



BEAU TUCKER - CCIM

THE LAND MAN
FARM & RANCH REAL ESTATE



RICK CANUP REALTORS®

RANCH LAND



Grimes County, TX

93.47 Acre Ranch





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Ranch Location & Description



SIZE:	93.47 Acres
LOCATION:	This ranch resides in Grimes County. It is located between College Station, TX (28 miles) and Houston, TX (78 miles), and is situated 6 miles west of Anderson, TX which is the County seat of Grimes County. The ranch is only 40 miles from Lake Conroe which is a 21,000-acre lake near Houston.
TERRAIN:	This ranch has a great balance of improved pasture, trees and native grasses. There's a slight elevation change as you move across the property which ranges from 216 feet to 252 feet. Situated in the Brazos Valley, the deep and fertile soils allow many varieties of trees to grow easily such as Pecan, Aleppo Pine, Deodar Cedar, American Holly and Oak.
WILDLIFE:	Grazing cattle are the majority of the wildlife on the property. Small numbers of feral hogs are on the property as well. With its reliable water, plentiful forage, cattle pens and sound fencing, the ranch can comfortably carry 20-25 cow-calf pairs in non-drought years.
MINERALS:	Minerals rights are negotiable.
WATER:	Water is supplied to the property via two wells, one at the entrance and one located in the middle of the property. The natural creek that flows through the property has excellent water catchment and remains with good supply even in the summer.
ACCESS:	Access to the ranch is either by FM 3090 or County Road 403. FM 3090 is a two-lane paved road and County Road 403 is a caliche road. Both are maintained by the county. FM 3090 runs east and west and intersects County Road 403 north of the property. The property is located on County Road 403.
IMPROVEMENTS:	Power is available at the front of the property and via power lines to the middle/back of the property. The ranch has an old hunting cabin, two ranch barns two cattle pens and a two wells.
PRICE:	\$745,423.00 (\$7,975 per acre)





