



58.62 Acres
9424 Locke Road
Brazos County Texas

<u>Area Analysis:</u>	The subject property is located in North East Brazos County in the rural area known as Tabor. This area is generally bounded by Dick Elliott Road on the West, OSR on the North, FM 974 on the South, and FM 2038 on the East.
<u>Location:</u>	The subject property is located approximately 15 miles North East of Bryan/College Station and approximately 4 miles North East of the rural community of Tabor.
<u>Legal Description:</u>	The tract is comprised of a 10-acre parcel and a 48.62-acre parcel located in the TH Barron Survey, called tracts 22.2 and 23. Brazos County Texas.
<u>Size & Shape:</u>	The total Tract consists of approximately 58.62 acres and is somewhat irregular in shape. The tract measures approximately 665 feet along its North boundary, 4,857 feet along its East boundary, 737 feet along its South boundary, and 4,068 along its West boundary.
<u>Accessibility:</u>	The property is accessible from the South via FM 2776, to Dick Elliott, to Francis, then to Locke Road. From the East via FM 2038, to FM 974, to Wheelock Hall Road, then to Locke Road. From the North via OSR, to Dick Elliott Road, to Francis, then to Locke Road.
<u>Topography, Road Frontage & Physical Features:</u>	The tract is approximately 85% upland with nature pasture, rolling topography, and woods along each side of the creek. The property is well suited for a small cattle operation and there is deer and hog hunting potential in the area. Elevation ranges from approximately 365 ft along Locke Road, to 340 ft along the creek. The general slope is to the South and Southwest. The tract has 3 stock tanks located on the acreage and the tract fronts approximately 665 ft along the South side of Locke Road.
<u>Drainage & Flood Plain:</u>	As shown in the topography map, the property drains Southward along the creek that bisects the tract about half way and then becomes its Eastern boundary. Based on FEMA map number 48041C0125E, dated 5/16/2012, there is approximately 7 acres located in the 100-year flood plain. This acreage is adjacent to the creek area along that tract's East boundary.
<u>Soil Types:</u>	The two soil types associated with the property are the Tabor Fine Sandy Loam, and the Mabank-Rader Complex.

Zoning & Restrictions: There is no zoning in Brazos County and there are no known deed restrictions associated with this property.

Utilities: The property has a water well for livestock usage and a Wickson water meter is located on Locke Road. Electrical Service is provided by Bryan Texas Utilities.

Easements: There is a 20-foot easement for the Wickson water line along Locke Road and probably a 20-foot BTU easement for electrical service to the building improvements.

School District: Bryan Independent School District.

Adjacent Land Usage: The tracts that are currently adjacent to the subject tract range from 10 to 100 acres in size and are Being utilized for agricultural, recreational, and rural residential usage.

Improvements: The property is improved with an approximate 1468 sq ft single story cedar sided home built probably in 1973. Additionally, there are 3 metal buildings containing 800, 814, and 288 sq ft, and shown as built in 1980.

Highest & Best Use: The highest and best use for the property appears to be for continued rural residential, agricultural, and recreational usage.

Listed Price: \$850,000











