

Tim O'Neill
 TSO Properties
tsoproperties@aol.com
 Ph: 713-289-0499
 HomeSmart



Country Homes/Acreage

Active

ML#: **20389417**
 Address: **[11900 Womack Cemetery Road](#)**
 Area: **39**
 Tax Acc #: **[0022-01-02403](#)**
 City/Location: **Montgomery**
 County: **Montgomery**
 Market Area: **Montgomery County Northwest**
 Subdivision: **Zachariah Landrum Surv**
 Lot Value: **No**
 Section #: **0**
 Miles:
 Legal Desc: **A0022 - LANDRUM ZACHARIAS, TRACT 24A-1, ACRES 18**

List Price: **\$1,949,000**
 Orig Price: **\$1,949,000**
 LP/Acre: **\$108,278**
 DOM: **120**
 State: **Texas**
 Zip Code: **77316-1898**
 House: **Yes**
 SqFt: **7,493 / Appr Dist**
 Lease Also: **No**
 Year Built: **2000 / Appr Dist**

Directions: **HWY 105 W JUST PAST 149 AT MONTGOMERY. LEFT FIRST OLD PLANTERSVILLE AND FOLLOW AROUND TO OVER RR TRACKS TO WOMACK CEMETERY. TAKE LEFT AND FOLLOW ALL THE WAY TO THE END. DRIVEWAY STARTS WHERE WOMACK CEMETERY ENDS**

Listing Office Information

List Agent: **[TSO/Tim O'Neill](#)** 
 Agent Cell: **713-289-0499**
 Agent Phone: **713-289-0499**
 Address: **520 Post Oak Blvd Ste #455, Houston TX 77027**
 List Agent Web: **<http://www.har.com/tim>**
 Agent Email: **tsoproperties@aol.com**
 Licensed Supervisor:

List Broker: **[CREG01/HomeSmart](#)** 
[Schedule Showing](#)
[713-289-0499](tel:713-289-0499) / Text Agent
 Appt #:
 Office Phone: **713-785-6666**
 Fax #:
 Office Web: **<http://www.HomeSmart.com>**



School Information

School District: **[37 - Montgomery](#)**
 Middle: **[MONTGOMERY JUNIOR HIGH SCHOOL](#)**
 Add'l Middle:

Elem: **[MONTGOMERY ELEMENTARY SCHOOL \(MONTGOMERY\)](#)**
 High: **[MONTGOMERY HIGH SCHOOL](#)**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Ranch**
 Main Dwell Ext:
 Main Dwell
 Type:
 New Constr.: **No**
 Lot Dim:
 Frt. Door Faces: **South**
 Gar/Car: **Porte-Cochere**
 Showing **Accompany, Appointment Required, Lockbox Back**
 Instruct:
 Agent Remarks:

Stories: **2**
 Access:
 Appx Complete:
 Acres: **18 / 15 Up to 20 Acres**
 Garage: **3/Attached/Detached Garage, Oversized Garage**
 Carport: **1/Attached & Detached**
 Bedrooms: **4/**
 Baths F/H: **4/2**
 Key Map:

HOMESMART- LISTING BROKER 544462 TIM ONEILL- LISTING AGENT 412014 DON LEONARD -SUPERVISOR 336981 NO DEVELOPMENT ALLOWED WITHIN 750 FT OF BACK PROPERTY LINE. SEE ATTACHMENTS PRE-APPROVAL REQUIRED

Physical Property Description:

Gorgeous custom ranch home on 18 wooded acres. Quiet cul-de-sac. Very private (gated), but just minutes from the booming City of Montgomery and the recreational Lake Conroe. Professionally engineered home with 2 bedrooms and study down. Great island kitchen opened up to family room and breakfast room. Hardwoods throughout and granite counters. 2 bedrooms up with huge game room. Electric gate, fully fenced, metal roof, 50KW whole house generator, 8 dog kennels with AC/Heat (could be changed for more storage) are just a few of the amenities. This is your chance to live in the country but only 5-10 minutes from grocery stores, restaurants, etc. Must see. SELLER VERY MOTIVATED!

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	20X17	1st	Primary Bath	12X17	1st
Bedroom	14X14	1st	Bedroom	13X24	2nd
Bedroom	14X14	2nd	Breakfast	14X14	1st
Dining Room	15X14	1st	Utility	12X10	1st

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Game Room	25X14	2nd	Home Office/Study	15X18	1st
Family	19X25	1st	Living Room	15X14	1st
Extra Room	21X15	2nd			

Bedroom Desc: **1 Bedroom Down - Not Primary BR, 2 Bedrooms Down**
 Room Desc: **Breakfast Room, Family Room, Formal Dining, Formal Living, Gameroom Up, Home Office/Study, Living Area - 1st Floor, Utility Room in House**
 Bathroom Desc: **Primary Bath: Double Sinks, Primary Bath: Separate Shower**
 Kitchen Desc: **Breakfast Bar, Island w/ Cooktop, Kitchen open to Family Room, Pantry, Walk-in Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave:	Yes	Dishwasher:	Yes	Compactor:	No	Disposal:	Yes
Connect:	Electric Dryer Connections, Gas Dryer Connections	Oven:	Gas Oven	Range:	Gas Cooktop	Sep Ice Mkr:	No
Fireplace:	2/Gaslog Fireplace	Flooring:	Tile, Wood	Countertops:	GRANITE		
Energy:	Attic Vents, Ceiling Fans			Green/Energy Cert:			
Utility Dist:	Yes			Foundation:	Slab		
Interior:	Alarm System - Owned, Crown Molding, Fire/Smoke Alarm, High Ceiling, Water Softener - Owned, Window Coverings			Prvt Pool:	No		
Foundation:	Slab			Area Pool:	No		
Lot Description:	Cleared, Wooded			Water/Sewer:	Aerobic, Septic Tank, Well		
Road Surface:	Asphalt, Concrete			Mineral Rights:			
Heat:	Central Electric, Propane			Cool:	Central Electric		
Road Front:	County Maintained						
Improvements:				Land Use:	Horses Allowed, Unrestricted		
Topography:	Level			Trees:	Clusters, Hardwood		
Occupant:	Owner			Waterfront Feat:			
Exclusions:				Spec Conditions:	Easements, Survey Required		
Disclosures:	Sellers Disclosure			City/ETJ:	MONTGOMERY ETJ		
Restrictions:	Horses Allowed, No Restrictions			PID:			
Sub Lake:	No						
Access:							
55+ Community:	No						
HOA Amenities:							
Accessibility:							
List Type:	Exclusive Right to Sell/Lease						
List Date:	02/16/2026	Expire Date:	12/11/2026	T/Date:			

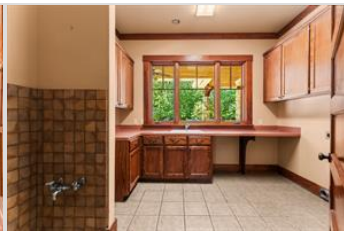
Financial Information

Finance Cnsdr: **Cash Sale, Conventional, FHA**
 Seller May Contribute to Buyer Expenses Up To:
 Vac Rental
 Allwd:
 Maint. Fee: **No**
 Other Mand Fee: **No**
 Taxes w/o Exempt: **\$25,200/2024**
 Auction:
 Affordable Housing Desc:

Exemptions: **Homestead,,,,Senior,**
 Tax Rate: **1.6199**
 Online Bidding:



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