

Tim O'Neill
 TSO Properties
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 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 Abs 22
 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: \$108,277.78
 DOM: 87
 Key Map:
 State: Texas
 Zip Code: 77316 - 1898
 Country: United States
 House: Yes
 SqFt: 7,493 / Appr Dist
 Lease Also: No
 Year Built: 2000 / Appr Dist
 Tax Acc#:3:

Listing Firm: HomeSmart
 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

School Information

School District: [37 - Montgomery](#) Elem: [MONTGOMERY ELEMENTARY SCHOOL \(MONTGOMERY\)](#)
 Middle: [MONTGOMERY JUNIOR HIGH SCHOOL](#) High: [MONTGOMERY HIGH SCHOOL](#)
 2nd Middle:

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

Description Information

Style: Ranch # Stories: 2 Bedrooms: 4/
 Main Dwell Ext: Access: Baths F/H: 4/2
 Main Dwell Type:
 New Constr.: No Appx Complete:
 Lot Dim: Acres: 18 / 15 Up to 20 Acres
 Frt. Door Faces: South Garage: 3/Attached/Detached Garage, Oversized Garage
 Gar/Car: Porte-Cochere Carport: 1/Attached & Detached

Physical Property Description:
Gorgeous custom ranch home on 18 wooded acres. Quiet cul-de-sac. No construction within 750 ft directly behind the 18 acres can be developed (see restrictions attached). 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
Game Room	25X14	2nd	Home Office/Study	15X18	1st
Family	19X25	1st	Living Room	15X14	1st
Extra Room	21X15	2nd			

Bathroom Desc: Primary Bath: Double Sinks, Primary Bath: Separate Shower
 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
 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
 Fireplace: 2/Gaslog Fireplace Utility Dist: Yes Sep Ice Mkr: No
 Connect: Electric Dryer Connections, Gas Dryer Connections Range: Gas Cooktop
 Energy: Attic Vents, Ceiling Fans Flooring: Tile, Wood
 Oven: Gas Oven Countertops: GRANITE

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Green/Energy Cert:		Prvt Pool:	No
Interior:	Alarm System - Owned, Crown Molding, Fire/Smoke Alarm, High Ceiling, Water Softener - Owned, Window Coverings	Area Pool:	No
Foundation:	Slab	Water/Sewer:	Aerobic, Septic Tank, Well
Lot Description:	Cleared, Wooded	Road Front:	County Maintained
Road Surface:	Asphalt, Concrete	Cool:	Central Electric
Heat:	Central Electric, Propane	Mineral Rights:	
Improvements:		Land Use:	Horses Allowed, Unrestricted
Topography:	Level	Trees:	Clusters, Hardwood
Occupant:	Owner	Waterfront Feat:	
Exclusions:		Spec Conditions:	Easements, Survey Required
Disclosures:	Sellers Disclosure	Sub Lake Access:	No
55+ Community:	No		
HOA Amenities:			
Accessibility:			

Pending Information

Finance Cnsdr:	Cash Sale, Conventional, FHA	Maintenance Fee:	No
Taxes w/o Exempt:	\$25,200/2024	Tax Rate:	1.6199



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DOG KENNEL



Prepared By: Tim O'Neill

Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form

Date: 05/14/2026 7:56 AM

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