



72.96 Acres

R. Armour Survey

Grimes County Tract

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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 72.96 acres.

Legal Description: The tract is 72.96 acres out of the Robert Armour Survey A-0001, and is called tract 2 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 689 feet along the north side of CR 121.

Shape & Topography: The tract is rectangular shaped as shown on the attached aerial. It measures approximately 1080 feet along the northern boundary of CR 121, 2178 along the east boundary, 591 along the north and 2462 along the west. The tract is approximately 80% wooded with the majority of the open area being located near the front of the tract close to the county road. The elevation of the property ranges from approximately 310 feet at CR 121 to approximately 250 feet at the small dry creek area that bisects the rear of the property. The tract is improved with 2 ponds.

Utilities: Electricity and Wickson water are 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.

Improvements: The property is improved with a 1200 sq ft metal building that is finished out, a 450 sq ft car port and a small other storage building.

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 as shown on the aerial attached.

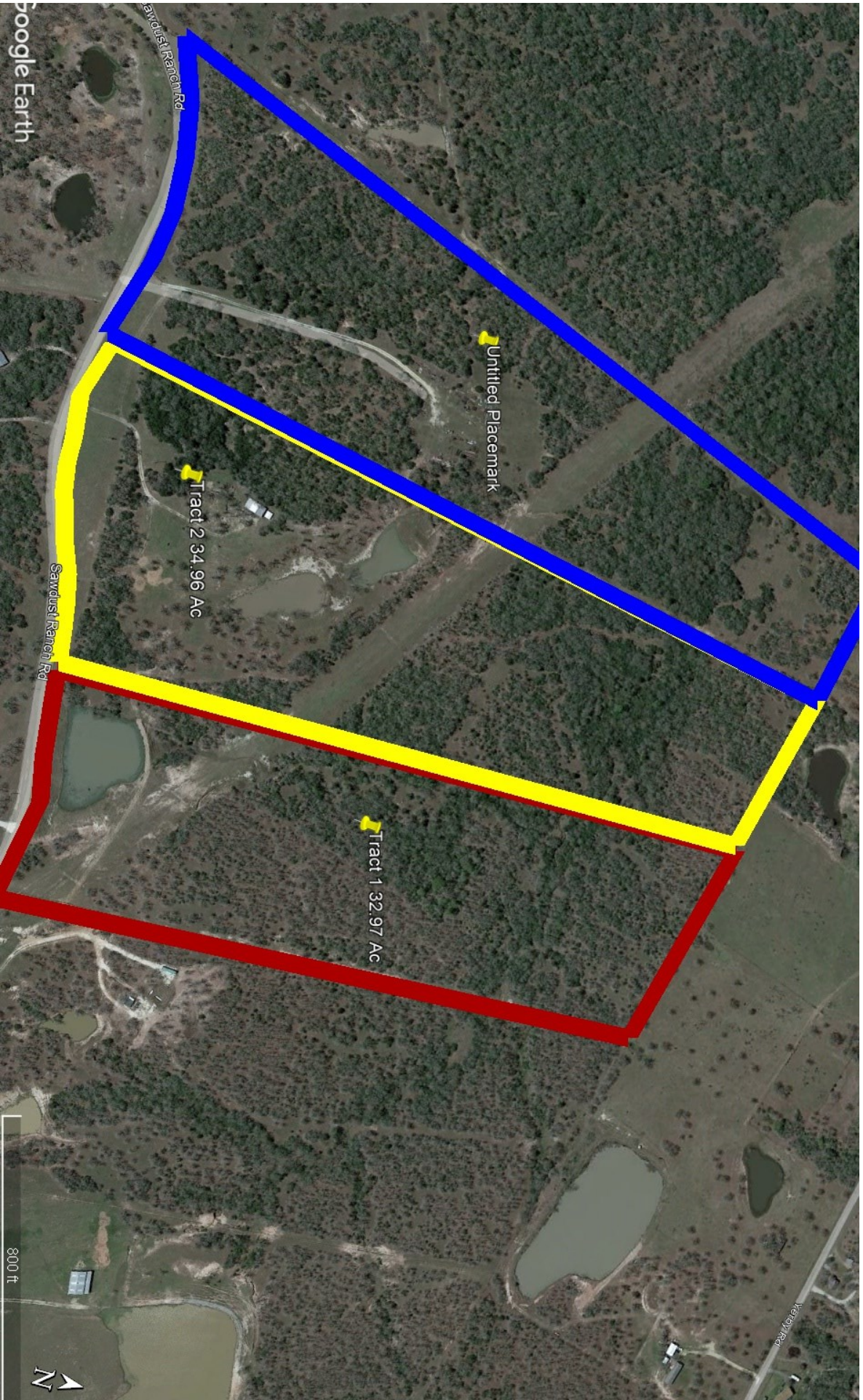
Surrounding Land Usage: The subject tract is surrounded by rural recreational/residential/agricultural tract that ranges in size from approximately 30 to 100 acres in size.

