



318 Acres C.R. 499 Leon County, TX



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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.
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- 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.
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- Minerals negotiable (seller owns 1/16th).
 - Seller will convey all water rights.
 - 2009 Property Tax: \$371.25 (under Ag Exemption through Wildlife Management)
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- Property has water through Hilltop Lakes W.S.C. meter on Hilltop Lakes lot.
- Navasota Valley Electric line to cabin.

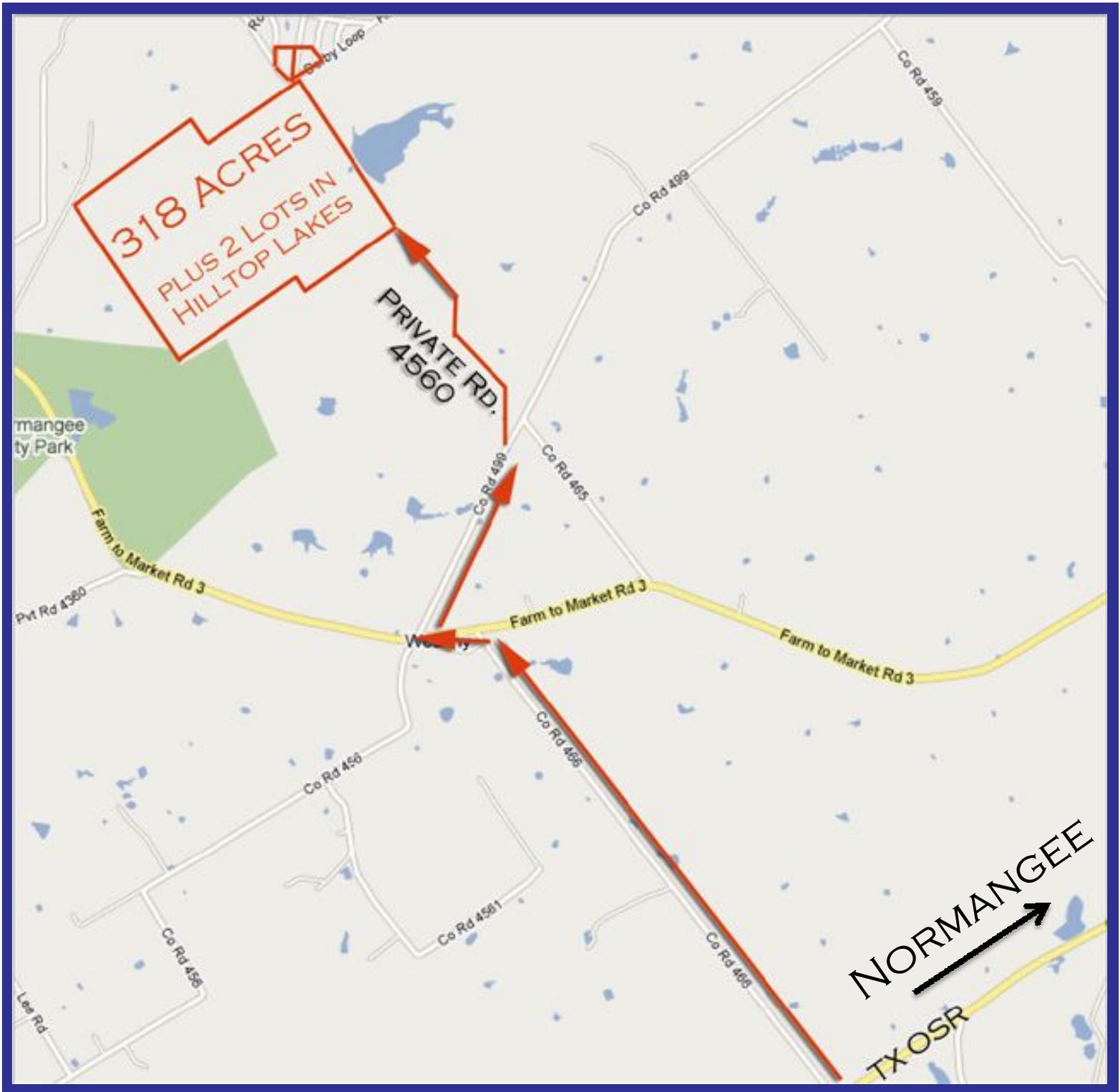
Directions:

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.

