



“On The Square”  
10 N Holland  
Bellville, Texas 77418  
Phone: (979) 865-3558  
Email: monkre@att.net  
www.monkrealstate.com

## 377 Acres ~ North Zulch, Texas



### *A prime opportunity to own fantastic acreage!!*

Within close proximity to Houston and Bryan/College Station you will find this 377 Acre Recreational, Hunting and Cattleman's Ranch that includes modest improvements and water wells. Ideal for the family looking to get out of the city to their weekend getaway to relax, fish, ride horses and enjoy wildlife. Land features dense hardwoods and scattered trees throughout plus two nice lakes, several ponds and a wet weather creek...this is an awesome place for the deer and water fowl hunter. Even though there is a nice amount of woods and creek bottom, 250 Acres of this property is open pasture that is perfect for a landowner needing ample space for grazing livestock.

Monk# 877		3234 Clark Rd ~ North Zulch, TX			Price \$1,449,000.00
PROPERTY SPECIFICATIONS					
Property Type	Rural Acreage	Acreage	377	County	Madison County
Minerals	Negotiable	Improvements	Needs TLC	School Dist.	North Zulch
Road	Private Gravel	Trees	Hardwoods/Dense	Fenced	Yes
Water	Well	Terrain	Rolling	Ponds/Lakes	1 Lake/2 Ponds
		Grasses	Native	Easements	
Terms	Cash or Conventional Loan		TxLS# 101696	MLS# 61844015	Lands of Texas# 3743541

**Directions:** From Houston, follow I-45N to Hwy 190/21 W, follow 9.67 miles to Clark Road, turn LEFT. From Bryan/College Station, Take Hwy 190/21 E for 26.63 miles to Clark Road, turn RIGHT.

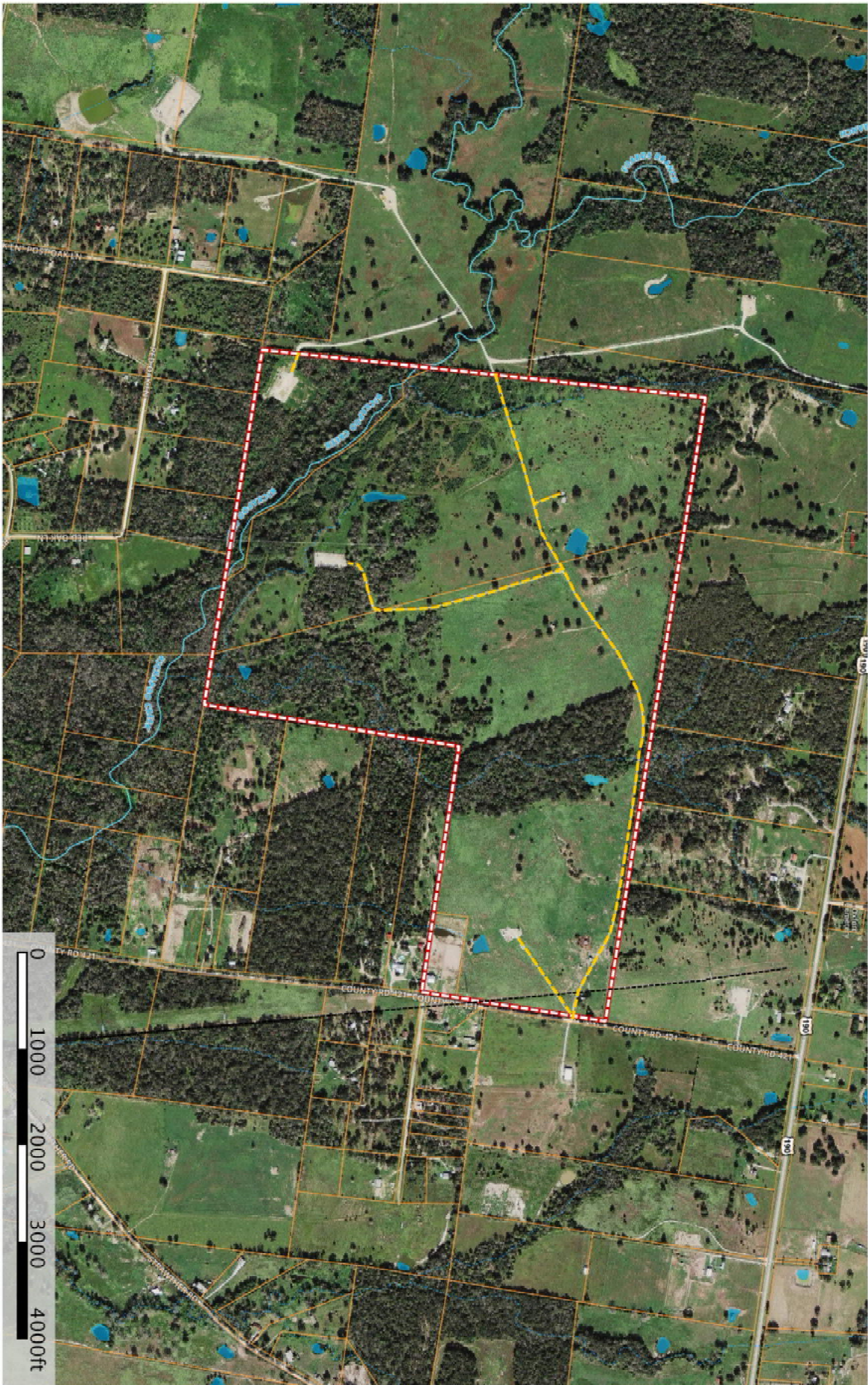


\*Specification accuracy is not guaranteed, but approximated to the best of our knowledge.





