRES AUSTIN COUNTY

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INFORMATION ABOUT BROKERAGE SERVICES

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Land Advisors Houston, LLC	508971		713-647-7800
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Kirk Laguarta	328092	klaguarta@landadvisors.com	713-647-7800
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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