



**Rick Gaul**  
Managing Broker



## A little slice of Heaven! 84 acres

83.3 Acres



### Americia's Land Partners - Houston

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The Woodlands, TX 77380

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### Comments

A Little Slice of Heaven! Discover 84 +/- beautiful acres in Walker County, TX—just 5 miles from Huntsville and only 3 miles off I-45. This gently rolling property features open pastures and 30% wooded areas, offering the perfect mix of open space and natural beauty. Enjoy a clear creek, an approx. 1.5-acre stocked pond for fishing, and miles of trails ready for ATVs. Electricity is already on-site. Built-in feeders and deer stands make it a dream for outdoor lovers and hunters.

# Overview



83.3 Acres, 1 Boundary





# Overview



Walker County, TX

83.3 Acres, Boundary 1 of 1



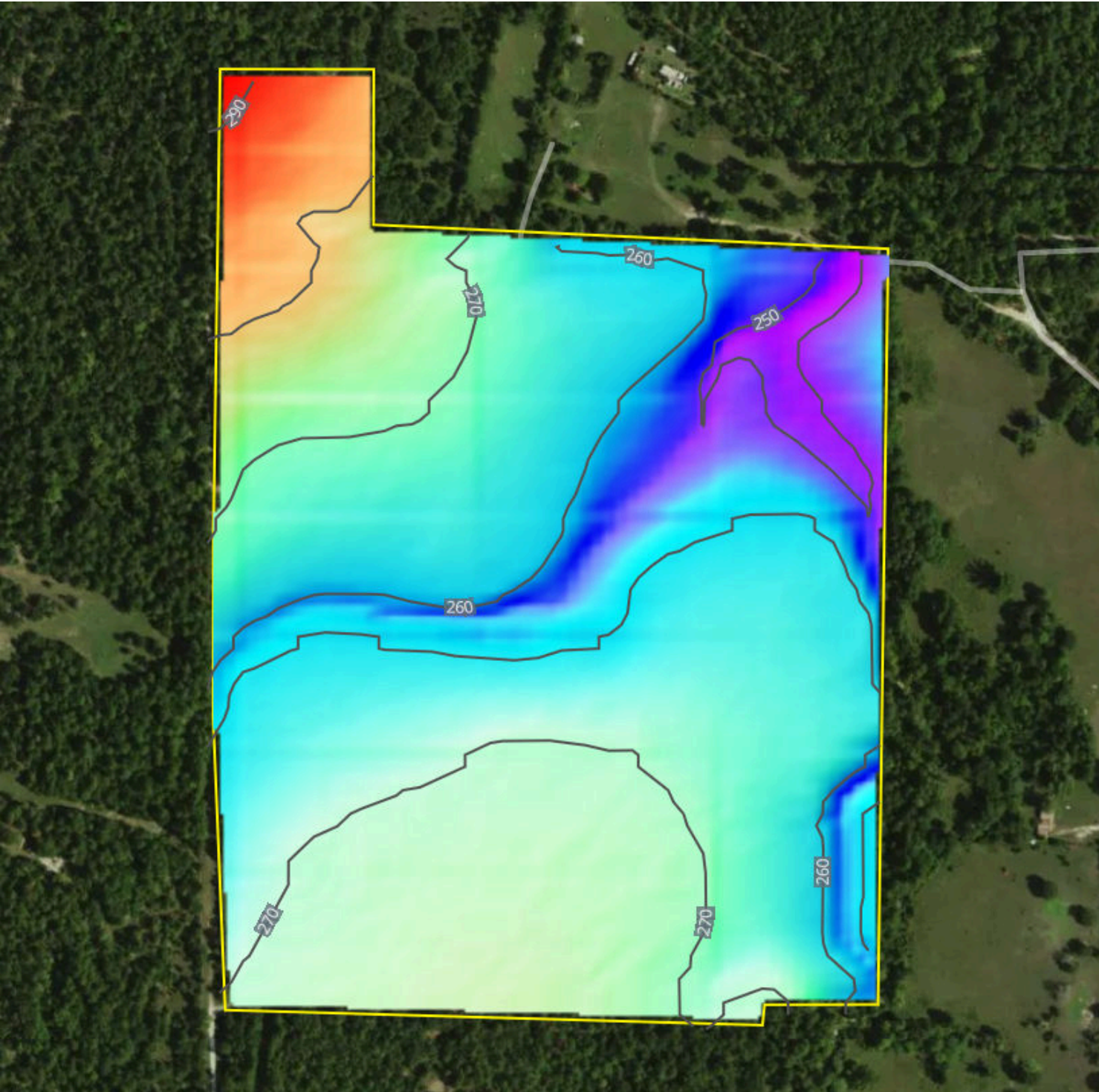
Walker County, TX	Locations	Acres
Township: -	-	83.29



