



**76.474 Acres Clay Street
Brazos County, Texas**

Area Analysis: The subject property is located in south west Brazos County in the rural area generally bounded by FM 2154 on the east, FM 159 on the north, Ward Road on the south, and the Brazos River on the west.

Location: The subject property is located approximately 15 miles southwest of College Station, and approximately 1 mile south of the rural community of Millican.

Legal Description: The tract is legally described as that approximate 76.474 acres tract located in the E.M. Millican Survey, Abstract No. 40, Tract 24 Brazos County, Texas and as recorded in Volume 3,736, Page 576, Deed Records of Brazos County.

Size & Shape: The tract consists of approximately 76.474 acres and is somewhat of an elongated rectangle. The tract measures approximately 1,835' along its northern side, approximately 2,620' along its east side, approximately 872' along its south side, approximately 1,605' along its west side, and approximately 400' along its north-west side.

Accessibility: The property is accessible from the north, south, and east via FM 2154 west to Clay Rd and the subject tract. It is accessible from the west via FM 159 to Matt Wright Road and then to Clay Rd and the subject tract.

Topography & Road Frontage: The tract is approximately 80% wooded with the remaining 20% consisting of scattered open areas. These areas are located at the front near Clay Street and southward near the railroad, and at the south or back of the tract. The property ranges in elevation from approximately 300' at Clay Street to approximately 250' at Upshor Creek located at the southwest corner of the tract. The property is improved with 2 small stock tanks.

Drainage & Flood Plain: As shown in the topography map attached, the property from the northeast to the northwest. Based on FEMA map number 42477C0050C dated 5/16/2012, there is no land in the 100 year flood plain.

Soil Types: The prevailing soil types located on the subject property consists of the Chazos loamy sand, the Burleson Fine Sandy Loam, and the Robeo Tanglewood Complex.

Utilities & Services: The property can be served by Wellborn Water system as a 2 inch water line is located along Clay Street, Electricity is also located along Clay Street.

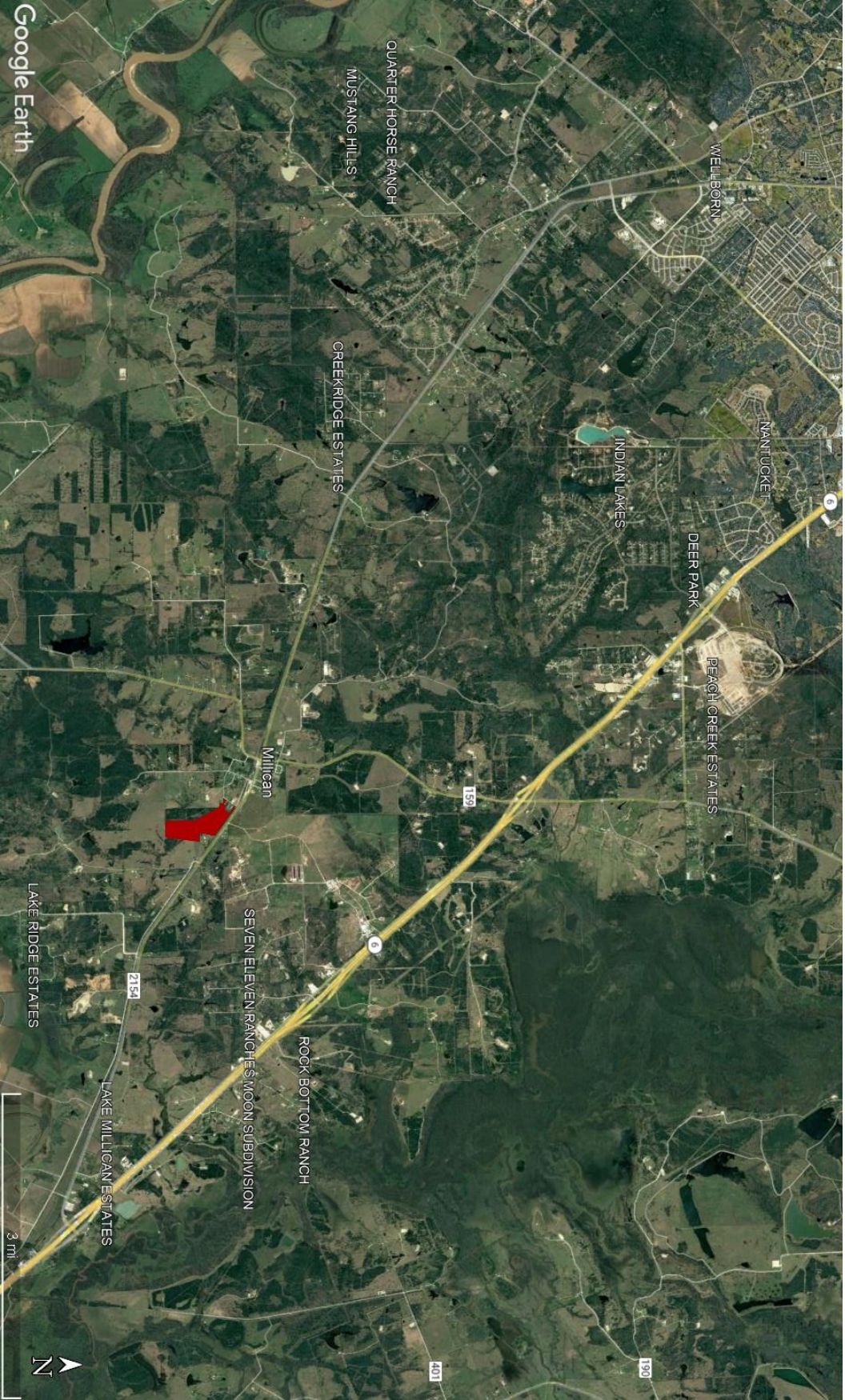
Easements: No apparent easements were observed, and no title run is available to review for any of record.

School District: Navasota Independent School District.

Zoning and Restrictions: There is no zoning in Brazos County and the property is not located in either the College Station or Millican ETJ. There are no recorded deed restrictions that restrict the general usage of the property.

Adjacent Land Usage: The tracts that are currently surrounding the subject tract range from 15 to 100 acres in size and are being utilized for agricultural, recreational, and rural residential usage.

Price: The listed price is \$1,280,895 or 16,500 per acre.



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