



Price Reduction!

204 +/- Acres, Off of James Cemetery Rd

ROBERTSON COUNTY | FRANKLIN, TX

CLARK
ISENHOUR
Real Estate Services, LLC



Off of James Cemetery Rd, Franklin TX

Robertson County

►► Price: ~~\$1,300,000~~ **\$1,225,000**

►► Land Size: approx. 204+/- AC

- 12 +/- acre marsh/pond for birding or duck hunting
- Camp Creek runs through property
- Abundant wildlife
- Secluded setting off county road
- 2 hours to Downtown Houston; 30 minutes to Bryan
- Elevation change - 50'
- Several building sites on West side of property
- Electrical service in area
- Two points of access via easements off of James Cemetery Road
- Open space exemption
- Franklin ISD



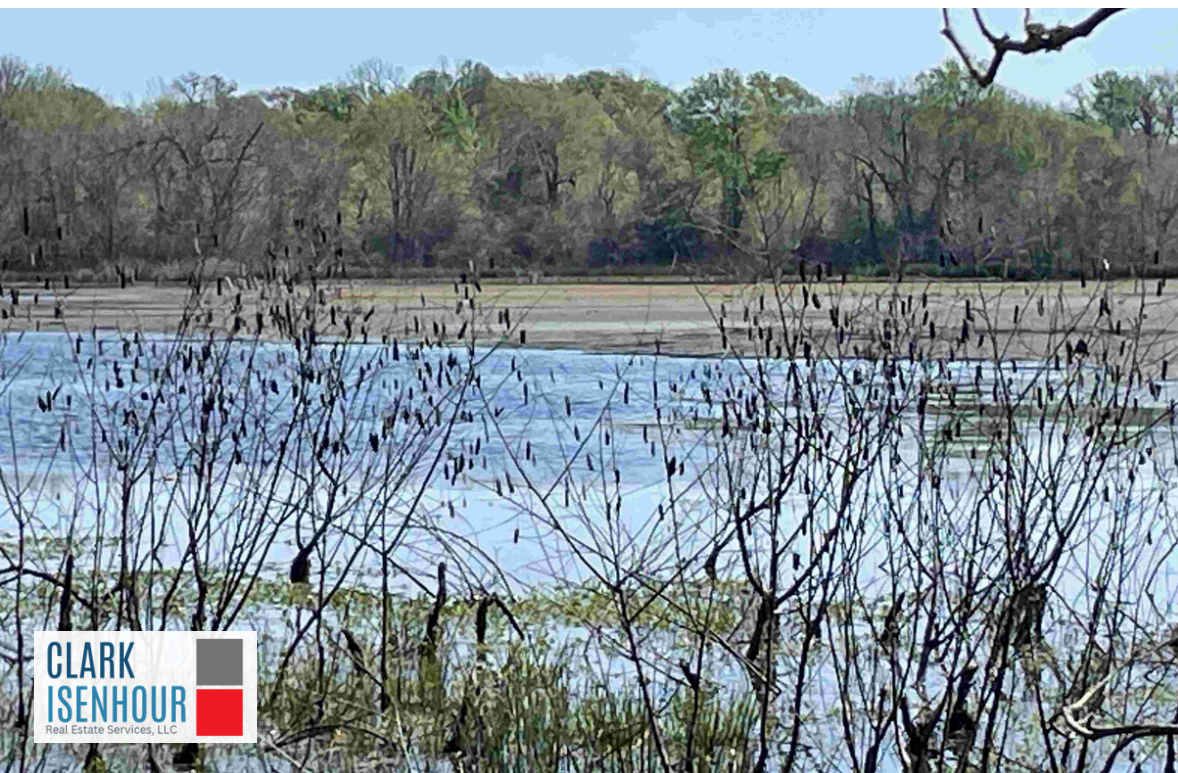


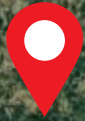
Clark Isenhour is pleased to offer a portion of the Stawnicz Place for sale. This tract of land consists of 204 +/- acres in Southeastern Robertson County. It was formerly used as a private hunting spot for the owner's family and guests. Most recently, the family leased out the pond to a family friend and avid duck hunter who now hunts the pond.

