

Improvement List

Fencing

- 2 Pipe entrances along FM 2621
- 10 pastures & traps ranging from 2 to 22 acres
- 50'x70' pipe corrals
- 3 pipe water lots
- 3 miles of net wire fences

Roads

- 3,000' of gravel road
- 6 – 6'x18' pipe cattle guards with concrete beams

Water

- 10" Water Well
 - 1,000' deep
 - 3.5 HP variable speed pump
 - 60 GPM @ 60 PSI
- 8" Water Well
 - 750' deep
 - No downhole pump
- 4,000' of 2" schedule 40 PVC water line
 - Buried 3' deep
 - Encased in galvanized tubing
 - Numerous shut off locations
- 2 Dirt tanks
- 10 Water troughs
- Croix Utilities rural water meter and rural water line along west boundary
- Harden Creek Branch (Live Water) along eastern boundary

Wildlife

- Whitetail deer
- Water fowl
- White Wing dove
- Mourning dove
- Feral hogs
- Fish
- Bald eagles

Pastures

- Improved bermudagrass
- Native mix along Harden Creek Branch

Trees

- Pecan
- Oak
- Live Oak
- Cedar Etc.

Electrical Service

- Service provider - Bluebonnet Electric
- On-Site in two locations (North & South)

Other Features

- Views for miles
- 60'+ elevation change
- Borders 3 family ranches
- 15 minutes to Brenham
- 45 minutes to College Station
- 45 minutes to Houston Area
- 1.5 Hours to Austin
- Ag exemption (Cattle & Hay)
- Multiple high building sites
- 1400'+ paved frontage on FM 2621 (Independence Way)