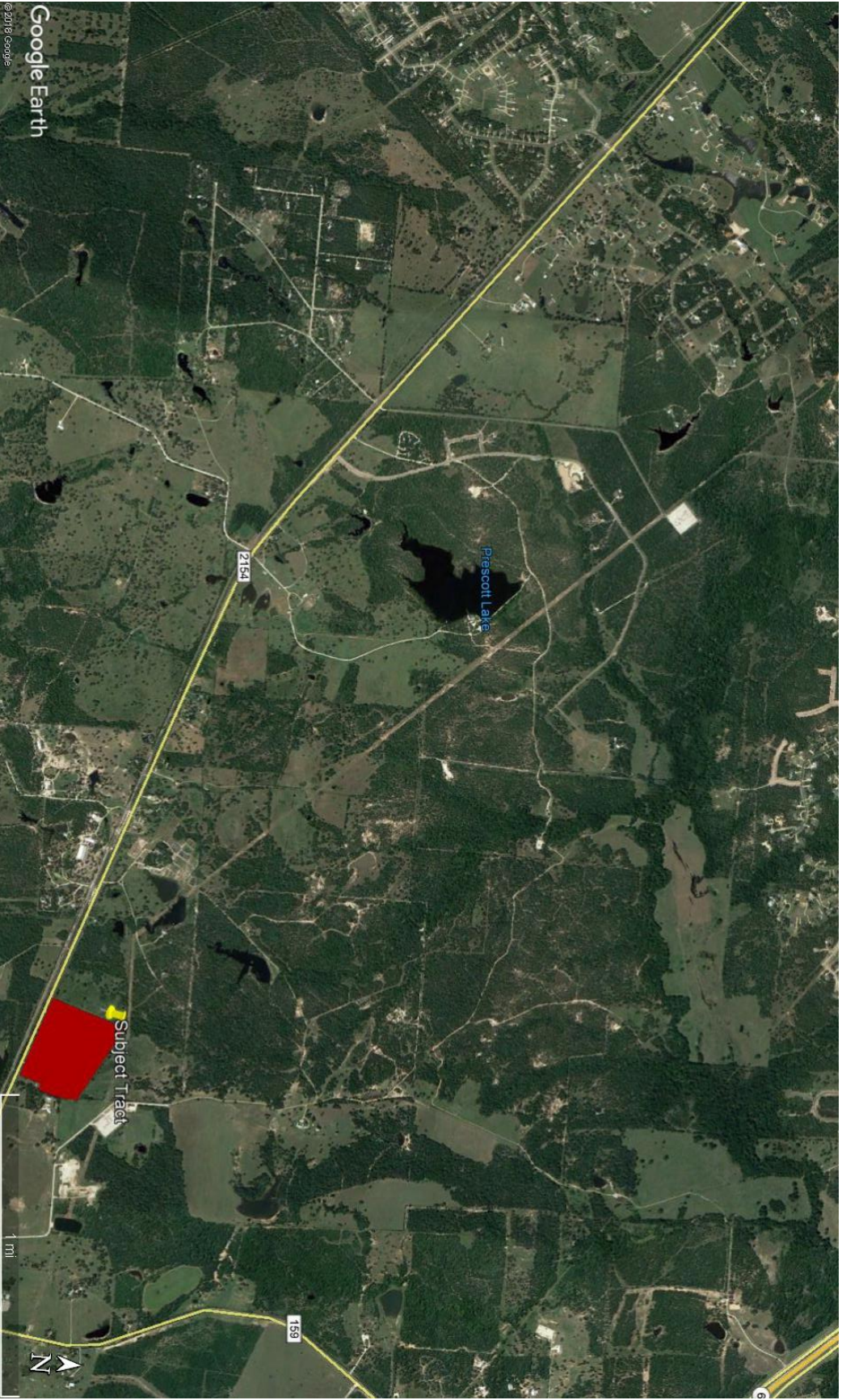




**41.78 Acre Tract**  
**W. M. Dever  $\frac{3}{4}$  League, A-14**  
**21273 FM 2154**  
**Brazos County, Texas**

Area Location:	The subject property is located in southern Brazos County generally bounded by SH 6 on the east, Greens Prairie Road on the north, FM 159 on the south and the Brazos River on the west.
Subject Location:	The subject tract is located approximately 7 miles south of College Station in south central Brazos County. It is further located approximately one mile north of the intersection of FM 159 and FM 2145.
Legal Description:	The tract is legally described as that 41.78 acre tract located in the W. M. Dever $\frac{3}{4}$ League, Abstract 14, Brazos County, Texas as conveyed on 8/2/1999 and recorded in Volume 3565, Page 213, Deed Records, Brazos County.
Access and Road Frontage:	The tract is accessible from the south via FM 2154, from the east via FM 159 to FM 2154, then northward to the tract, from the west via FM 159 to FM 2154 then northward to the tract, from the north via FM 2154 from College Station to the tract. The tract has approximately 1,406 feet of frontage along the north side of FM 2154.
Tract Size and Shape:	The tract contains 41.78 acres and is rectangular shaped with a small 1.6 acre rectangular tract out of the parent tracts south east corner. The tract measures 1,357' along its west boundary, 1,450' along the north boundary, 1,408' along its southern boundary and approximately 1,150' along its eastern boundary.
Topography and Physical Features:	The tract consists of approximately 75% open improved and native pastureland with scattered trees in the northwest hay pasture, and the majority of the Post Oak vegetation located south of the home and lake and extending southward to FM 2154. The tract ranges in elevation from approximately 350' near the northwest corner in the hay pasture to approximately 330' near the southeast section adjoining FM 2154. The general moderate slope is from the northwest to the southeast and an approximate $\frac{3}{4}$ acre lake is located south of the house near the wooded area.
Drainage & Floodplain:	As shown on the aerial/flood plain overlay map attached, the property drains southeast and toward FM 2154. The property is not encumbered with any 100 year floodplain as per FEMA Map Panel Number 48185C0325C dated 4/31/2012.
Soil Types:	As shown on the soil map attached the two major soil types associated with the subject tract are the Mabank Loam (MaA) 0-1% slope and the Rader Tabor Complex (Rba) 1-3% slope.