The site is secluded and accessed via two separate easements. One is an all-weather access road and other is unimproved accessway. Both easements provide access to James Cemetery Road, a county gravel road.

Water features include a 12 +/- acre marsh/pond and Camp Creek. We understand from family members that Camp Creek flows continuously.

The property offers a unique blend of recreational options. The diverse habitat supports various species of waterfowl, birds and wildlife. Whitetail deer are abundant on the property.





Bryan/
College Station

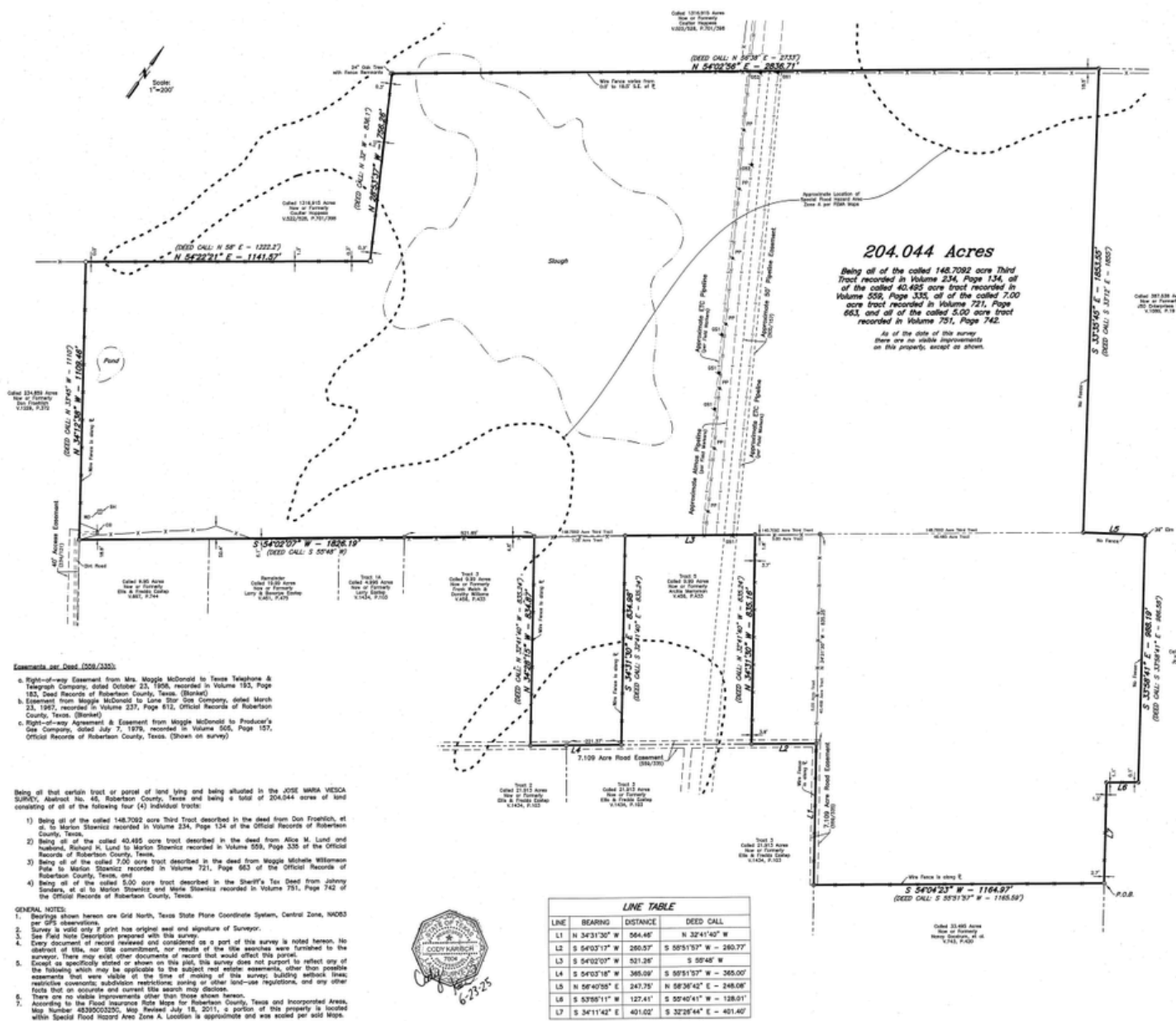
Houston

Driving Directions

From Bryan-College Station: Start at Earl Rudder Freeway (SH 6) and Tabor Road (ST FM HWY 974) and travel NE on ST FM HWY 974 to ST FM HWY 2223; turn left on ST FM HWY 2223 and travel N to OSR (ST HWY); turn right on OSR (ST HWY) and travel NE to ST FM HWY 1940; turn left on ST FM HWY 1940 and travel 4.5 miles to James Cemetery Road (a County Gravel Road); turn right on James Cemetery Road and travel 2.85 miles and easement into property will be on your left.

From Houston: Travel N on IH 45 and exit at OSR (ST HWY); head SW on OSR (ST HWY); continue to ST FM HWY 1940 and turn right on ST FM HWY 1940 and travel 4.5 miles to James Cemetery Road (a County Gravel Road); turn right on James Cemetery Road and travel 2.85 miles and easement into property will be on your left.

Survey



FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOSE MARIA VESCA SURVEY, Abstract No. 45, Robertson County, Texas and being a total of 204.044 acres of land consisting of all of the following four (4) individual tracts:

- 1) Being all of the called 148.7092 acre Third Tract described in the deed from Dan Frohlich, et al. to Marion Slavicek recorded in Volume 234, Page 134 of the Official Records of Robertson County, Texas (O.R.R.C.).
- 2) Being all of the called 40.495 acre tract described in the deed from Alice M. Lund and husband, Richard H. Lund to Marion Slavicek recorded in Volume 559, Page 335 (O.R.R.C.).
