



“On The Square”
 10 N Holland
 Bellville, Texas 77418
 Phone: (979) 865-3558
 Email: monkre@att.net
 www.monkrealstate.com

377 Acres ~ North Zulch, Texas



A prime opportunity to own fantastic acreage!!

Within close proximity to Houston and Bryan/College Station you will find this 377 Acre Recreational, Hunting and Cattleman's Ranch that includes modest improvements and water wells. Ideal for the family looking to get out of the city to their weekend getaway to relax, fish, ride horses and enjoy wildlife. Land features dense hardwoods and scattered trees throughout plus two nice lakes, several ponds and a wet weather creek...this is an awesome place for the deer and water fowl hunter. Even though there is a nice amount of woods and creek bottom, 250 Acres of this property is open pasture that is perfect for a landowner needing ample space for grazing livestock.

| | | | | | |
|-------------------------|---------------------------|---------------------------------|-----------------|---------------|-------------------------|
| Monk# 877 | | 3234 Clark Rd ~ North Zulch, TX | | | Price \$1,449,000.00 |
| PROPERTY SPECIFICATIONS | | | | | |
| Property Type | Rural Acreage | Acreage | 377 | County | Madison County |
| Minerals | Negotiable | Improvements | Needs TLC | School Dist. | North Zulch |
| Road | Private Gravel | Trees | Hardwoods/Dense | Fenced | Yes |
| Water | Well | Terrain | Rolling | Ponds/Lakes | 1 Lake/2 Ponds |
| | | Grasses | Native | Easements | |
| Terms | Cash or Conventional Loan | | TxLS# 101696 | MLS# 61844015 | Lands of Texas# 3743541 |

Directions: From Houston, follow I-45N to Hwy 190/21 W, follow 9.67 miles to Clark Road, turn LEFT. From Bryan/College Station, Take Hwy 190/21 E for 26.63 miles to Clark Road, turn RIGHT.

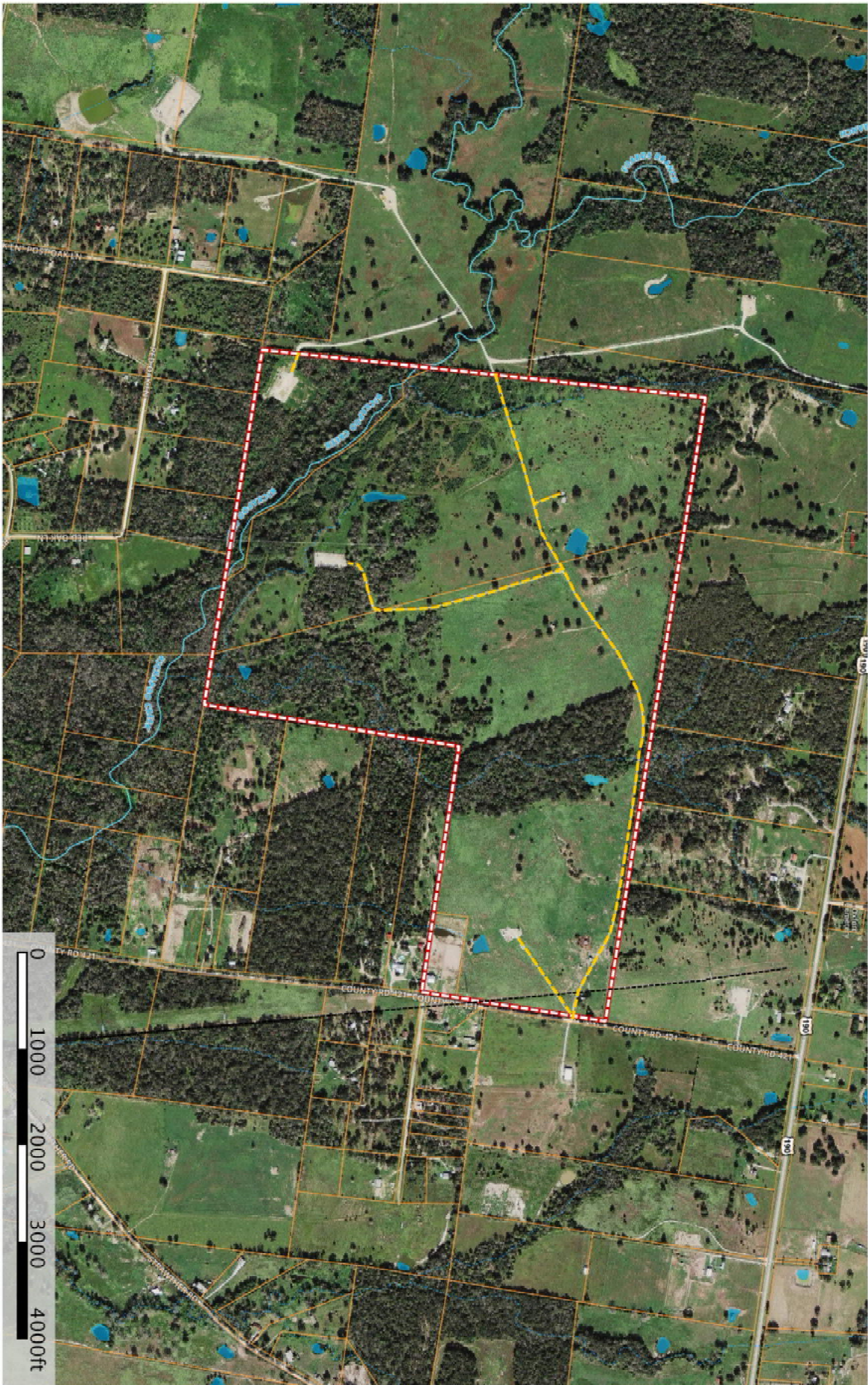


*Specification accuracy is not guaranteed, but approximated to the best of our knowledge.



