



25.43 Acres, Bartkowiak Road
Robertson County

Area Analysis: The subject tract is located in north Robertson County generally bounded by SH 14 to the west, FM 1373 to the north, FM 46 to the east and FM 979 to the south.

Location: The tract is located approximately one mile northeast on the intersection of Hwy 6 and Hwy 14. It is approximately 12 miles north of Calvert and 38 miles north of Bryan/College Station.

Size: The tract consists of approximately 25.43 acres.

Legal Description: The tract is legally described as that 25.43 acres located in the Hugh Davlin Survey, Abstract No. 86 and as recorded in volume 1107, page 232, Deed Records Robertson County.

Shape: The tract is somewhat triangular shaped as shown on the aerial attached and measures approximately 1,704'x345'x1,450'x1,079'.

Access and Road Frontage: The tract is easily accessible via SH 14 from the north and State Highway 6 from the south. Bartkowiak Road intersects both Highways and the subject tract fronts approximately 1,705' along the west side of Bartkowiak Road and also fronts approximately 1,450' along the west side of Perowicz Road. Gate access is from Bartkowiak.

Topography & Physical Features: The tract is approximately 60% wooded with the remaining 40% open native pastureland. The property ranges in elevation from approximately 460' at its northern boundary to approximately 410' in the small dry creek as it exits the tracts southern boundary. A small stock tank is located on the creek near the center of the property.

Drainage & Flood Plain: The tract drains from the hill at the north boundary southward toward the creek on the adjacent tract. According to the FEMA Map Panel No. 48395C0250C there is no flood plain located on the tract.

Soil Types: The two soils series on the property are the Silawa Loamy Fine Sand, and the Silstid Loamy Fine Sand.

Utilities: Electricity is located in the area and a rural water system line is believed to be located along Bartkowiak Road.

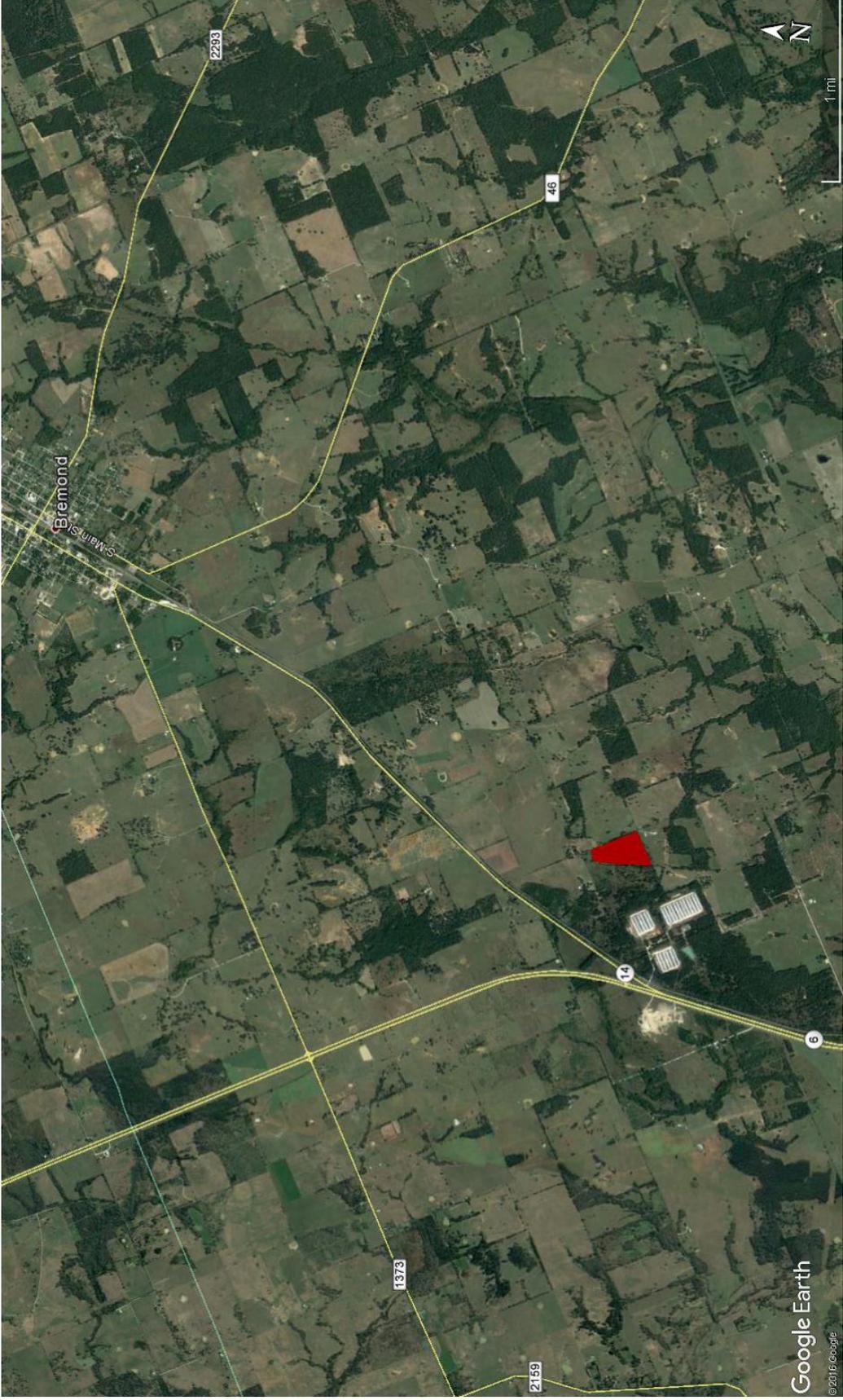
Easements: There are no visible easements on the property.