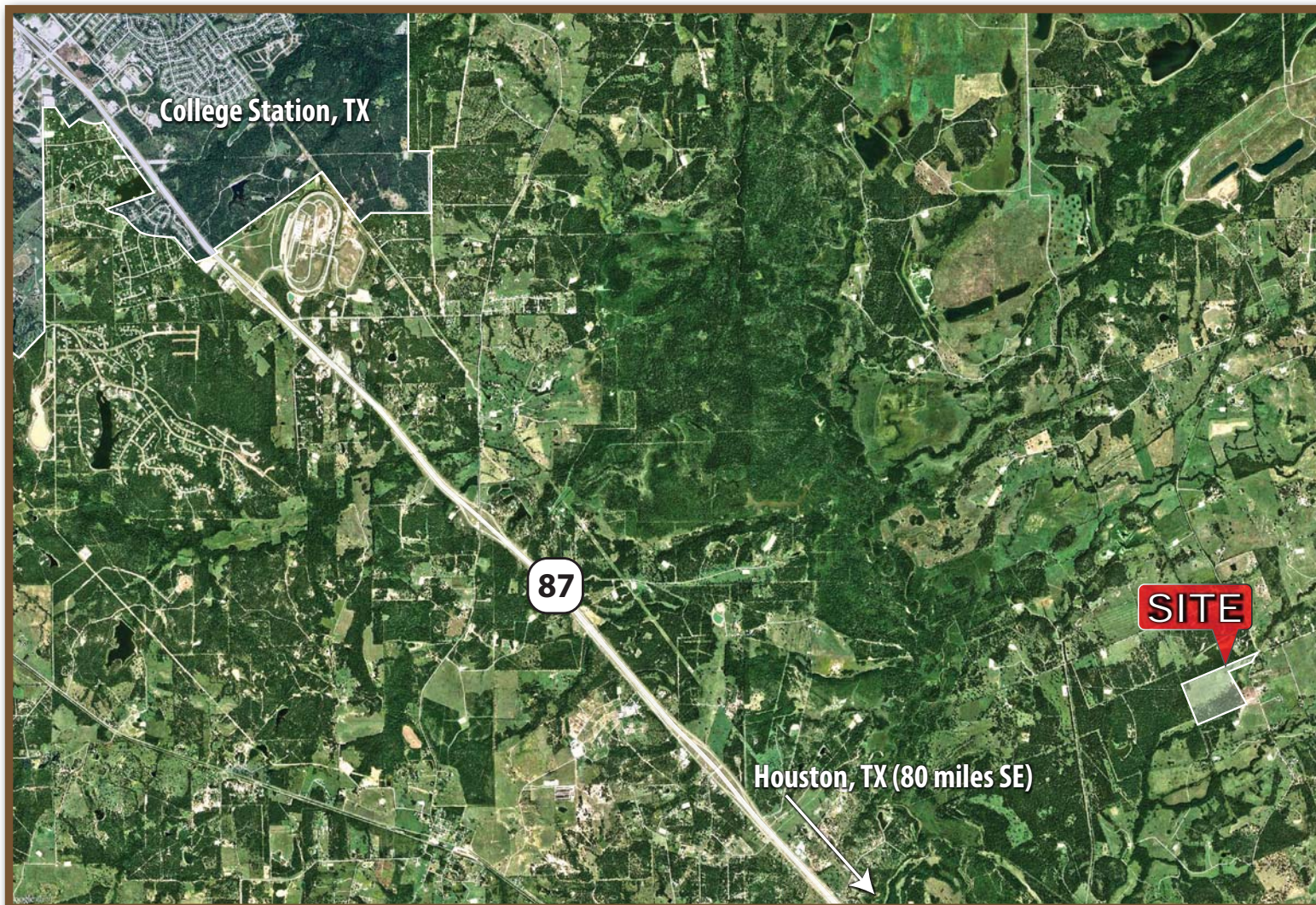
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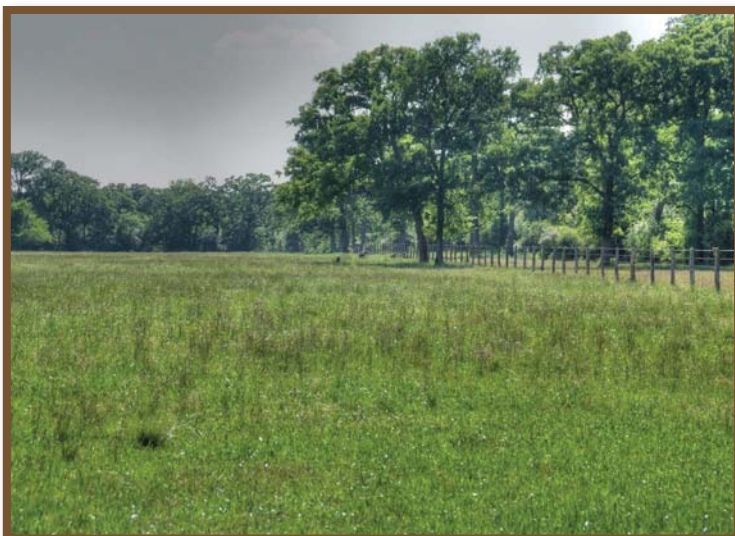
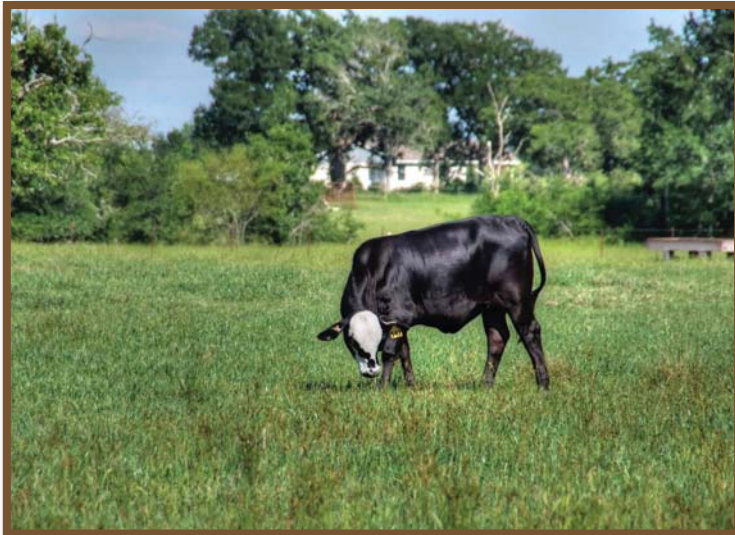
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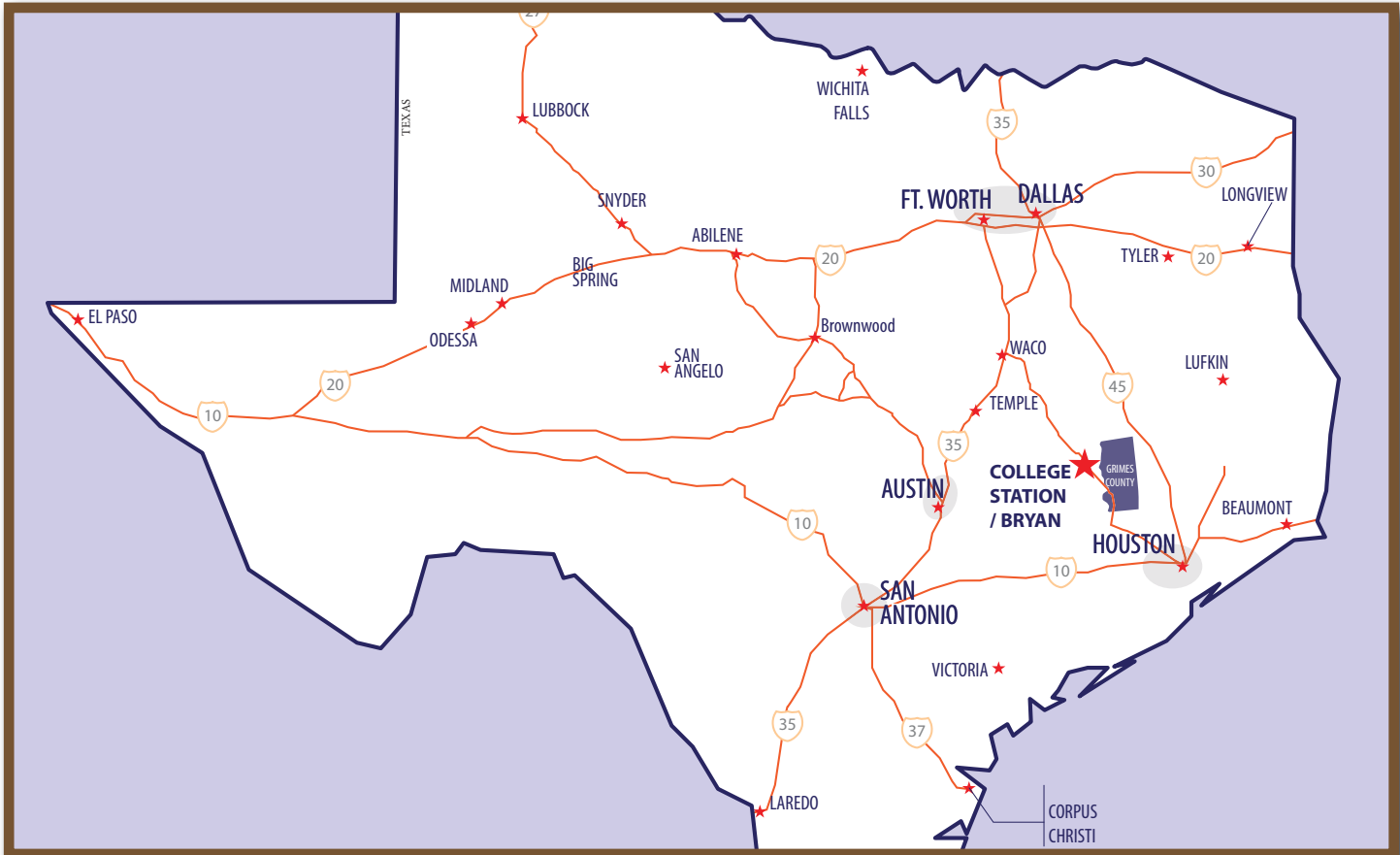
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College Station, TX

