

**CLARK ISENHOUR REAL ESTATE SERVICES, LLC**

**+ / - 25 ACRES**

**NORTH ZULCH, TEXAS**



**CLARK ISENHOUR REAL ESTATE SERVICES, LLC | 3828 S. COLLEGE AVE | BRYAN, TEXAS 77801**  
**WWW.CLARKISENHOUR.COM | 979-268-6840**

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# Property Information

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- 25 Acres
  - Improved Pastures
  - Water and Electricity on sight
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*Please contact Clark Isenhour to tour*

***Lance Swigert***  
***[lance@clarkisenhour.com](mailto:lance@clarkisenhour.com)***

***M: 979-219-4902***

***O: 979-268-6840***

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Clark Isenhour | 25 Acres

## PROPERTY USE

- 150' x 375' Arena
- Fenced horse paddocks with water
- Livestock tank



Lines are approximate

## Current deed restrictions

**RESIDENTIAL:** No Commercial business, no outdoor toilets, no trash, hogs, pigs, junk or junk cars on property. One (1) house per 5 acre tract. This house to be built of accepted materials and by accepted practices considered standard and acceptable to area. This house must have minimum of 900 square feet of livable space on the ground floor, excluding garage, porch, patio or storage room. Only one (1) Mobile Home per 5 acre tract. This Mobile Home must be in good condition and be no older than 10 years when placed on property and have a minimum of 500 square feet. Mobile Homes must be underpinned with standard customary skirting within 90 days. Camping on property allowed only on weekends, holidays or vacation periods. Total time not to exceed 4 weeks per year. No building of any type will be constructed nearer than 75 feet to edge of plated interior roads.

**Commercial:** To be accepted and approved by owner











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**Clark Isenhour Real Estate**