



**32.97 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 32.97 acres.

**Legal Description:** The tract is 32.97 acres out of the Robert Armour Survey A-0001, and is called tract 3-1.

**Access & Frontage:** The ranch 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 695 feet along the north side of CR 121.

**Shape & Topography:** The tract is rectangular shaped as shown on the attached areal. It measures approximately 695 feet along the southern boundary of CR 121, 1725 along the east boundary, 725 along the north and 2140 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.

**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.

**Improvements:** The property is improved with one small lake.

**Zoning &**

**Restrictions:** There is no zoning in Grimes County and no deed restrictions of record.



**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**

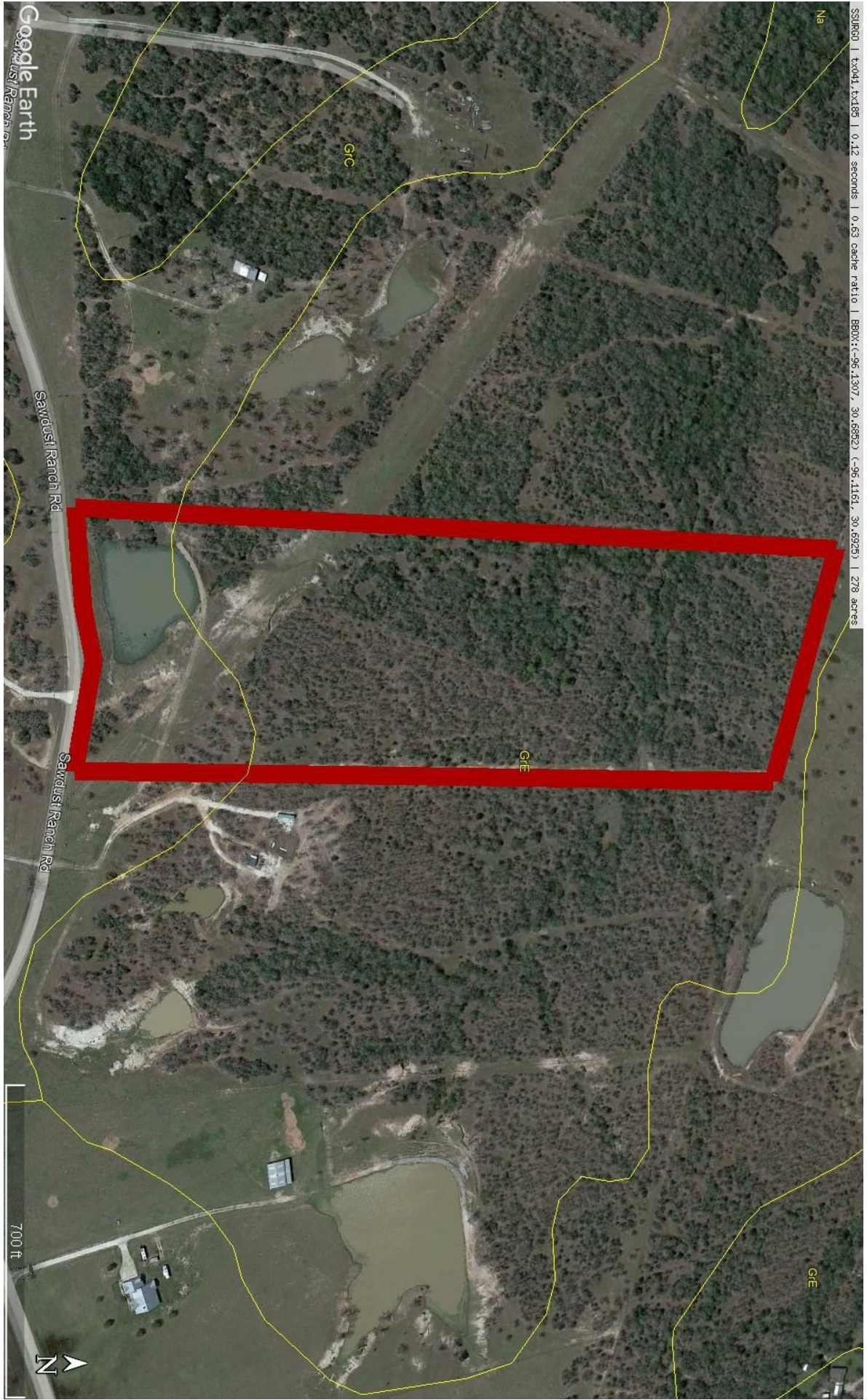
**Minerals:** The seller does not own any oil & gas minerals, thus none will be conveyed.