Brazos County

College Station is a city in Brazos County, Texas, situated in East-Central Texas in the heart of the Brazos Valley, in the center of the region known as Texas Triangle. It is 90 miles (140 kilometers) northwest of Houston. As of the 2010 census, College Station had a population of 93,857. College Station and Bryan together make up the Bryan-College Station metropolitan area, the 15th-largest metropolitan area in Texas with 228,660 people as of the 2010 census. College Station (oftentimes called "C-Stat" by students) is home to the main campus of Texas A&M University, the flagship institution of the Texas A&M University System. The city owes both its name and existence to the university's location along a railroad.

Austin, TX

Capital of Texas

Located in Central Texas on the eastern edge of the American Southwest, Austin is the capital of the state of Texas, the Lone Star State. Austin is in Travis, Hays and Williamson counties. With a population of 820,611 (2011 U.S. Census), it's the 13th most populous city in the United States. Austin is an incredible place to live, work, play and invest, and it's easy to see why. Since 2011, Austin has received more than 50 local and national rankings. Austin's mild climate allows you to enjoy outdoor activities virtually year round.

Houston, TX

County Seat

Houston is the most populous city in Texas and the fourth-most populous city in the United States, located in Southeast Texas near the Gulf of Mexico. With a census-estimated 2014 population of 2.239 million within a land area of 599.6 square miles, it also is the largest city in the Southern United States, as well as the seat of Harris County. It is the principal city of Houston-The Woodlands-Sugar Land, which is the fifth-most populated metropolitan area in the United States. Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. It is also leading in health care sectors and building oilfield equipment; only New York City is home to more Fortune 500 headquarters within its city limits.

For additional
information, contact:



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