

Country Homes/Acreage

County: Burleson

Area: 80 - Other - Texas

ML #: 8382024 Status: A LP: \$2,716,600
Tax Acc #: 3242-000- SP/ACR: LP/ACR: \$

000-01419 \$0.00 4797.74 Location: 122 - Other Sec #: KM: 999Z

Bedrooms: /

FB/HB: /

Garage: 0/

Carport: /

Sub: Rural State: Country: Texas United States

Listing Firm: Jacobs Properties Larry Don Also for Lease: No Miles:

Jacobs Lease: No

Mkt Area: Other Legal: A0019 DEWITT, JJ ACRES 279, A0242 URRUTIA, V ACRES 287.2

SqFt: / House: **No** Year Built: /

Trees: Clusters, Partial Coverage Gar/Car

SchDist: 99 - Other Elem: Snook ISD Middle: High: Snook ISD ISD ISD

SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD

INDEPENDENTLY VERIFY.

General, Property, Utilities and Additional Information

Style: # Stories: New Construction: No/
Main Dwell Extr: Main Dwell Type: Apprx Comp:
Acreage: 50 or more Acres Acres: 566.225
Road Surface: Asphalt

New Construction: No/
Apprx Comp:
Lot Dim:

Road Front: **Farm to Market**Topography: Waterfront Features: **Pond**Trees: **C**Access:

Land Use: Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch

Mineral Rights:
Show: Accompany, Appointment Required

Energy:

Green/Energy Certifications:

Access/Lockbox: Lot Desc: Waterfront

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.

Dining: 1st Bed: 4th Bed: Extra Rm: Livina: Den: Kitchen: 2nd Bed: 5th Bed: Study/Library: 3rd Bed: GameRm: Breakfast: Sep Ice Mkr: Cmpctr: Micro: Dishwshr: Prvt Pool: No/ Area Pool: DispsI: Oven: Range: Fireplace: I Frnt Door Faces: Util Rm: Connect: Foundation: Mstr Bath: Bedrooms: Heat:

Heat: Cool:

Rooms: Cool: Interior: Flooring: Countertops: Water/Swr: No Sewer, No Water

SpcI Condt: No Special
Defects: No Known Defects
Util Dist:

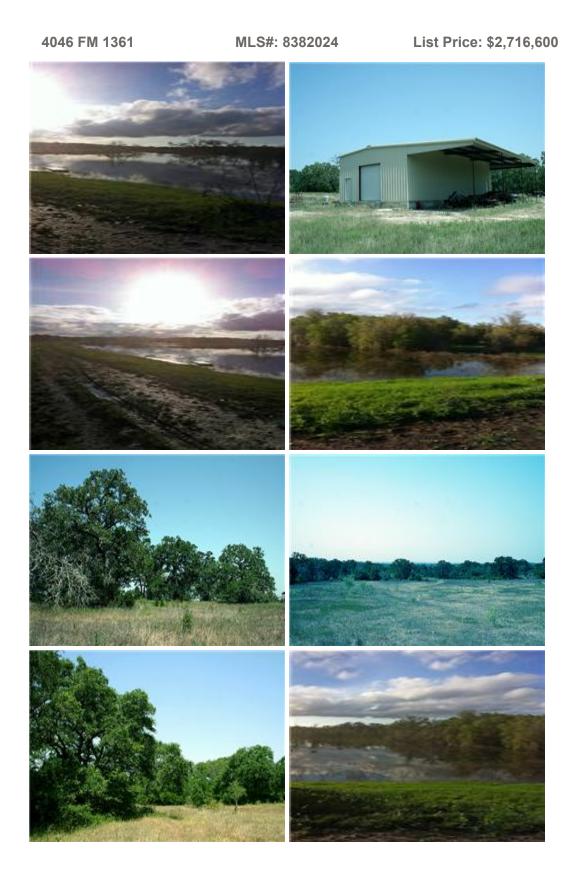
Conditions Defects: No Known Defects

Disclosures: No Disclosures Occupant:

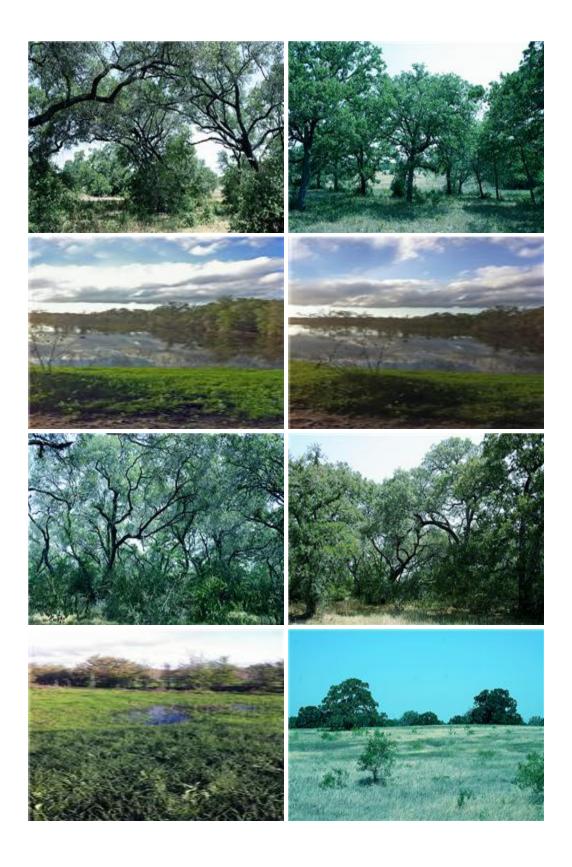
Exclusions:

Maint Fee: No/\$ Taxes w/o Exemptions/Yr: \$ / Tax Rate:

Financing Available: Cash Sale, Conventional









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