



105.93 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 105.93 acres which comprise of 3 tracts, 38 acres, 32.97 acres, and 34.96 acres, that are adjacent to each other and listed separately and as a 2 tract option.

Legal Description: The tract is 38 acres out of the Robert Armour Survey A-0001, and is called tract 1, 2, & 3 as shown on the 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 2140 feet along the north side of CR 121.

Shape & Topography: The tract is rectangular shaped as shown on the attached aerial. It measures approximately 2634 feet along the southern boundary of CR 121, 1973 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.

Improvements: The property is improved with three small lakes, a 1200sq ft sheet building, a 450 sq ft car port and a livestock work pen is also located on tract 2 of like 105 acres.

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 The subject tract is surrounded by rural recreational/residential/agricultural tract

Land Usage: that ranges in size from approximately 30 to 100 acres in size.

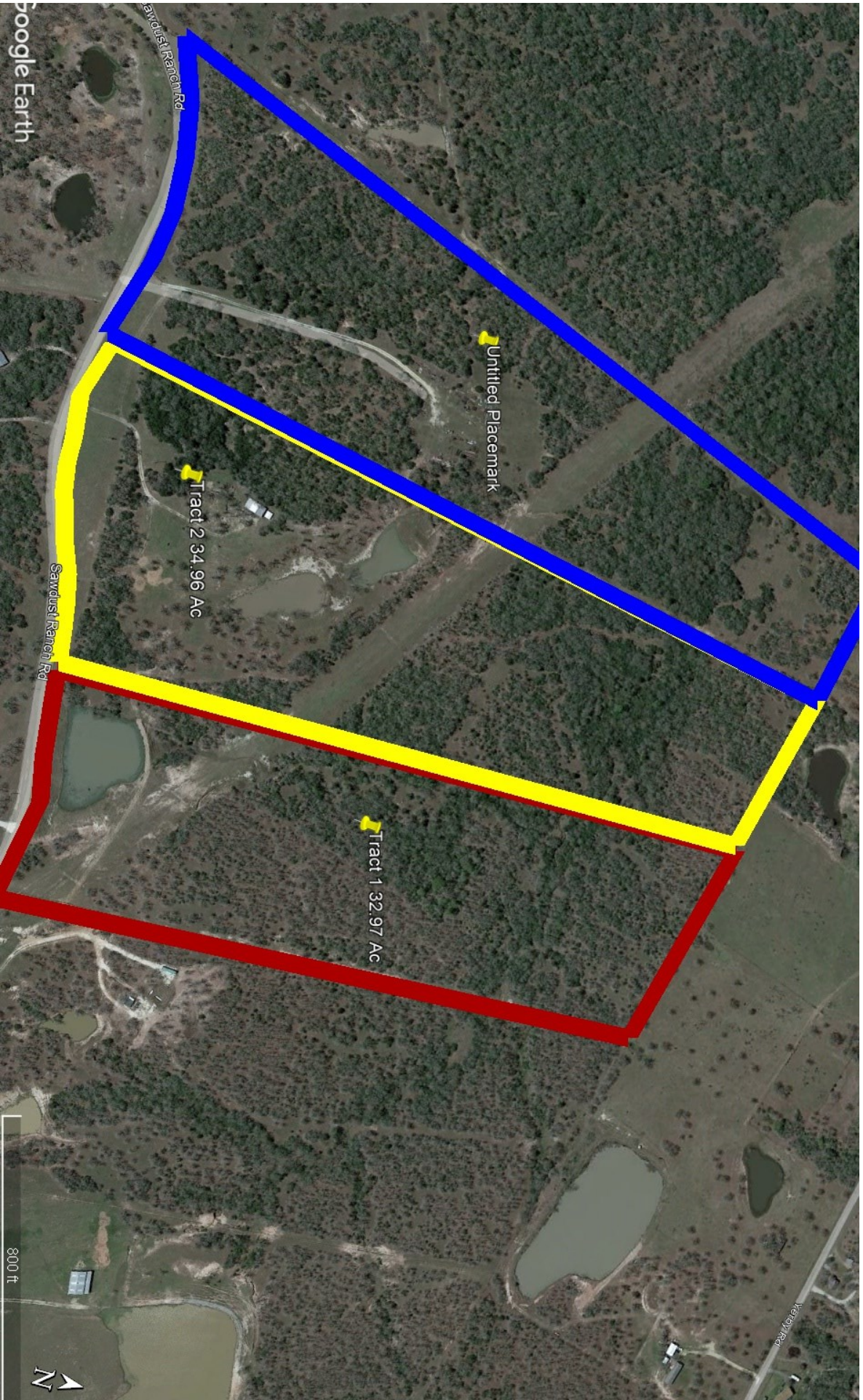
Highest & Best Use: The indicated highest and best use for the subject tract is for continued rural rural recreation or rural residential usage.