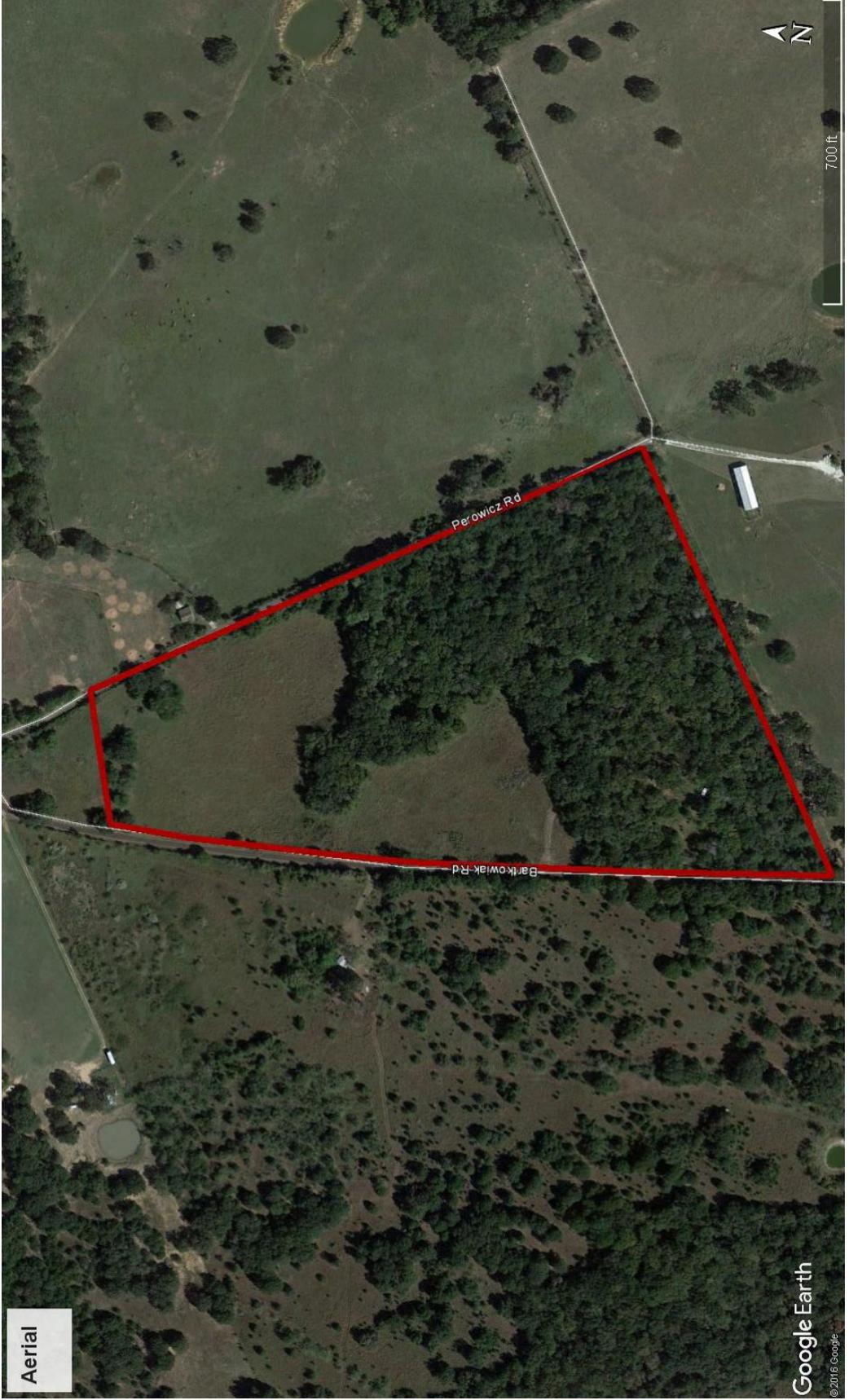
School District: Calvert School District.