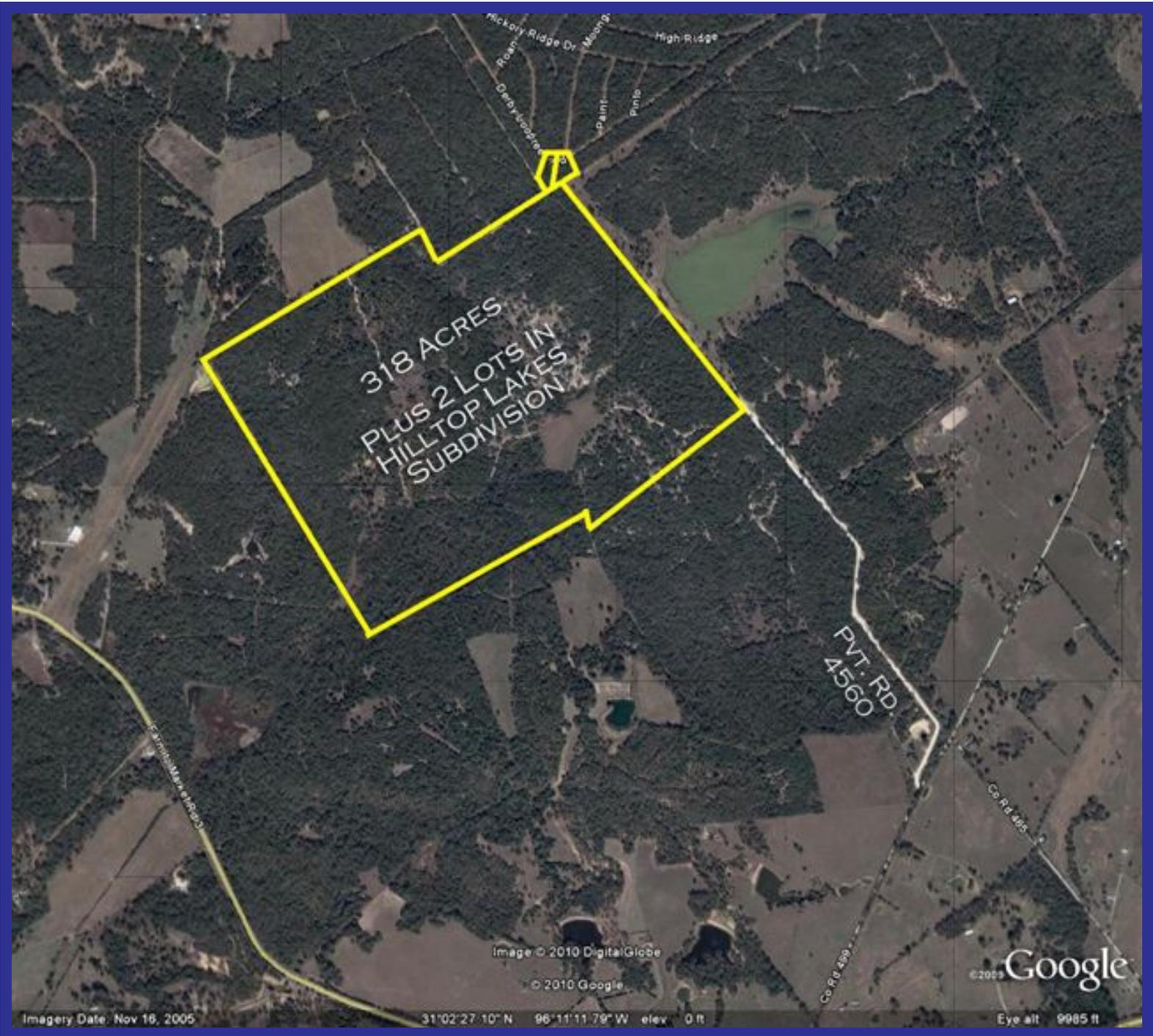
From Houston- North on IH-45 and exit OSR. West on OSR for 13.5 miles. Right on C.R. 466 for 1.9 miles. Left on F.M. 3 for 0.2 miles. Right on C.R. 499 for 0.6 miles. Private Road 4560 will be on your left, take it to the gate.

\$2,450/ACRE

Map



Aerial View



USGS Topography Map

