

# HENDRICKS INTERESTS

TRACT NO. 24

**PROPERTY LOCATION:** On east side IH-45, nine miles north of Huntsville.

**PROPERTY TYPE:** Vacant Land

**COUNTY:** Walker

**DESCRIPTION:** The property is irregular in shape and contains 141.03 acres.

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

**ACREAGE:** 141.03 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:** 141.03 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 204 in the Deed Records of Walker County, Texas.

**FRONTAGE:** The property has 4,852 feet of frontage on the east side of IH-45.

**ACCESS:** The property can be accessed from the IH-45, northbound frontage road.

**TOPOGRAPHY:** The property is heavily wooded with predominantly pine timber and slopes from northwest to southeast (parallel to the IH-45 frontage) with an overall elevation differential of approximately 70 vertical feet.

**SURROUNDING  
PROPERTY USE:**

North - Undeveloped timberland  
West - IH-45 frontage (4,800 feet)  
East - Undeveloped timberland

**EASEMENTS:**

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

**TAXING JURISDICTIONS &  
2016 TAX RATE PER \$100:**

Walker County	.615700
Huntsville I.S.D.	1.180000
Hospital District	<u>.134600</u>
TOTAL	\$1.930300/\$100 A.V.

**PRICE:**

\$1,092,983 (\$7,750 per acre)

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



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