



318 Acres C.R. 499 Leon County, TX



JOHN R. CLARK
AND ASSOCIATES
Real Estate Services - Commercial • Land • Investment

3828 S. College Ave.

Bryan, TX 77801

Phone (979) 268-6840

Fax (979) 268-6841

info@johnclark.com

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.

Property Highlights

318.28 Acres located off C.R. 499 and two lots in the Hilltop Lakes Subdivision in Leon County

- Great ranch-homesite with scenic views and lovely topography.
 - Nice mix of heavy woods, open meadow and scattered trees.
 - Wonderful variety of mature trees including Oaks, Pines, Dogwoods, Elms, Hickory and American Holly.
 - Nice sized pond stocked with fish.
 - Cabin and separate restroom.
 - Covered, open-air barn.
-

- Property is being conveyed with two lots in the Hilltop Lakes Subdivision.
 - Hilltop Lakes membership included with the two lots. Members have access to exclusive bow hunting areas, fishing lakes, golf course, airstrip and club house.
-

- Minerals negotiable (seller owns 1/16th).
 - Seller will convey all water rights.
 - 2009 Property Tax: \$371.25 (under Ag Exemption through Wildlife Management)
-

- Property has water through Hilltop Lakes W.S.C. meter on Hilltop Lakes lot.
- Navasota Valley Electric line to cabin.

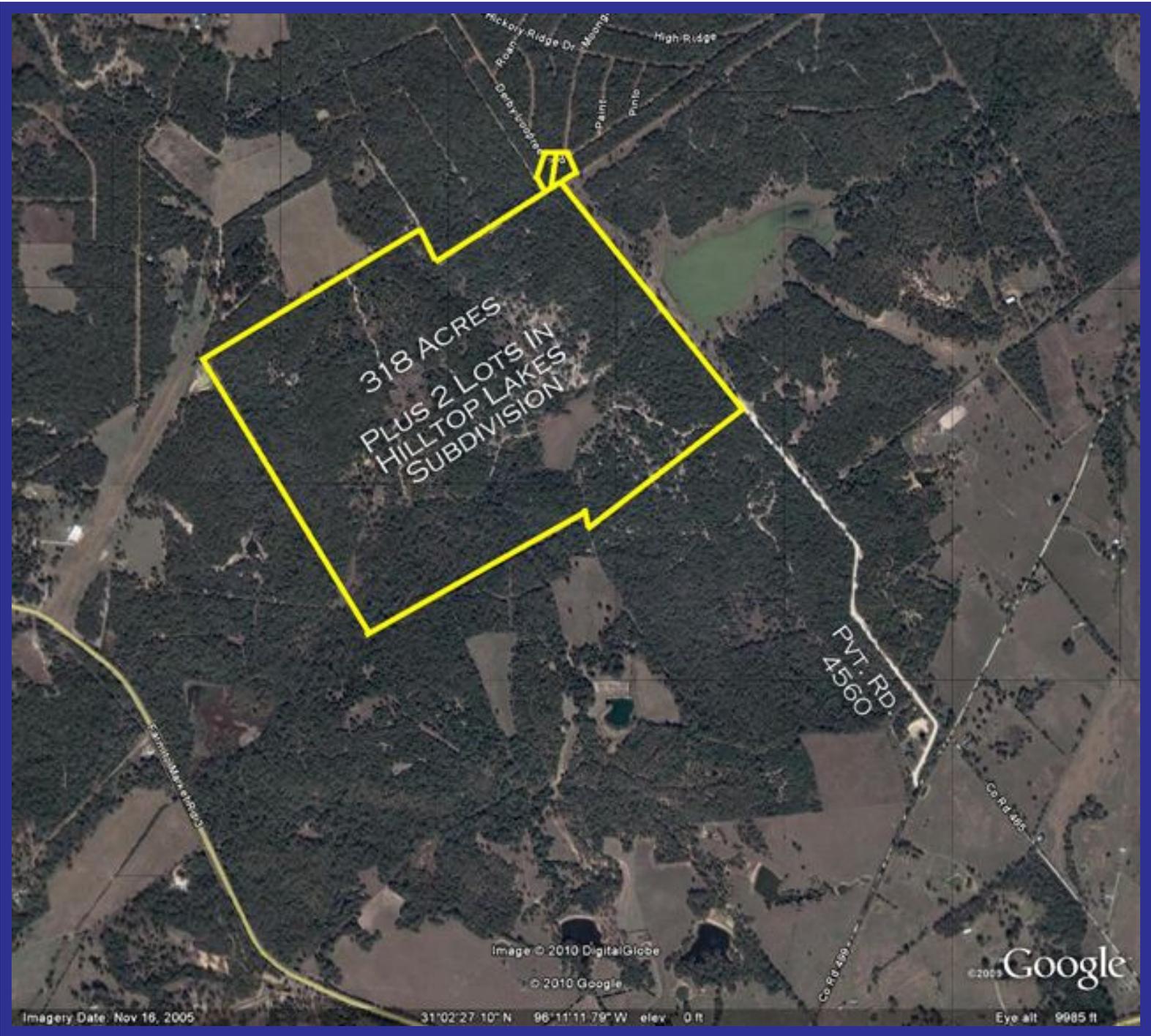
Directions:

From College Station - North on Highway 6 and exit OSR. East on OSR for 26.5 miles. Left on C.R. 466 for 1.9 miles. Left on F.M. 3 for 0.2 miles. Right on C.R. 499 for 0.6 miles. Private Road 4560 will be on your left, take it to the gate.

From Houston- North on IH-45 and exit OSR. West on OSR for 13.5 miles. Right on C.R. 466 for 1.9 miles. Left on F.M. 3 for 0.2 miles. Right on C.R. 499 for 0.6 miles. Private Road 4560 will be on your left, take it to the gate.

\$2,450/ACRE

Aerial View



USGS Topography Map