Elevation



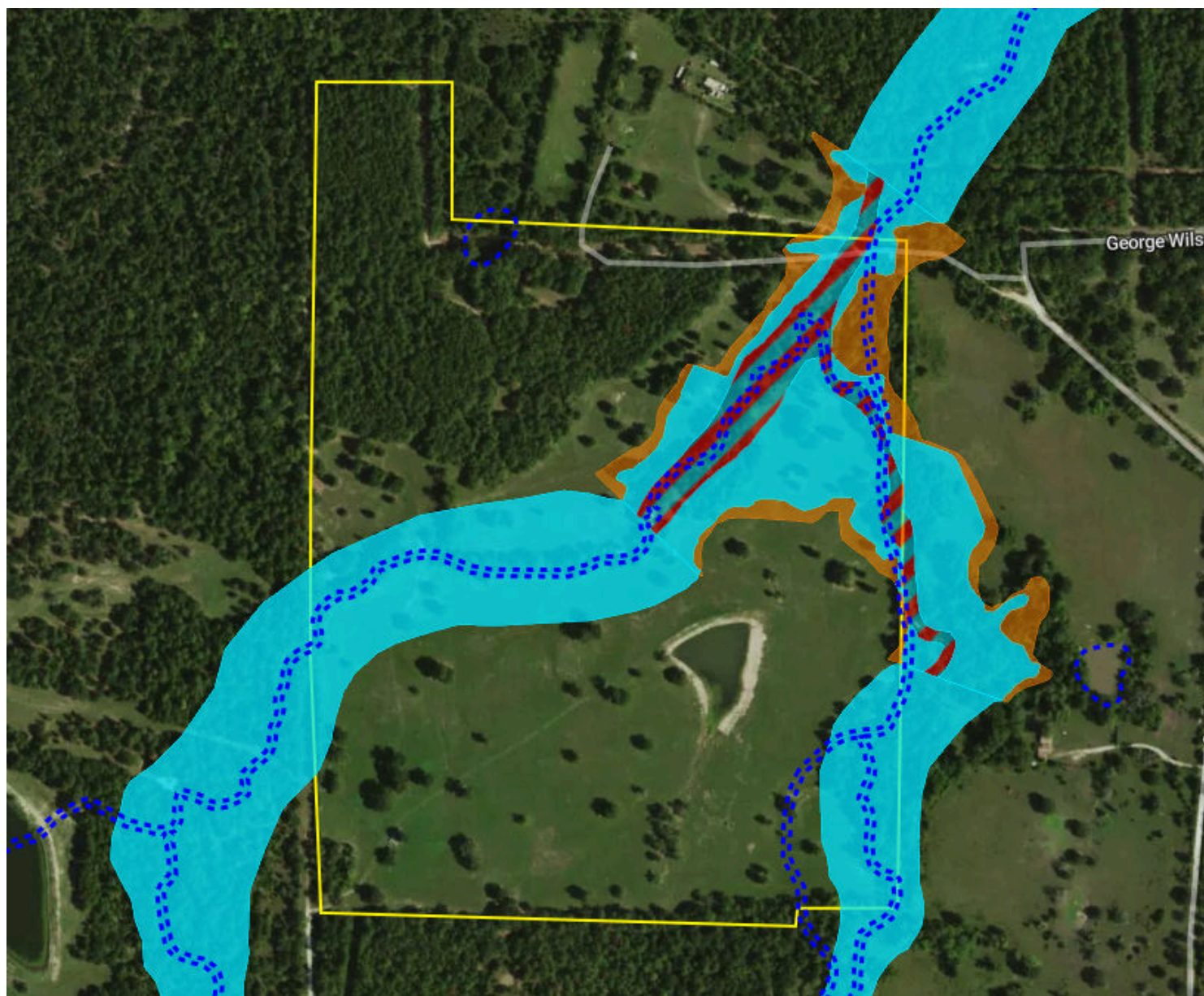
83.3 Acres, 1 Boundary



248.3 feet 291.7 feet

Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 43.3 feet	Min: 248.3 feet	Max: 291.7 feet
		Slope: 2.5%	Min: 0%	Max: 17.7%

