


**Country
Homes/Acreage**
County: **Burleson**Area: **80 - Other -
Texas**Addr: **4046 FM 1361**Sub: **Rural**Listing Firm: **Jacobs Properties Larry Don
Jacobs**Mkt Area: **Other**SqFt: **/**SchDist: **99 - Other**ML #: **8382024**Status: **A**LP: **\$2,716,600**Tax Acc #: **3242-000-
000-01419** SP/ACR: **\$0.00** LP/ACR: **\$
4797.74**Location: **122 - Other
Counties in Texas** Sec #: **KM: 999Z**City: **Snook** Zip: **77878-**State: **Texas** Country: **United States**Also for: **Miles:**
Lease: **No**Legal: **A0019 DEWITT, JJ ACRES 279, A0242
URRUTIA, V ACRES 287.2**House: **No** Year Built: **/**Elem: **Snook ISD** Middle: **Snook ISD** High: **Snook
ISD****SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD
INDEPENDENTLY VERIFY.**
General, Property, Utilities and Additional Information
Style: **# Stories:** New Construction: **No/** # Bedrooms: **/**Main Dwell Extr: **Main Dwell Type:** Apprx Comp: **# FB/HB: /**Acreage: **50 or more Acres** Acres: **566.225** Lot Dim: **Garage: 0/**Road Surface: **Asphalt** Trees: **Clusters, Partial Coverage** Carport: **/**Road Front: **Farm to Market** Access: **Gar/Car**Topography: **Waterfront Features: Pond** Access: **Mineral Rights:**Land Use: **Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch** Show: **Accompany, Appointment Required**Improve: **Energy:**Green/Energy Certifications: **Lot Desc: Waterfront**Access/Lockbox: **Dir: From Somerville, take E 8th St/F.M. 1361 North and East approximately 4 miles. Property drive is on the right.**

Physical Property Description - Public: **567 ac of ranchland fronting FM 1361 convenient to Bryan/College Station and Brenham. Two ridges offer breathtaking views over the surrounding countryside and Yegua Creek valley. Nearly 100 feet of topographic relief, offering rare and unusual variety in a place this size. The uplands are mostly native pasture with scattered mature hardwoods. Improvements include a large shop bldg, cattle pens, and well.**

Living: **Dining: 1st Bed: 4th Bed: Extra Rm:**Den: **Kitchen: 2nd Bed: 5th Bed: Study/Library:**GameRm: **Breakfast: 3rd Bed: Sep Ice Mkr: Cmpctr:**Micro: **Dishwshr: Dispsl: Prvt Pool: No/ Area Pool:**Oven: **Range: Fireplace: / Frnt Door Faces:**Util Rm: **Connect: Foundation:**Bedrooms: **Mstr Bath: Heat:**Rooms: **Cool:**Interior: **Flooring: Countertops: Water/Swr: No Sewer, No Water**Spcl Condt: **No Special Conditions** Defects: **No Known Defects** Util Dist:Disclosures: **No Disclosures** Occupant:Exclusions: **Taxes w/o Exemptions/Yr: \$ / Tax Rate:**Maint Fee: **No/\$**Financing Available: **Cash Sale, Conventional**

4046 FM 1361

MLS#: 8382024

List Price: \$2,716,600









Mon, Aug 26, 2013 10:09 AM

*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Trisha Olivero](#)