



**38 Acres**

**R. Armour Survey**

**Grimes County Tract**



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### Grimes County Tract

**Location:** The property is located in northwest Grimes County west of FM 244 and near the end of CR 121. The tract is located approximately 10 miles north of Carlos, 25 miles northeast of Bryan/College Station and 90 miles north of Houston.

**Size:** The tract consists of approximately 38 acres.

**Legal Description:** The tract is 38 acres out of the Robert Armour Survey A-0001, and is called tract 3 on the attached aerial.

**Access & Frontage:** The tract is accessible from Houston, Huntsville, or Bryan/College Station from the south via Hwy 30 and FM 244 to CR 121 and from the north via Hwy 21 and Hwy 39 to FM 244 and CR 121. The tract fronts approximately 910 feet along the north side of CR 121.

**Shape & Topography:** The tract is rectangular shaped as shown on the attached aerial. It measures approximately 925 feet along the southern boundary of CR 121, 2446 along the east boundary, 534 along the north and 2756 along the west. The tract is approximately 80% wooded with the majority of the open area being located near the rear of the tract. The elevation of the property ranges from approximately 318 feet at CR 121 to approximately 250 feet at the small dry creek area that bisects the rear of the property.

**Utilities:** Electricity is located along CR 121 at the front of the property.

**Floodplain:** According to FEMA Map panel #4811730003B, there is no 100 year flood plain located on the property.



**School District:** Iola Independent School District.

**Soil Type:** The predominant soil series for the property is the Edge Fine Sand Loam.

**Easements:** The property is encumbered with an underground pipeline that bisects the tract in an east to west direction near the front of the tract as shown on the aerial attached.

**Surrounding Land Usage:** The subject tract is surrounded by rural recreational/residential/agricultural tract that ranges in size from approximately 30 to 100 acres in size.

**Highest & Best Use:** The indicated highest and best use for the subject tract is for continued rural rural recreation or rural residential usage.

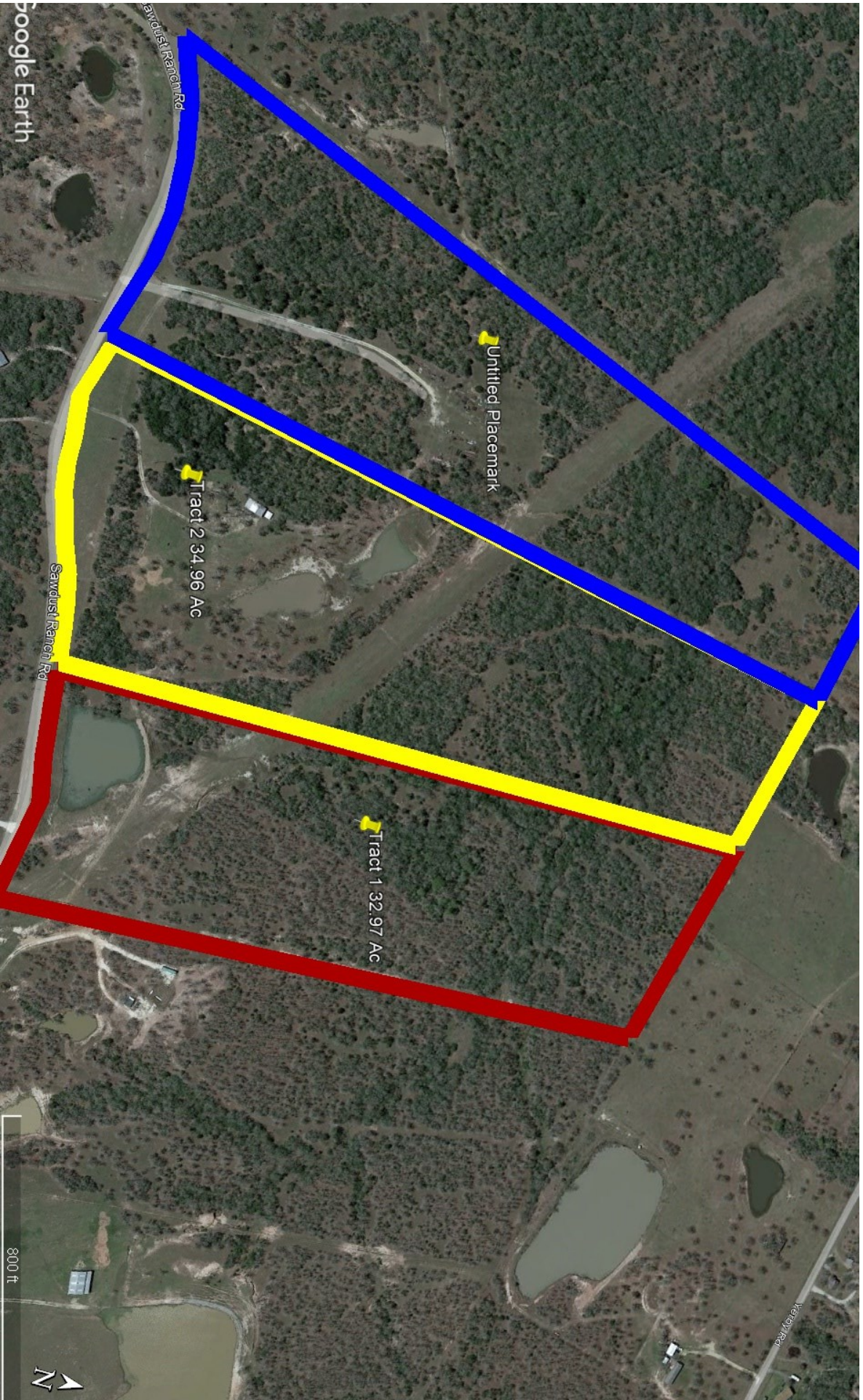
**Oil & Gas Minerals:** The seller does not own any oil & gas minerals, thus none will be conveyed.