877 - 3234 North Zulch  
Madison, Texas, 377 AC +/-



J Frank Monk Real Estate null  
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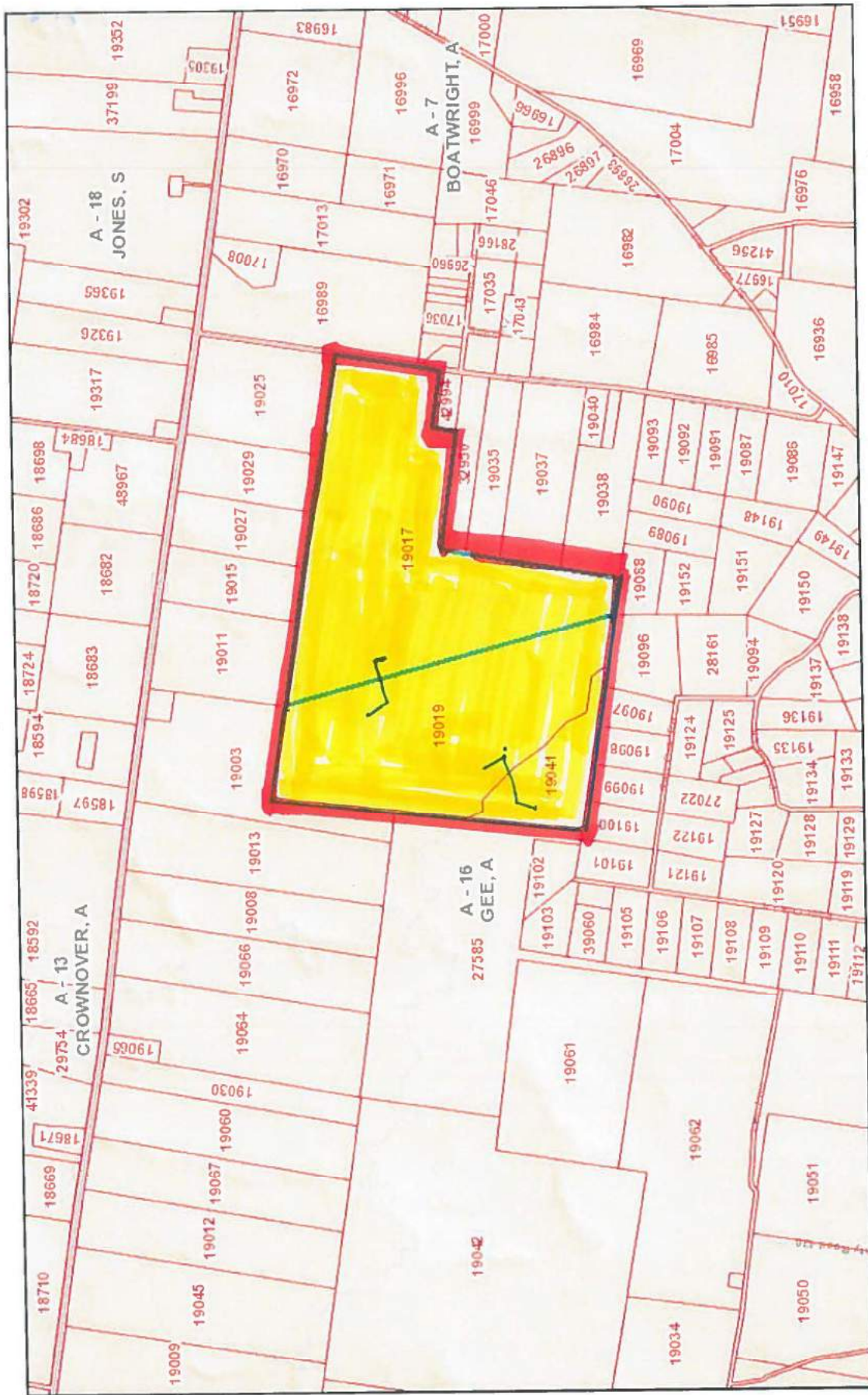
10N Holland St, Bellville, TX 77418



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(94) 6522-8277 - mapright.com



### Map Title



November 17, 2016

## Parcels

## Abstracts

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

1:24,075

0	0.2	0.4	0.8 ml
0	0.2	0.4	0.8 ml

Time (min)	0	0.2	0.4	0.8
0	0	0	0	0
10	0	0	0	0
20	0	0	0	0
30	0	0	0	0
40	0	0	0	0
50	0	0	0	0
60	0	0	0	0
70	0	0	0	0
80	0	0	0	0
90	0	0	0	0
100	0	0	0	0
110	0	0	0	0
120	0	0	0	0
130	0	0	0	0
140	0	0	0	0
150	0	0	0	0
160	0	0	0	0
170	0	0	0	0
180	0	0	0	0
190	0	0	0	0
200	0	0	0	0
210	0	0	0	0
220	0	0	0	0
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260	0	0	0	0
270	0	0	0	0
280	0	0	0	0
290	0	0	0	0
300	0	0	0	0
310	0	0	0	0
320	0	0	0	0
330	0	0	0	0
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380	0	0	0	0
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800	0	0	0	0
810	0	0	0	0
820	0	0	0	0
830	0	0	0	0
840	0	0	0	0
850	0	0	0	0
860	0	0	0	0
870	0	0	0	0
880	0	0	0	0
890	0	0	0	0
900	0	0	0	0
910	0	0	0	0</

0 0.325 0.65 1.3 km

0 0.325 0.65 1.3 km

Sources: Est, HERE, Delorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

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