



Country Homes/Acreage

Active

ML#: 87109233
 Address: [10494 Cude Cemetery Rd Lane](#)
 Area: 39
 Tax Acc #: 0007-00-00305
 City/Location: Willis
 County: Montgomery
 Market Area: Lake Conroe Area
 Subdivision: NONE
 Section #:
 Miles: 50
 Legal Desc: A0007 - COLLARD E, TRACT 3 PT, ACRES 35

List Price: \$7,735,000
 Orig Price: \$7,735,000
 LP/Acre: \$221,000
 DOM: 30
 Key Map: 126S
 State: Texas
 Zip Code: 77318 - 6666
 Country: United States
 House: Yes
 SqFt: 1,680 / Appr Dist
 Lease Also: No
 Year Built: 1980 / Appr Dist
 Tax Acc#3:

Tax Acc #:

Listing Firm:
 Directions:

Creighton Realty Partners, LLC
I-45 N, Exit FM 830, Left on FM 830, Left on Cude Cemetery Road, Left on Bruce Road, Left on Walker Hill Lane

School Information

School District: [56 - Willis](#) Elem: [LAGWAY ELEMENTARY SCHOOL](#)
 Middle: [ROBERT P. BRABHAM MIDDLE SCHOOL](#) High: [WILLIS 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: Traditional # Stories: 1 Bedrooms: 3/
 Main Dwell Ext: Brick Access: Driveway Gate Baths F/H: 2/0
 Main Dwell Type: Free Standing
 New Constr.: No Appx Complete:
 Lot Dim: Acres: 35 / 20 Up to 50 Acres
 Frt. Door Faces: West Garage: 4/Attached/Detached Garage, Detached Garage, Oversized Garage, Tandem
 Gar/Car: Additional Parking, Boat Parking, Extra Carport: 2/Attached Carport
 Driveway, RV Parking, Workshop

Physical Property Description:

Opportunity is knocking: 35 +/- acres of unrestricted land on Lake Conroe with over 900 feet of shoreline. Located on Cude Cemetery Road (next to French Quarter and Lake Breeze Subdivisions) and Bruce Rd (across the street from Far Hills UD and Shelter Bay Estates) with AMAZING views of the calm & deep waters of Lake Conroe. Low tax rate of 1.98, water/sewer availability, no flooding, flat and buildable land, very easy access to I-45, all schools (Willis ISD - Turner Elem, Brabham Middle, Willis HS) and shopping/Golf Courses/boat launches/restaurants etc.. Frontage information: 768 ft on Cude Cemetery. Ag exemption in place.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	12 x 11	1st	Bedroom	11 x 10	1st
Bedroom	10 x 10	1st			

Bathroom Desc:
 Bedroom Desc:
 Room Desc:
 Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

Microwave:	Dishwasher:	Compactor:	Disposal:
Fireplace:		Utility Dist:	No Sep Ice Mkr:
Connect:		Range:	
Energy:		Flooring:	Marble Floors
Oven:		Countertops:	
Green/Energy Cert:		Pvt Pool:	No
Interior:		Area Pool:	
Foundation:	Slab	Water/Sewer:	Septic Tank, Water District, Well
Lot Description:	Cleared, Water View, Waterfront, Wooded	Road Front:	County Maintained
Road Surface:	Asphalt, Concrete	Cool:	Central Electric
Heat:	Central Electric	Mineral Rights:	No
Improvements:	Fenced, Pastures, Storage Shed	Land Use:	Cattle Ranch, Horse Farm, Horses Allowed, Hunting, Leisure Ranch, Mobile Home Allowed, Unrestricted

Topography:	Level	Trees:	Clusters, Partial Coverage
Occupant:	Owner	Waterfront Feat:	Lake View, Lakefront
Exclusions:		Spec Conditions:	No Special Conditions, Survey Required
Disclosures:	No Disclosures, Other Disclosures	Sub Lake Access:	Yes
55+ Community:	No		
HOA Amenities:			
Accessibility:			

Pending Information			
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Finance Cnsdr:	Cash Sale, Conventional, Texas Veterans Land	Maintenance Fee:	No
Board			
Taxes w/o Exempt:	\$4,309/2022	Tax Rate:	1.9842

Prepared By: Tamarah Curtis	Data Not Verified/Guaranteed by MLS	Date: 03/25/2025 9:09 PM
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