**Listed Price:** \$683,962

**Additional Acreage:** The seller owns a total of 105.93 acres which includes the 38 acre tract. The other acreage consists of a 32.97 acre tract and a 34.96 acre tract as shown on the attached aerial. The additional 67.93 acres for sale is listed as 23000665, 23000667, and 22014608







Google Earth

Sawdust Ranch Rd

Untitled Placemark

Tract 2 34.96 Ac

Sawdust Ranch Rd

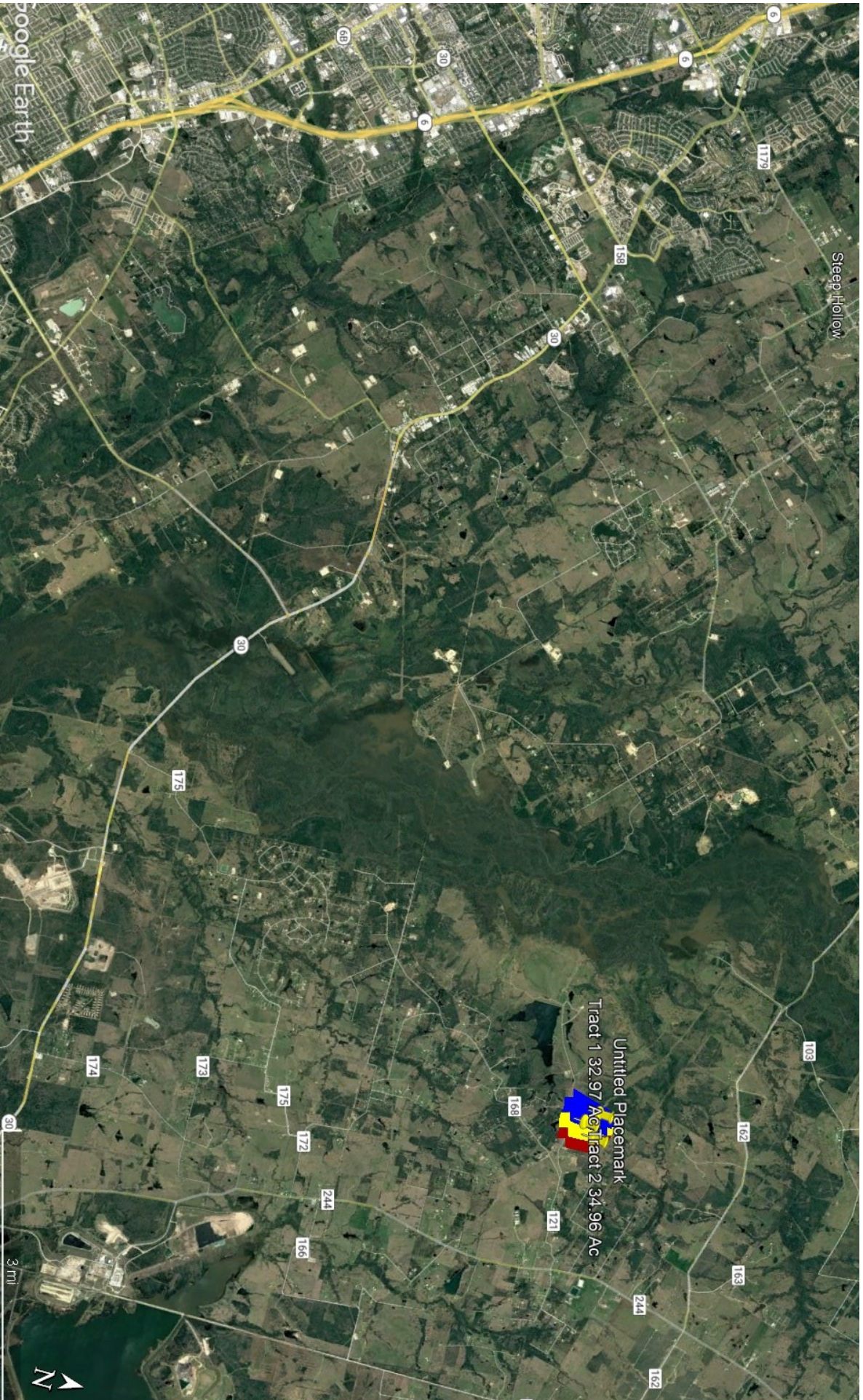
Tract 1 32.97 Ac

800 ft

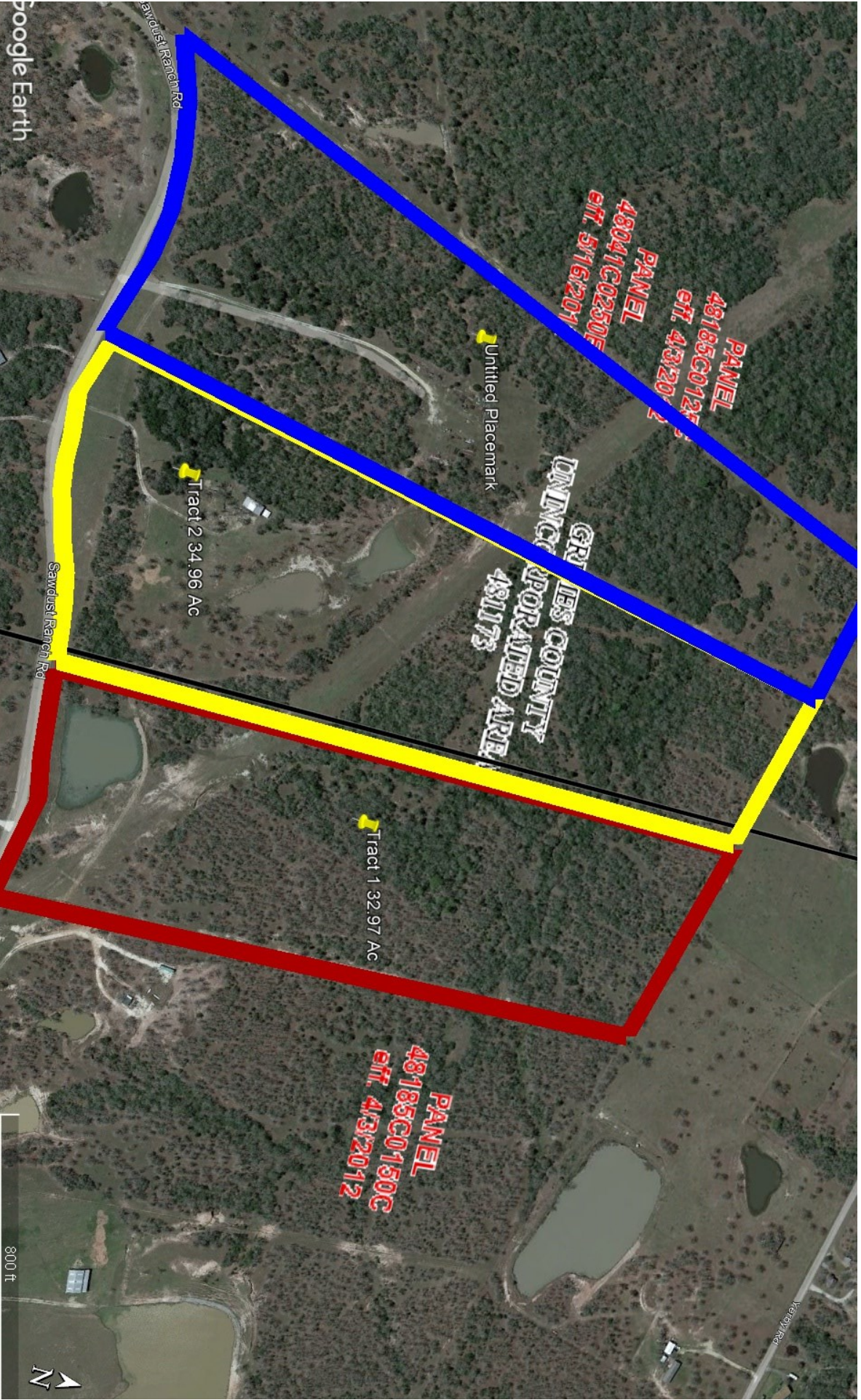


Kenney Rd









PANEL  
48185C01250C  
eff. 4/3/2012

PANEL  
48041C0250E  
eff. 5/16/2011

GRILES COUNTY  
UNINCORPORATED AREA  
481173

PANEL  
48185C0150C  
eff. 4/3/2012

Tract 2 34.96 Ac

Tract 1 32.97 Ac

Untitled Placemark

Google Earth

800 ft