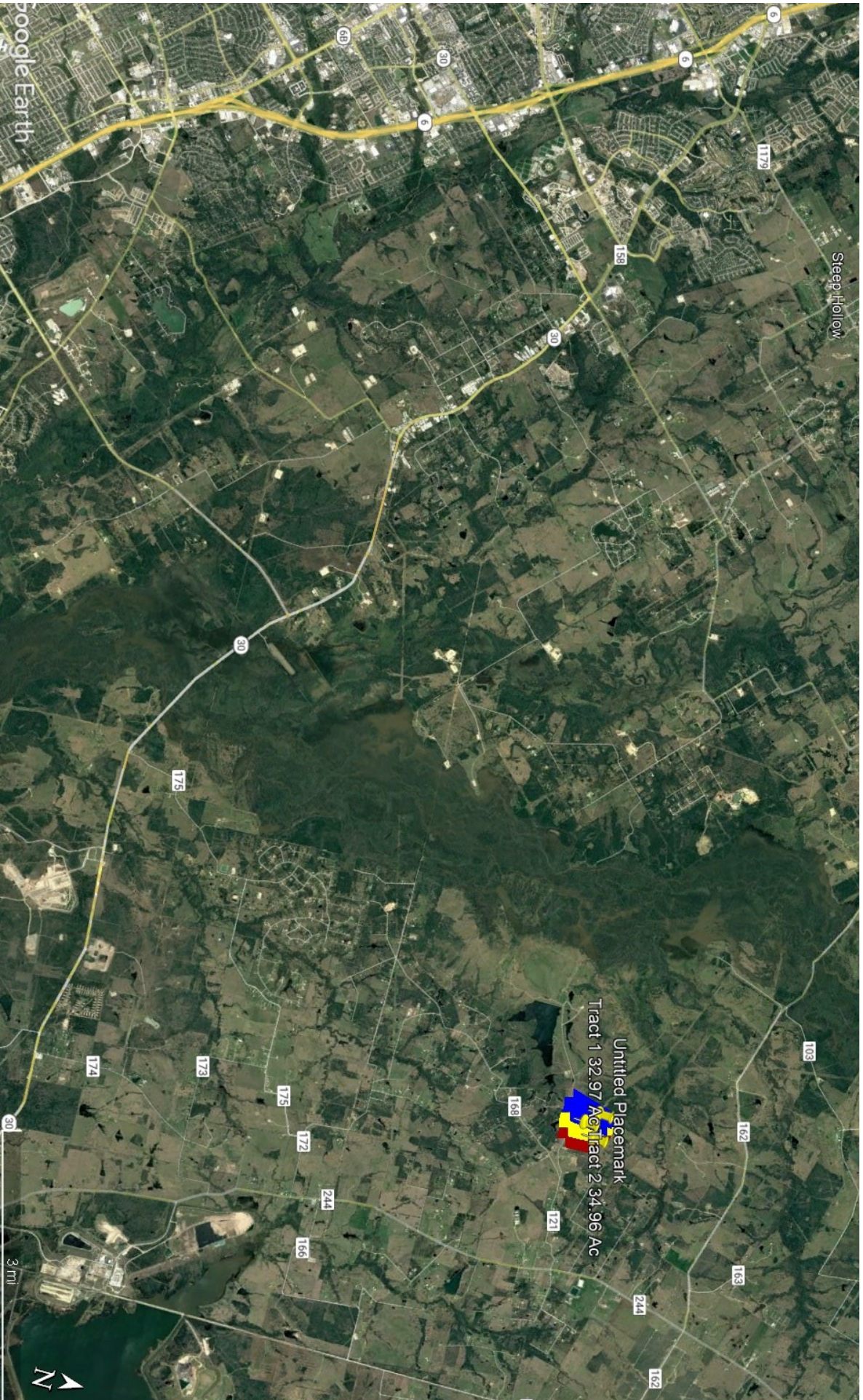
Oil & Gas

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 72.96 acres adjacent to the subject tract. The acreage consists of a 38 acre tract and a 34.96 acre tract as shown on the attached aerial. The break down of the individual three tracts are shown on the attached aerial and described in the other listings associated with the total 105 acres.