<https://vimeo.com/203743482>

877 - 3234 North Zulch
Madison, Texas, 377 AC +/-



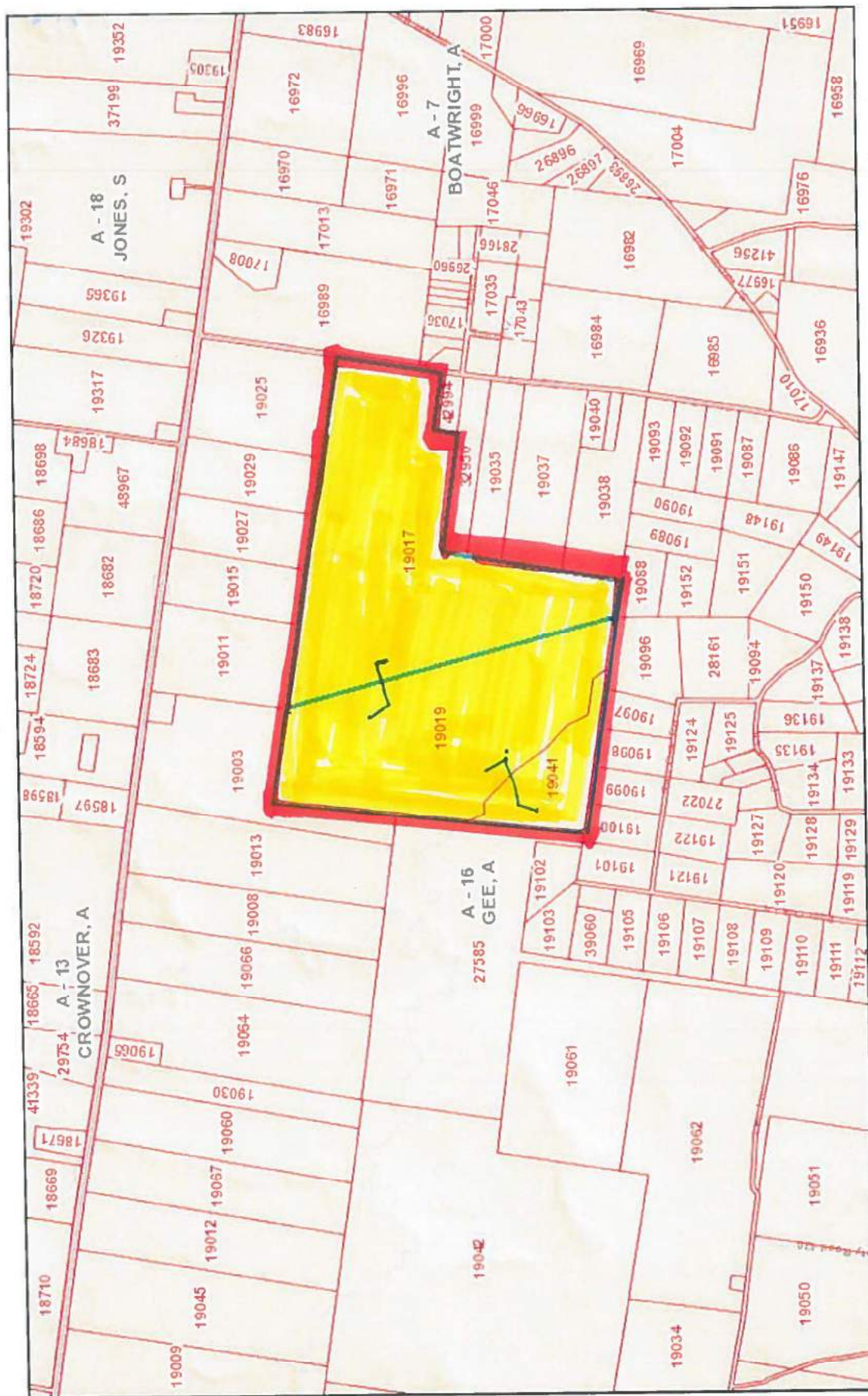
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10N Holland St, Belville, TX 77418



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(941) 532-8277 - mapright.com

Map Title



November 17, 2016

Parcels

Abstracts

Disclaimer: This product is for informational purposes only and has not been prepared for or is suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

1:24,075



Sources: Esn, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

Madison County Appraisal District & BIS Consulting - www.bisconsultants.com
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