Zoning and Restrictions: There are no known recorded use restrictions that affect the property and there is no zoning in Robertson County.

Adjacent Land Use: The adjacent properties appear to vary in size from 35 to 75 acres and are being used for rural recreation/residential/agricultural. There is a Sanderson Farm poultry operation located approximately 1/2 mile south west of the tract.

Price: The listed price is \$127,500 or \$5,000 per acre.





Aerial

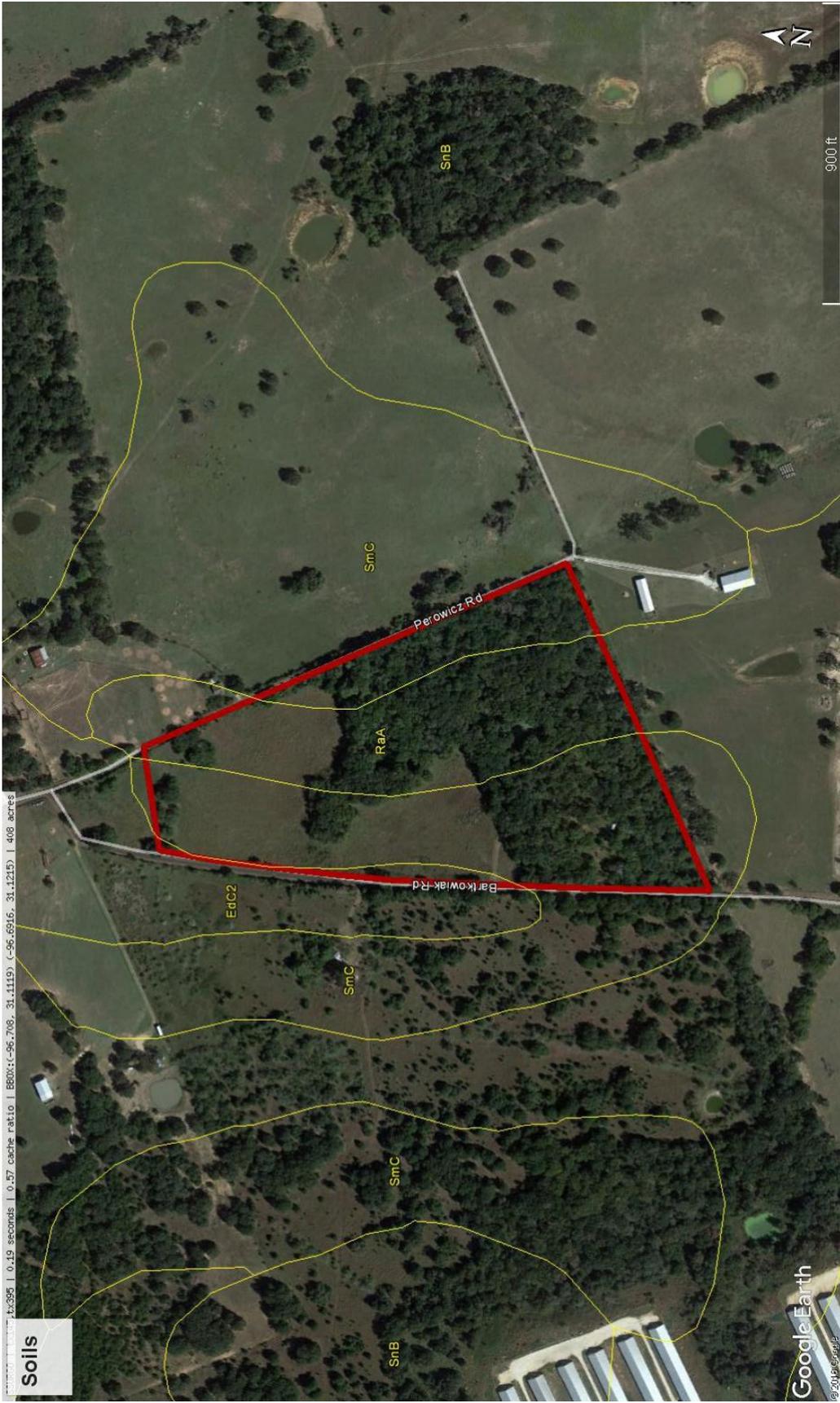
Google Earth
© 2016 Google



700 ft

Perowicz Rd

Barlkowiak Rd



1:235 | 0.19 seconds | 0.37 cache ratio | BBOX: (-96.708, 31.1119) (-96.6916, 31.1215) | 408 acres

Soils



Topo Map