

# HENDRICKS INTERESTS

TRACT NO. 23

**PROPERTY LOCATION:** On west side IH-45, and the east side of US-75 nine miles north of Huntsville.

**PROPERTY TYPE:** Vacant Land

**COUNTY:** Walker

**DESCRIPTION:** The property is irregular in shape and contains 291.28 acres.

**LOCATION:** Located roughly nine miles in a northwesterly direction along IH-45 from the Texas Highway 30 intersection of Huntsville.

**ACREAGE:** 291.28 acres

**ZONING:** There are no zoning or deed restrictions currently affecting the property.

**SCHOOL DISTRICT:** Huntsville I.S.D.

**UTILITIES:** There are no public utilities (water supply, sewerage or storm drainage) established in the immediate vicinity of the property. Electrical and telephone services are available.

**LEGAL DESCRIPTION:** 291.28 acres of land, more or less, in the Edward Miller Survey, Abstract 355, Walker County, Texas, described in deed from Robert R. Wimmer, Trustee to Randal A. Hendricks, Trustee being of record in Volume 247, Page 206 in the Deed Records of Walker County, Texas.

**FRONTAGE:** The property has over 6,000 feet of frontage on the west side of IH-45 and 2,600 feet of frontage on US Highway 75.

**ACCESS:** The property can be accessed from US Highway 75.

**TOPOGRAPHY:** The property is heavily wooded with mixed pine and hardwood timber and slopes from northwest to southeast (parallel to the IH-45 frontage) with an overall elevation differential of approximately 90 vertical feet.

**SURROUNDING  
PROPERTY USE:**

North - Undeveloped timberland  
West - U.S. Highway 75 frontage (2,665 feet)  
South - Undeveloped timberland  
East - IH-45 frontage (6,000 feet)

**EASEMENTS:**

Subject to typical utility easements and building set-back restrictions.

**TAXING JURISDICTIONS &  
2015 TAX RATE PER \$100:**

Walker County	.620600
Huntsville I.S.D.	1.180000
Hospital District	<u>.142700</u>
TOTAL	\$1.943300/\$100 A.V.

**PRICE:**

\$1,456,400 (\$5,000 per acre)

**HENDRICKS INTERESTS**  
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Aerial Photography: NAIP 2005



**IH 45 N., WALKER CO.**  
**Tract 23 & 24**  
 291.28 & 141.03 ac.

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**Hendricks Interests LLC**