Utilities:	The property is served by two Wellborn Water meters. The meter located at the northern entrance serves the main residence, while the meter located at the southern entrance serves the motor home/event facility and recreation vehicle pad sites. A private water well is utilized to provide water to the lake for the irrigation system associated with the residence. A large propane gas tank provides gas service to the residence.

Easements:	The property is encumbered by three overhead easements and two underground easements. An overhead easement is located along the tract's western boundary and another along the southern boundary adjacent to FM 2154. The third easement is located approximately 130 feet west of the tract's eastern boundary. From the easement an underground easement goes westward to serve the residence and another goes east to serve the adjacent neighbor. A short overhead line and easement goes southwest to serve the multipurpose facility and R.V. spaces. A Wellborn 20' water line easement is located under the overhead electrical easement adjacent to FM 2154.
School District:	Navasota Independent School District.
Zoning and Restrictions:	There is no zoning in Brazos County, and there are no deed restrictions of record that restrict the usage of the subject tract.
Improvements:	The property is improved with a 2,750 square foot custom home including three bedrooms, a large family room with a fireplace, custom kitchen, breakfast area and an office or study. A large 600 square foot breezeway connects the home to the large three car 970 square foot attached garage. Additional improvements include a 3,600 square foot metal sided building that includes a 24' x 70' x 18' (height) center section with two 16' overhead doors that can house a 46-foot motor home/traveling vehicle. This area could also be utilized as an event facility as the adjacent 780 square foot section is finished with heated and cooled living and guest quarters. The third section of the building of 840 square feet is comprised of 420 square feet for storage and 420 square feet finished as a garage/shop area complete with a 16' overhead door and an entry door. Other improvements include two concrete RV hookup pads located adjacent to the building that have electrical and sewer connections, a 224 square foot storage shed, and an older 1,770 square foot tin loafing shed.
Adjacent Land:	The subject acreage is surrounded on three sides by unimproved and improved parcels ranging in size between approximately 14 to 70 acres in size.
Listed Price:	The property is listed for sale at \$1,500,000.