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: \$1,312,915

Additional Acreage: The seller owns a total of 105.95 which includes the subject 72.96 acres currently for sale. The additional 32.97 acres is listed as 23010547



Google Earth

Sawdust Ranch Rd

Untitled Placemark

Tract 2 34.96 Ac

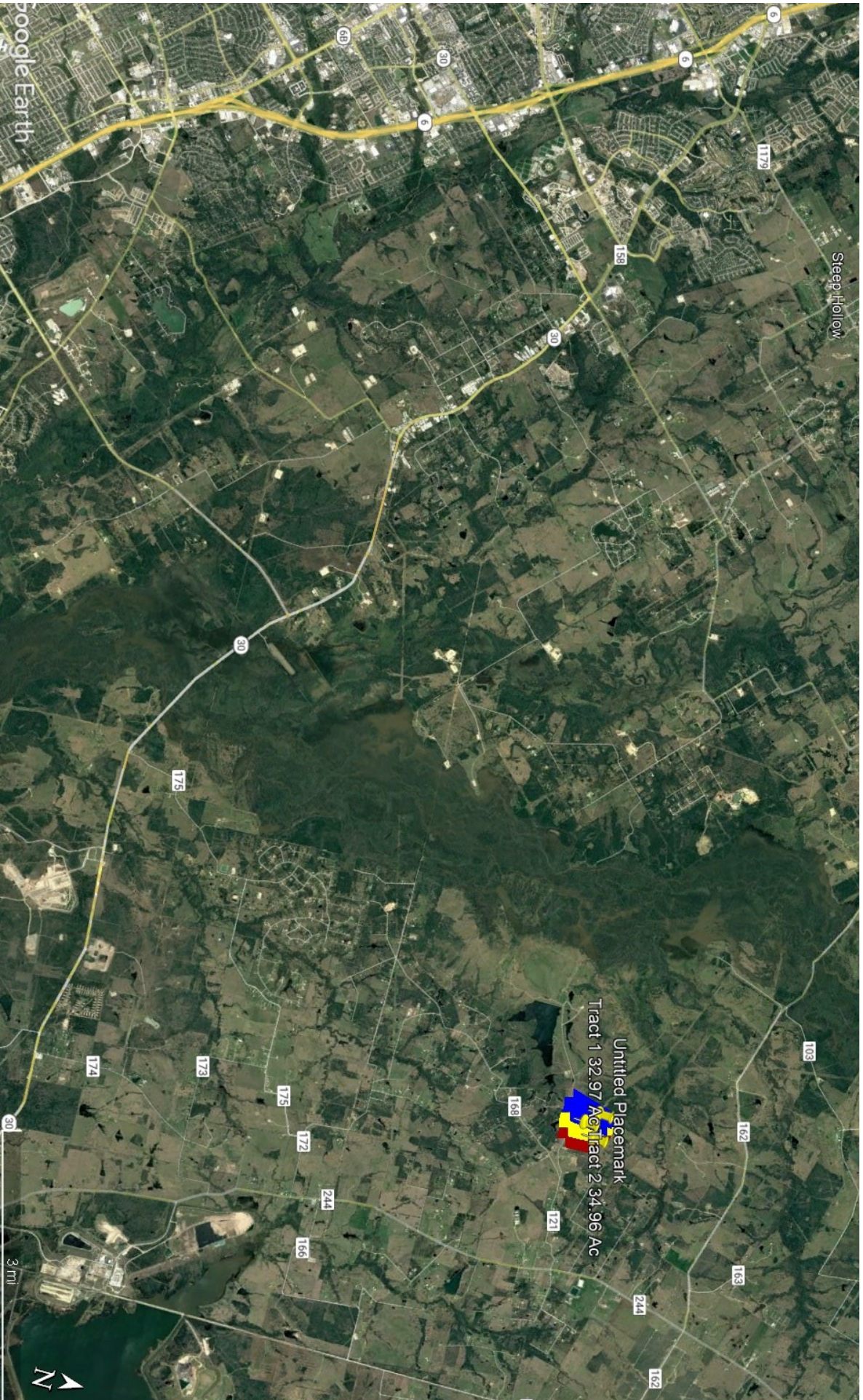
Sawdust Ranch Rd

Tract 1 32.97 Ac

800 ft



Kenney Rd



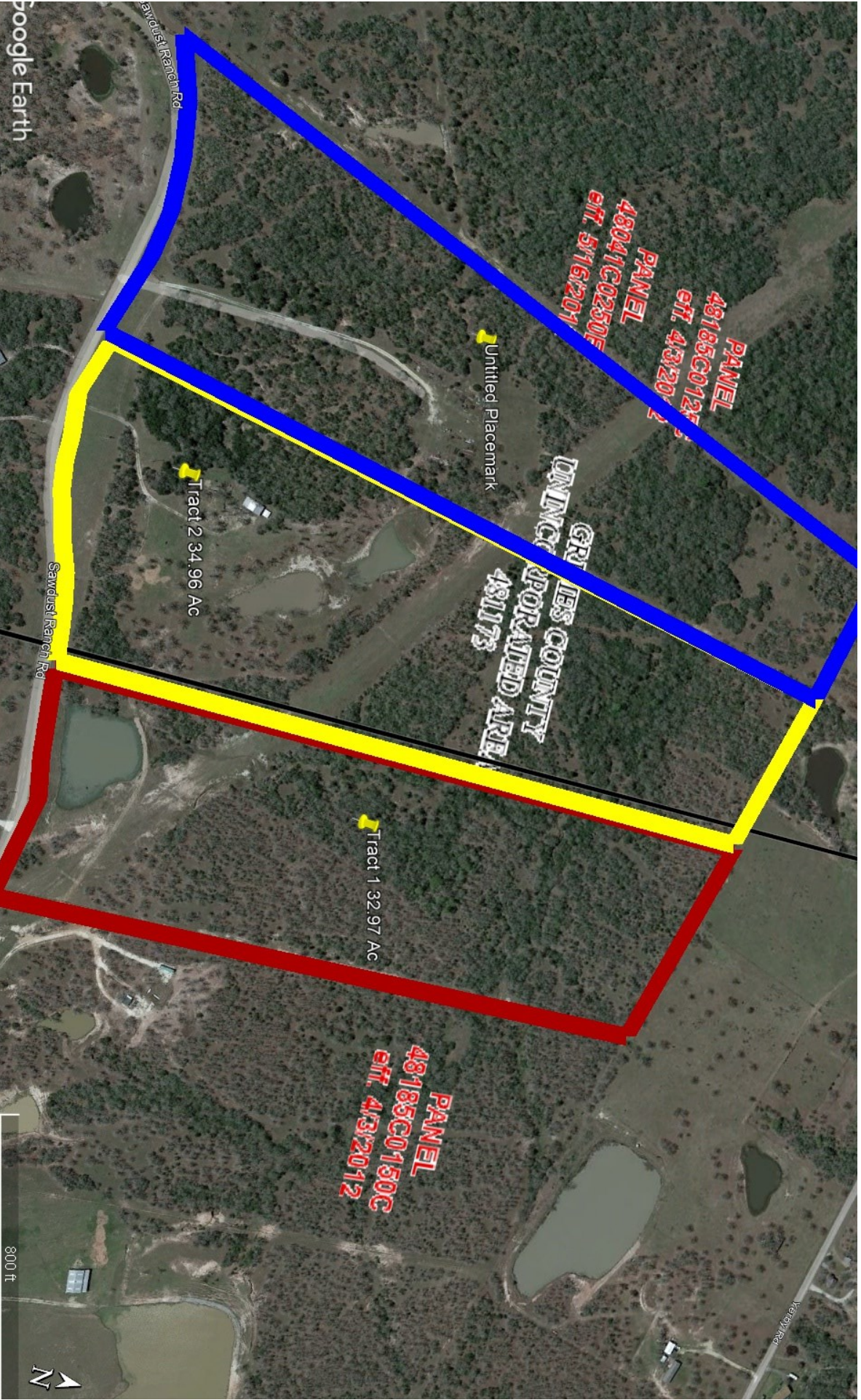
United Placemark
Tract 1 32.97 Ac; Tract 2 34.96 Ac

