



Jacobs Properties

TOSCA FARM

New Waverly, Montgomery County, Texas

• 45± Acre Turnkey Opportunity •

PRICE REDUCED!

AMERICAN
FARM + RANCH

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TOSCA FARM

45± acres in New Waverly spanning both Montgomery County and Walker County, offering a rare, turnkey opportunity for hospitality, event, or agritourism use just 25 minutes north of The Woodlands with convenient access to Interstate 45.

The property features approximately 50 feet of rolling elevation, scenic long-range views, a pond, and a vineyard—creating a highly desirable setting for weddings, private events, retreats, or winery operations. The land presents a balanced mix of open pasture and wooded areas with partial clearing, allowing flexibility for future expansion or additional improvements.

A standout feature is the beautifully restored historic dogtrot home, rich in character and regional heritage, formerly used as a wine-tasting room. This structure offers not only aesthetic and experiential value but also future upside, with the potential to expand by adding an attic loft and restroom—enhancing functionality for events, guest use, or retail/tasting operations while preserving its historic charm.

Existing improvements are thoughtfully designed to support both private use and commercial operations. These include a charming bridal house with attached apartment, separate groom's quarters, and a poolside main residence featuring a kitchen, sunroom, and living area overlooking a hilltop pool and fountain.

Additional infrastructure includes winemaking cooler, an event tent, barn, and multiple guest accommodations with private bedrooms and bathrooms. With four kitchens across the property and clear separation between venue and residential spaces, the layout supports simultaneous events, guest lodging, and owner occupancy.

Ideal for an event venue, winery, short-term rental concept, or private retreat, this property offers multiple income streams and expansion potential in a rapidly growing region.

~~Offered for \$3,900,000~~

Reduced to \$3,700,000

Directions to property: From Willis, head north on I-45 N for 3.3 miles. Take exit 98 for TX 75 N, proceed 0.3 miles, turn left onto TX-75 N. Proceed 0.4 miles, turn left onto Shepard Hill Rd for 0.7 mi. Turn right onto Old Danville Rd. Proceed 2.4 mi, turn left onto Hostetter Dr. In 1.1 miles continue straight onto gravel road, but do not enter property without listing agent.

TOSCA FARM

FACTS

- 45± acres in New Waverly spanning Montgomery County and Walker County
- Prime location just 25 minutes north of The Woodlands with easy access to Interstate 45
- 50 ft of rolling elevation with scenic views
- Potential vineyard with established agritourism appeal
- Pond and a balanced mix of open pasture and wooded acreage
- Turnkey event venue, winery, or retreat opportunity with multiple income streams

IMPROVEMENTS & STRUCTURES

- Poolside main residence with kitchen, sunroom, and living area overlooking hilltop pool and fountain
- Bridal house with attached apartment
- Separate groom's quarters
- Four kitchens across multiple structures
- Multiple guest accommodations with private bedrooms and bathrooms

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HISTORIC & UNIQUE FEATURES

- Restored historic dogtrot home currently used as a wine-tasting room
- Significant character and heritage value ideal for branding and guest experience
- Expansion potential: attic loft and restroom addition for enhanced functionality

OPERATIONAL INFRASTRUCTURE

- Winemaking cooler in place
- Event tent for weddings and gatherings
- Barn for storage, events, or agricultural use
- Functional layout allowing separation of private and commercial spaces

INVESTMENT POTENTIAL

- Ideal for weddings, corporate retreats, winery events, or short-term rentals
- Opportunity to expand event capacity and guest accommodations
- Growing area with strong accessibility and demand for destination venues