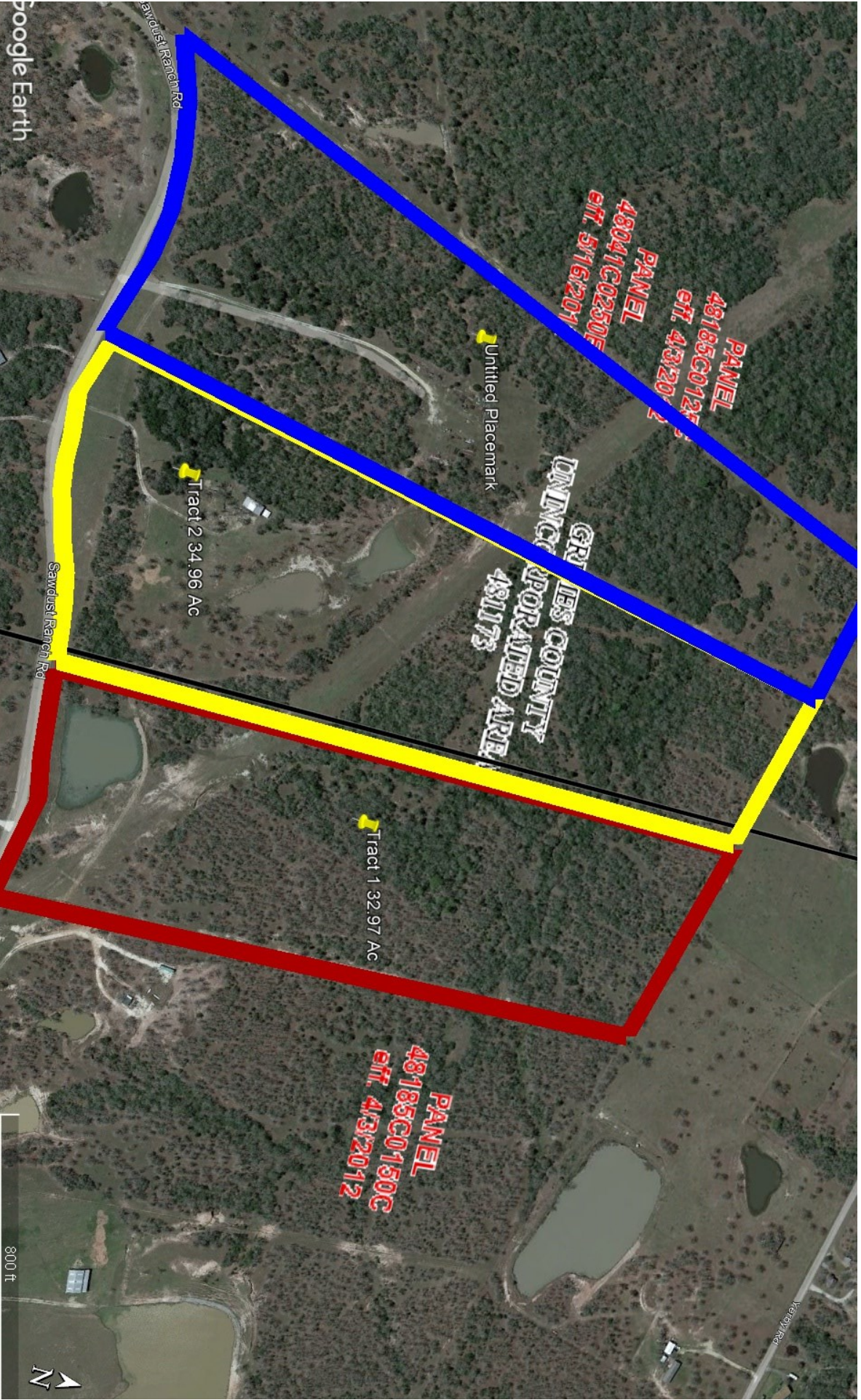
Google Earth

Steep Hollow

United Placemark
Tract 1 32.97 Ac; Tract 2 34.96 Ac

3 mi





PANEL
48185C01250C
eff. 4/3/2012

PANEL
48041C0250E
eff. 5/16/201

GRILES COUNTY
UNINCORPORATED AREA
481173

PANEL
48185C0150C