Steep Hollow

Google Earth

3 mi





PANEL
48185C01250C
eff. 4/3/2012

PANEL
48041C0250E
eff. 5/16/2011

PANEL
48185C0150C
eff. 4/3/2012

GRILES COUNTY
UNINCORPORATED AREA
481173

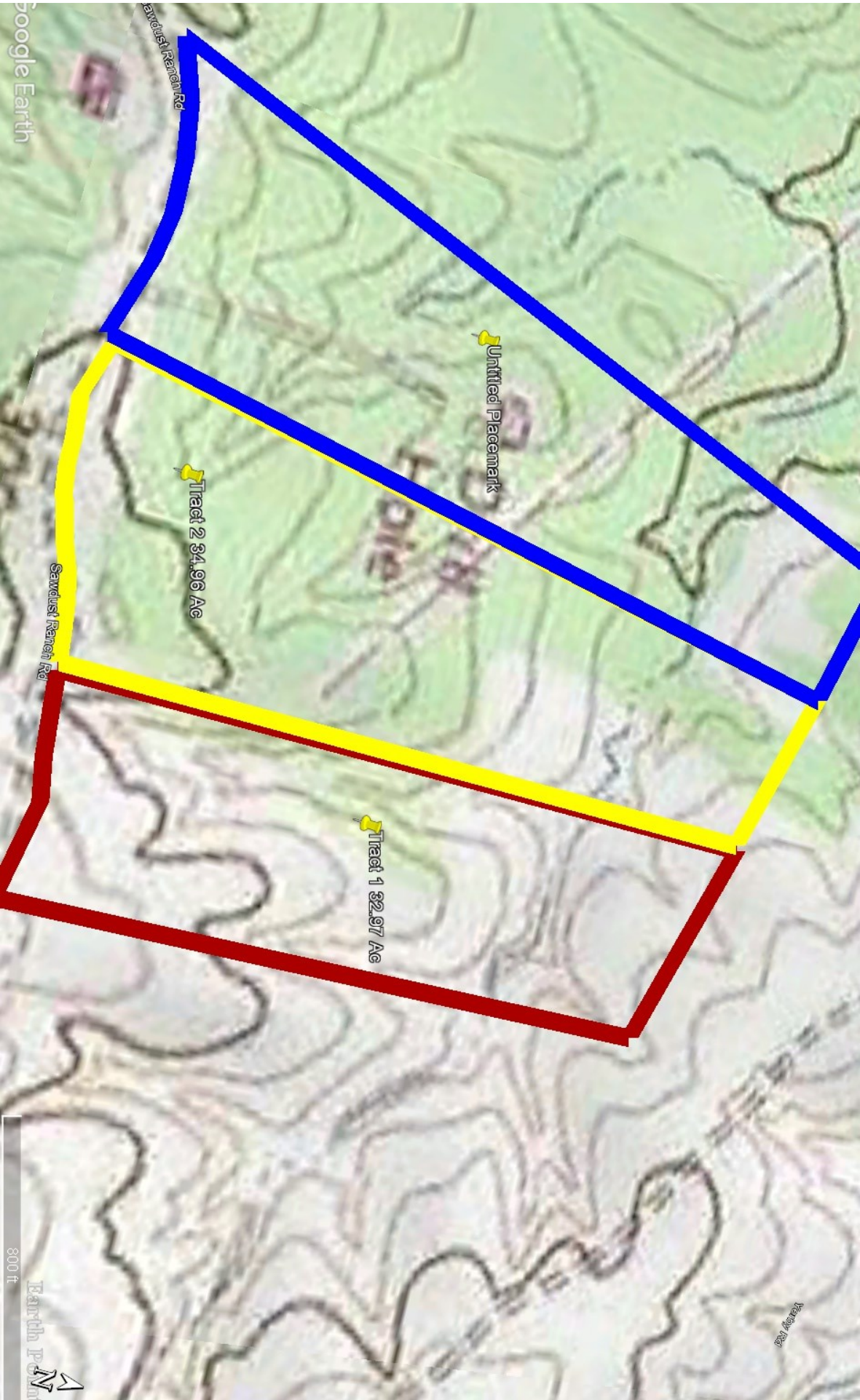
Tract 2 34.96 Ac

Tract 1 32.97 Ac

Google Earth

800 ft





Google Earth

Sawdust Ranch Rd

Untitled Placemark

Tract 2 34.96 Ac

Sawdust Ranch Rd

Tract 1 32.97 Ac

800 ft

Barrville, Pa

12/27/2017