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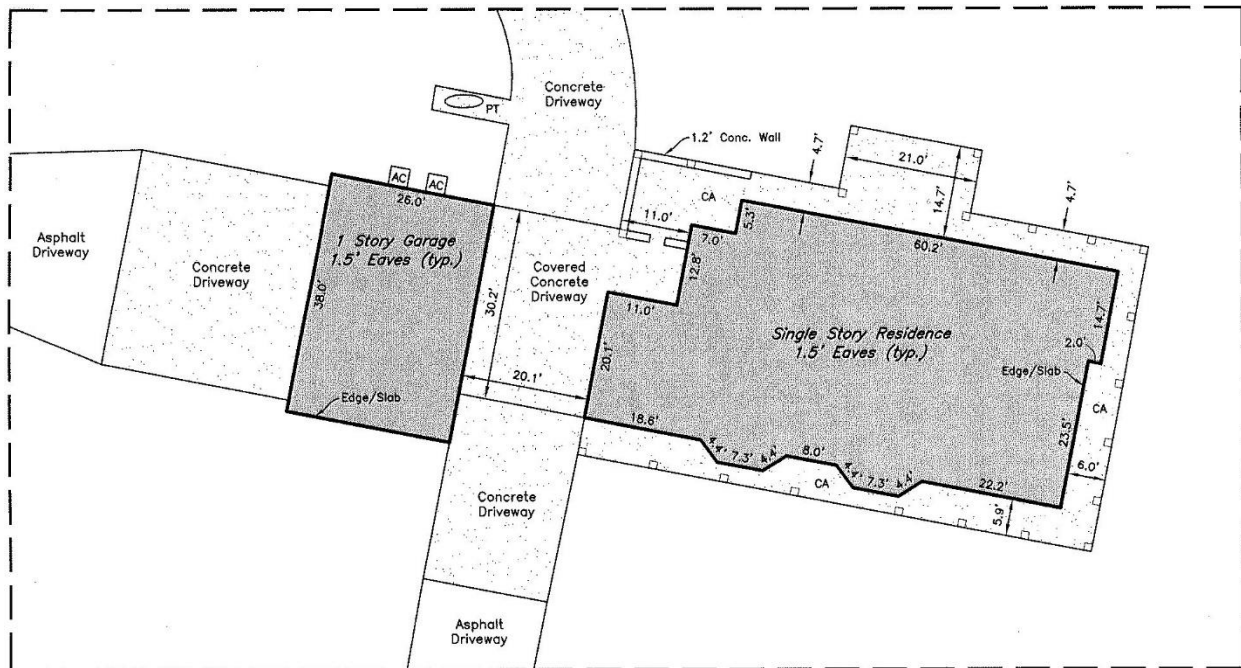




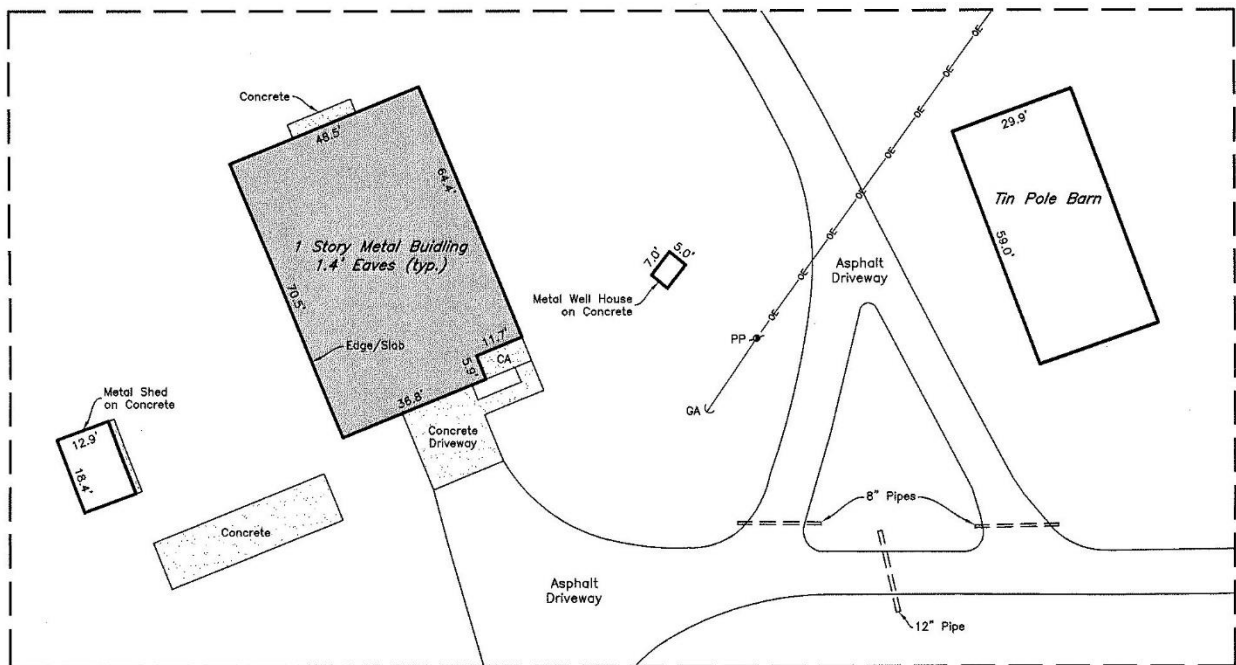
SSJGSD | 12/04/18 | 0.17 seconds | 0.67 cache ratio | BBOX: (-96.2292, 30.4703) (-96.2139, 30.4768) | 157 acres

Google Earth  
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**Area Detail "A"**  
Scale: 1"=20'



**Area Detail "B"**  
Scale: 1"=30'