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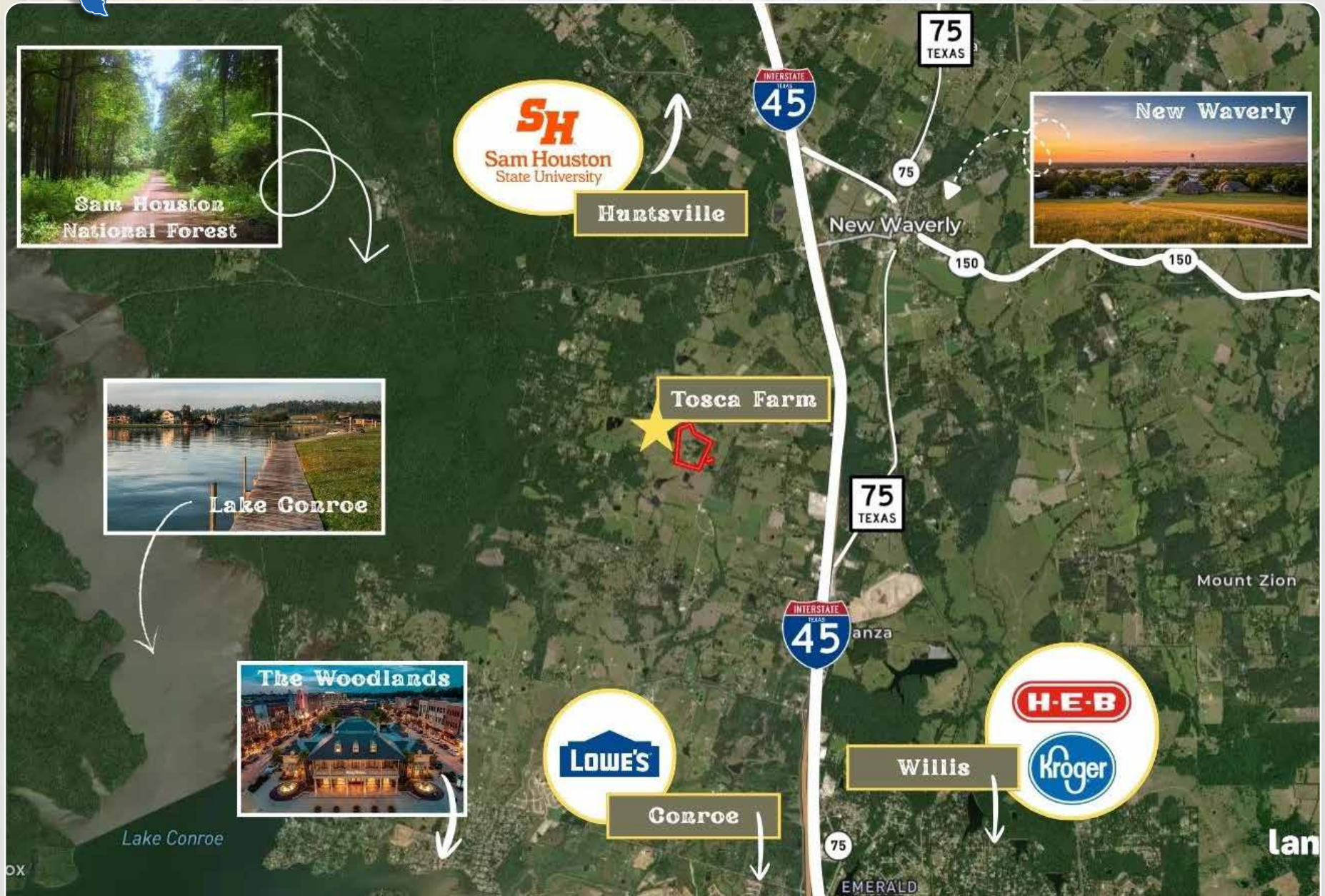


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TOSCA FARM AREA MAP





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LAND • LIFESTYLE • LEGACY

AMERICAN
FARM + RANCH

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Information About Brokerage Services

11-2-2015

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Jacobs Sales Agent/Associate's Name	License No.	larry@txland.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission

TAR 2501

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Information available at www.trec.texas.gov

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