**Listed Price:** \$544,000

**Possible Additional Acreage:** The seller owns 72.96 acres adjacent to the subject tract of 32.97 acres currently listed and this acreage will also be for sale within the near future. The acreage consists of a 38 acre tract and a 34.96 acre tract as shown on the attached aerial.



SSUR60 | 1x041, hxd95 | 0.12 seconds | 0.63 cache ratio | BBOX: (-96.1307, 30.6952), (-96.1161, 30.6925) | 278 acres



Google Earth

Sawdust Ranch Rd

Sawdust Ranch Rd

700 ft



Sawdust Ranch Rd

Sawdust Ranch Rd

329

700 ft









FEMA NFHL

PANEL  
48185C0125C  
eff. 4/3/2012

PANEL  
48041C0250E  
eff. 5/18/2012

GRIMES COUNTY  
INCORPORATED AREAS  
481178

PANEL  
48185C0150C  
eff. 4/3/2012

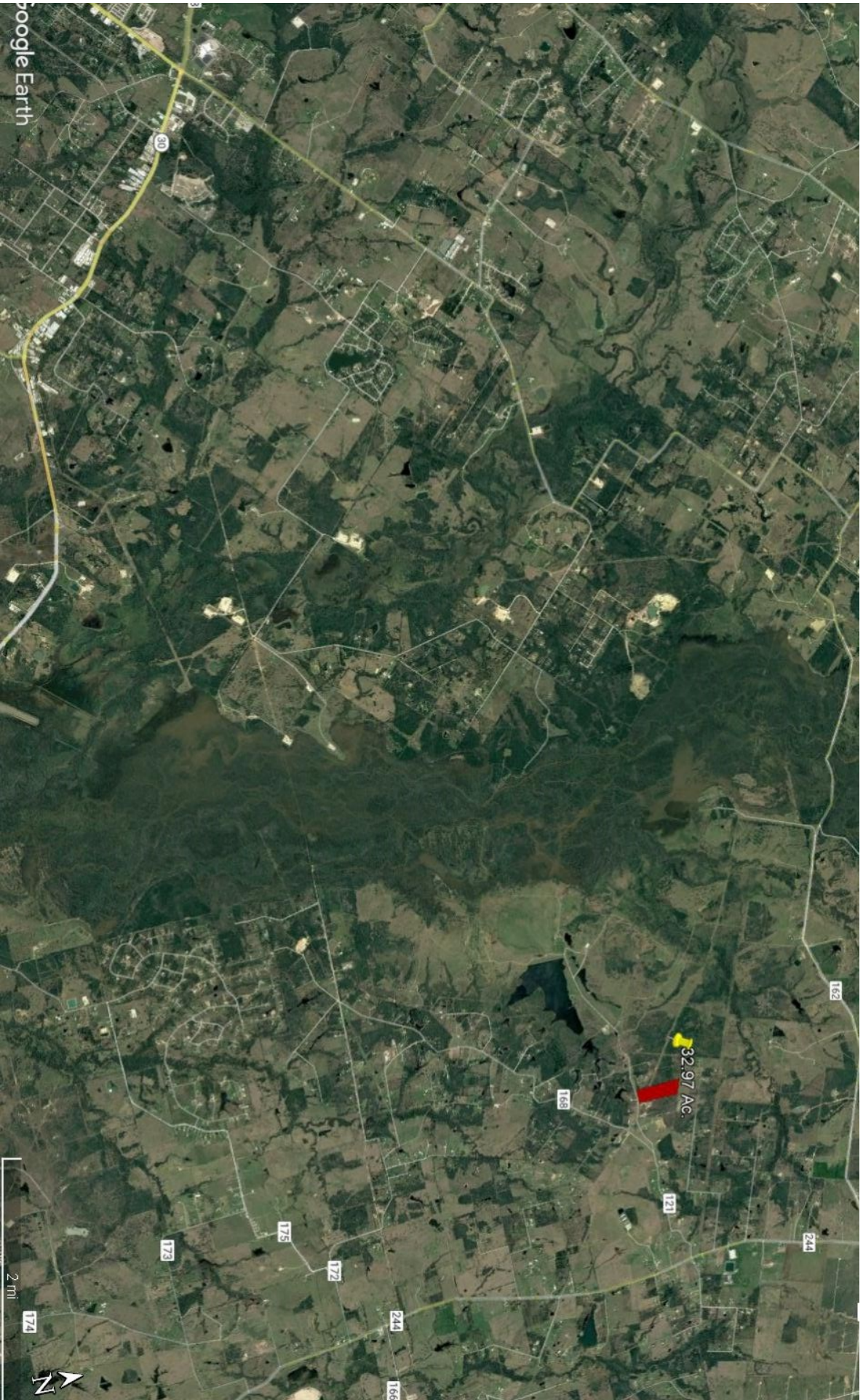
Google Earth

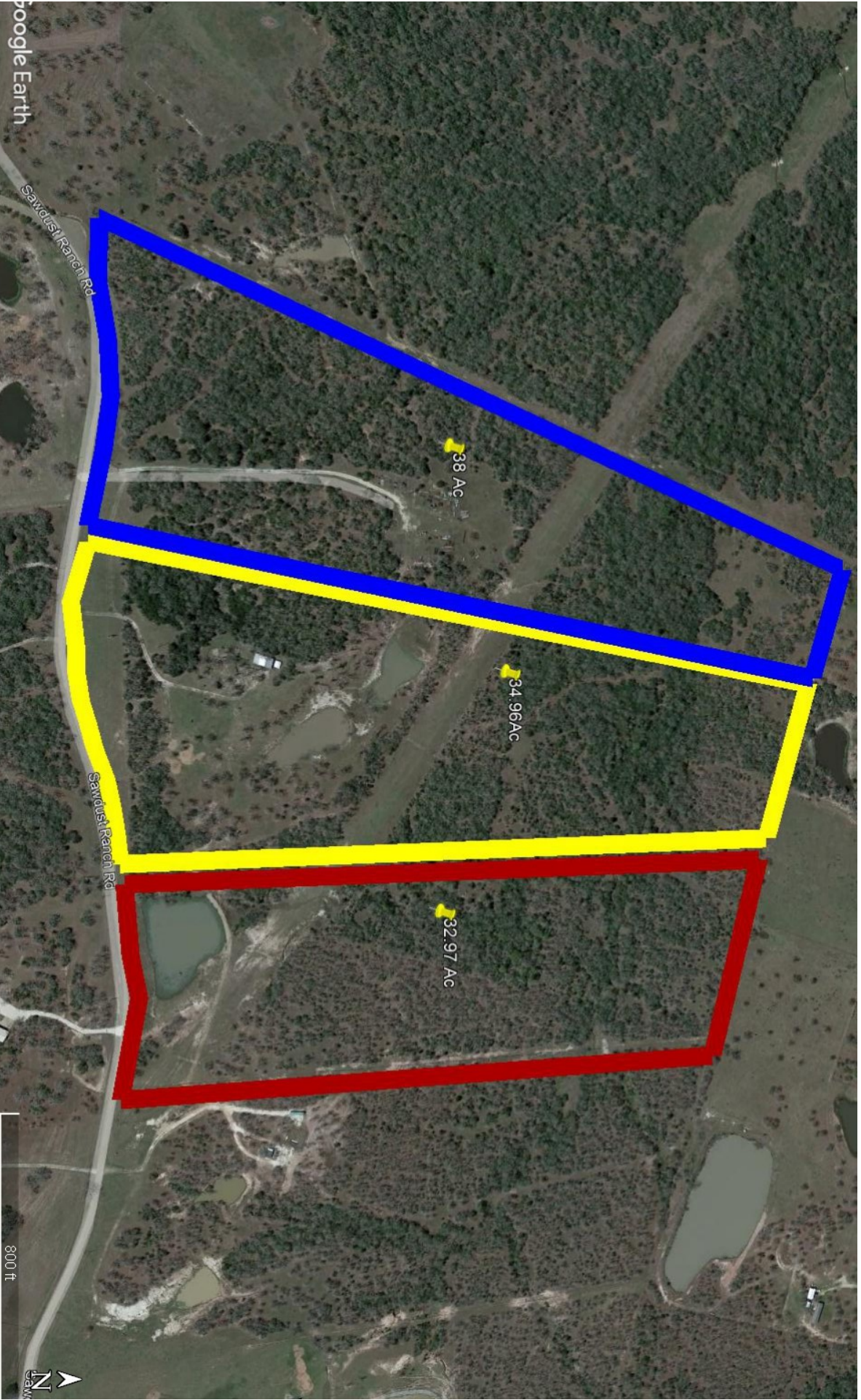
Sawdust Ranch Rd

Sawdust Ranch Rd

800 ft







Google Earth

Sawdust Ranch Rd

38 Ac

34.96 Ac

32.97 Ac

Sawdust Ranch Rd

800 ft