eff. 4/3/2012

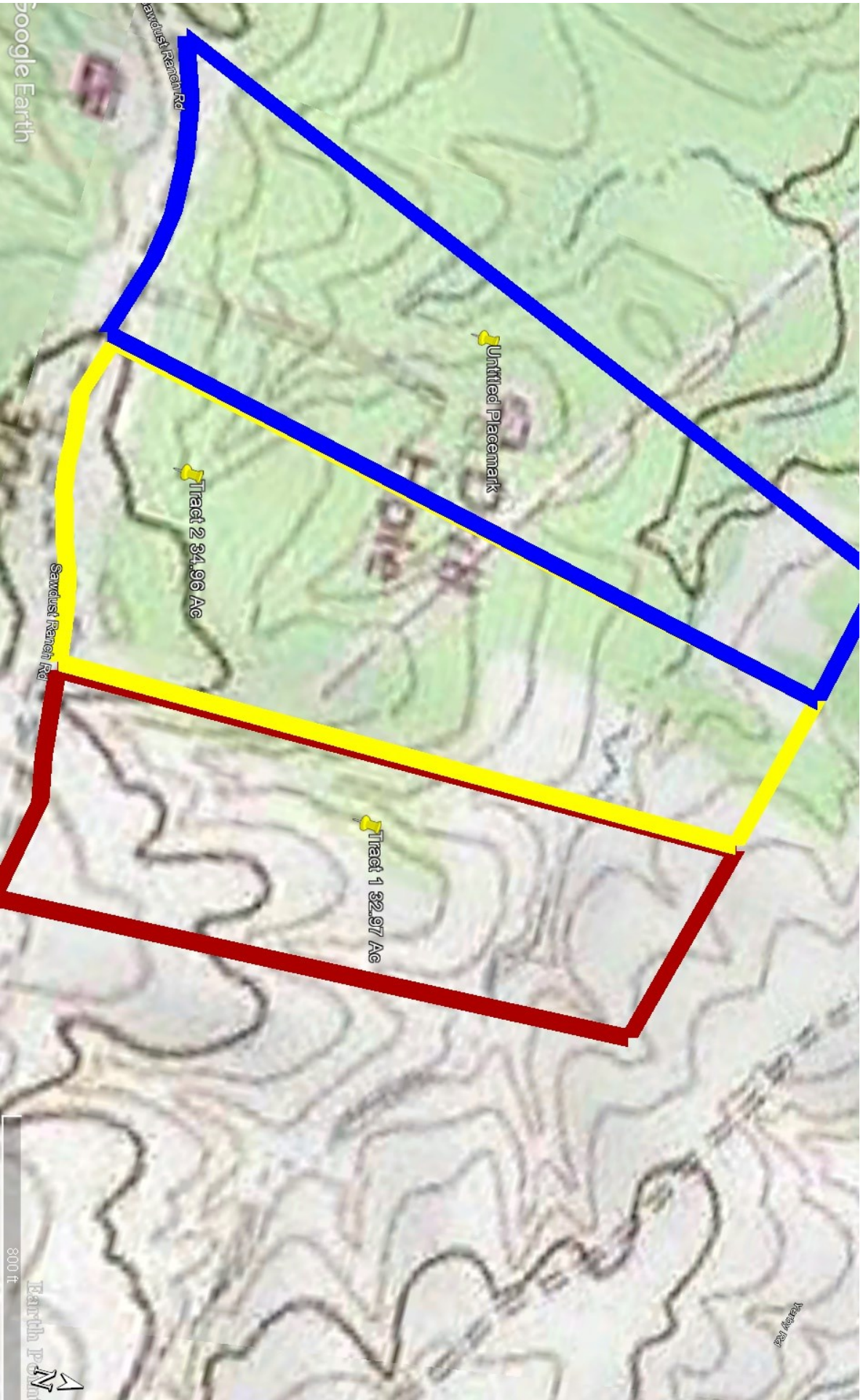
Tract 2 34.96 Ac

Tract 1 32.97 Ac

Google Earth

800 ft





Google Earth

Sawdust Ranch Rd

Untitled Placemark

Tract 2 34.96 Ac

Tract 1 32.97 Ac

Sawdust Ranch Rd

Hole

800 ft



12/21/2021

