



RIVERSTONE
COMPANIES

30820 Collier Smith Road
Magnolia, TX 77354

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PROPERTY DESCRIPTION

Tucked behind an automatic gate and surrounded by mature trees, this expansive ±9-acre property offers a rare blend of privacy, charm, and versatility. The residence was thoughtfully designed with rustic elements and modern convenience, featuring 5 spacious bedrooms, 3.5 baths, and multiple living spaces across two stories.

The main home includes a large game room, private home office/study, formal dining, and beautifully finished kitchen with a breakfast bar, soft-close cabinetry, and gas cooktop. The primary suite is located on the first floor and includes a luxurious bath with a separate shower and soaking tub.

In addition to the main home, a detached garage apartment offers excellent flexibility—perfect for guests, rental income, or multi-generational living.

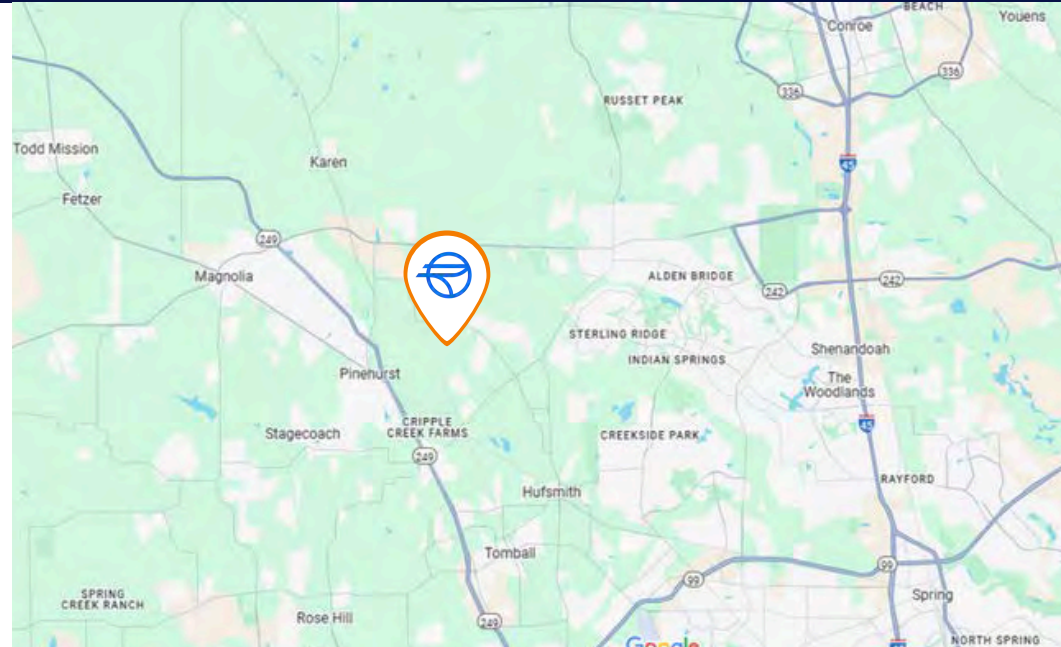
Outdoors, the fenced and cross-fenced acreage provides ample room for livestock, recreation, or future development. Additional highlights include:

- Attached 2-car garage + detached garage apartment
- Covered porches and spacious backyard with sprinkler system
- Prewired for alarm system
- Private well and aerobic septic system
- No HOA or deed restrictions
- Boat/RV parking, workshop space, and extensive driveway area

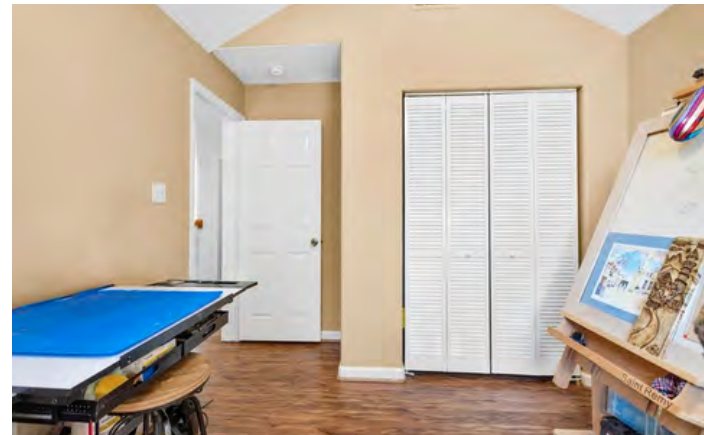
This one-of-a-kind retreat offers the peaceful lifestyle of rural Texas with convenient access to Magnolia amenities. Whether you're seeking a family homestead, hobby farm, or private escape, 30820 Collier Smith Road delivers on potential and privacy.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	±7.19 Acres
House Size:	4,480 SF 5 Bed 3.5 Bath
Year Built:	2004













Magnolia High School

Magnolia Parkway
Elementary School



INFORMATION ABOUT BROKERAGE SERVICES

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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Riverstone Companies, LLC _____ Licensed Broker / Broker Firm Name or Primary Assumed Business Name	9008522 _____ License No.	info@riverstonecos.com _____ Email	(979) 431-4400 _____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
Matthew Fleming _____ Sales Agent/Associate’s Name	555980 _____ License No.	mafleml74@yahoo.com _____ Email	(281) 381-8258 _____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		