

PROPERTY DIVISION INFORMATION

Please Review Prior to Submitting an Offer

Property Address:

7875 Willys Road, New Waverly, Texas 77358

This property is currently being divided into **two separate tracts**. The division is based on a preliminary survey, and final acreage, legal descriptions, and property boundaries are subject to the final survey and county approval.

Tract 1 – Home Tract

- **Address:** 7875 Willys Road, New Waverly, TX 77358
- **Approximate Acreage:** 11.45± Acres
- Includes the residence and all associated improvements.

Tract 2 – Raw Land Tract

- **Address:** TBD Willys Road, New Waverly, TX 77358
- **Approximate Acreage:** 20.85± Acres
- Vacant unrestricted land.

Current Tax ID Information

The Montgomery County Appraisal District has **not yet updated** the tax records to reflect the proposed division.

The current ownership consists of two existing tax parcels:

Tax ID 32602

- Current Size: **27.46 acres**
- Approximately **20.85± acres** will become the raw land tract from the 27.46
- Approximately **6.56± acres** will be transferred to the home tract of the 27.46

Tax ID 283462

- Current Size: **5.03 acres**
- Contains the existing residence and improvements.
- This tract (5.03 Acres) will be combined with approximately **6.56± acres left of the 27.46 acres** from Tax ID 32602 to create the approximately **11.45± acre home tract**.

Important Information

- Acreage is based on a preliminary survey.
- Existing CAD records and tax IDs do not yet reflect the proposed division.
- Property will be conveyed according to the final survey
- Buyers are encouraged to review attached survey and prelim survey of 20.9 acres and supporting documents prior to submitting an offer.

Attached MLS Documents

- Preliminary Survey Exhibit
- Property Highlights
- Seller's Disclosure (for home)
- Septic Disclosure (for home)
- Previous Septic Inspection Report (for home)