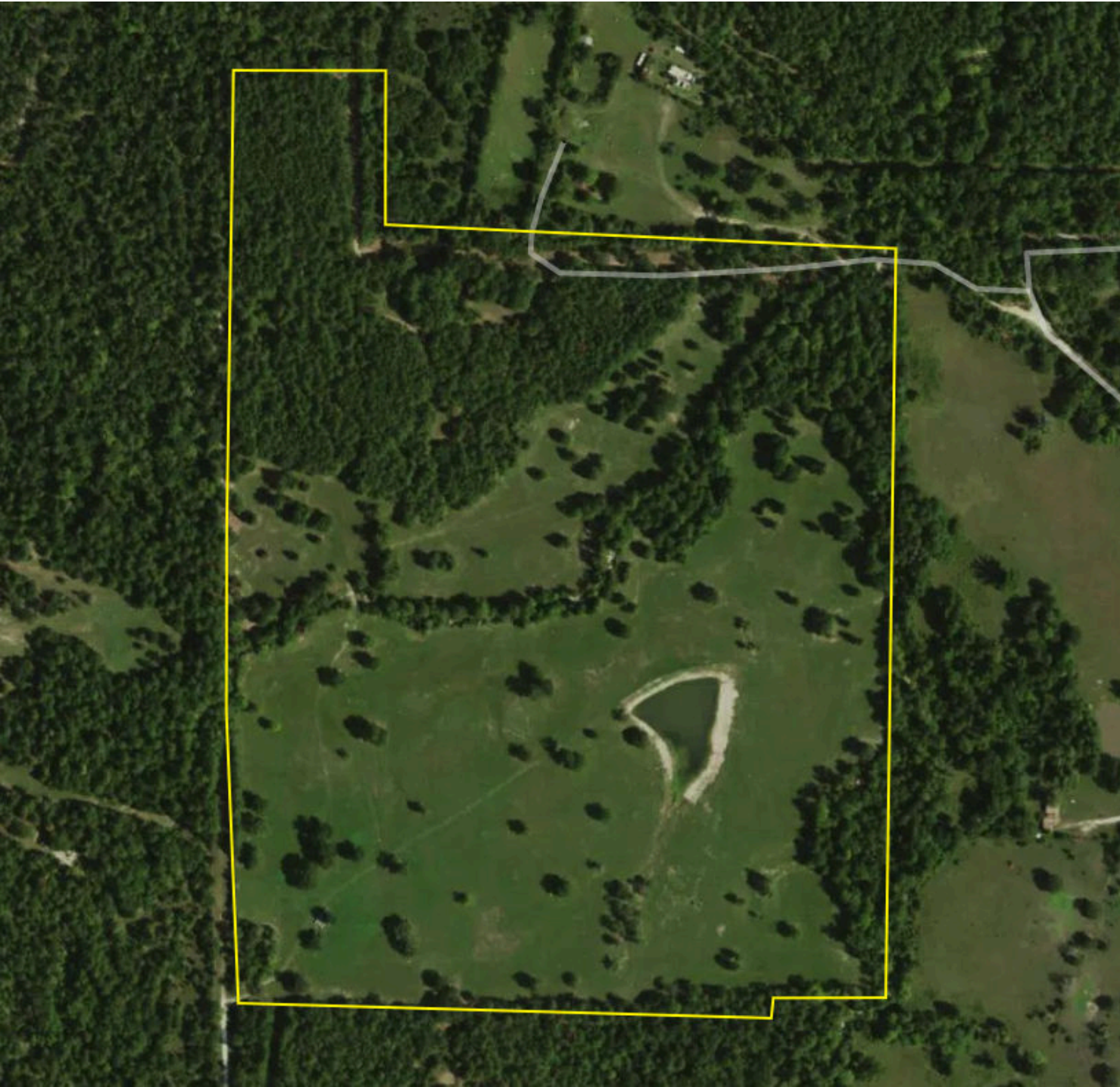





## Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands





Element	Title	Data	Description
	2 +/- acre pond	1.6 Acres	--



Attached Images



83.3 Acres, 1 Boundary

 2 +/- acre pond



Attached Images



83.3 Acres, 1 Boundary

 2 +/- acre pond