- 3) Being all of the called 7.00 acre tract described in the deed from Maggie Michelle Williamson Pate to Marion Slavicek recorded in Volume 721, Page 663 of the Official Records of Robertson County, Texas.
- 4) Being all of the called 5.00 acre tract described in the Sheriff's Tax Deed from Johnny Sanders, et al. to Marion Slavicek and Marie Slavicek recorded in Volume 751, Page 742 (O.R.R.C.).

and being more particularly described by metes and bounds as follows:

BEING: all of a found 1/2-inch iron rod marking the common west corner of this tract described by the called 40.495 acre Slavicek tract, and iron rod also marking the north corner of the called 33.495 acre Gaudin tract and being in the northwest line of the called 387.538 acre JSD Enterprises LP tract recorded in Volume 1088, Page 18 (O.R.R.C.).

THENCE: S 54° 04' 23" W (DEED CALL: S 55° 51' 57" W - 1,165.59) along the common line of this tract and the called 33.495 acre Gaudin tract for a distance of 1,164.97 feet to a found 3/8-inch iron rod marking the most westerly south corner of this tract, said iron rod also marking the west corner of the called 33.495 acre Gaudin tract and being in the northeast line of the called 21.913 acre Elin Corbin Eastep and Freddie Eastep Tract 3 recorded in Volume 1434, Page 103 (O.R.R.C.).

THENCE: along the common line of this tract and the called 21.913 acre Eastep Tract 3 for the following two (2) calls:

- 1) N 34° 31' 30" W (DEED CALL: N 32° 41' 40" W) for a distance of 564.46 feet to a found 3/8-inch iron rod marking an interior corner of this tract, said iron rod also marking the west corner of the called 5.00 acre Slavicek tract, from whence a found 3/8-inch iron rod marking the north corner of the called 5.00 acre Slavicek tract bears N 34° 31' 30" W at a distance of 835.25 feet for reference, and
- 2) S 54° 04' 23" W (DEED CALL: S 55° 51' 57" W - 260.77) for a distance of 260.77 feet to a found 1/2-inch iron pipe marking an interior corner of this tract, said iron pipe also marking the south corner of the called 5.00 acre Slavicek tract and the west corner of the called 9.99 acre Arvika Maryann Tract 5 recorded in Volume 456, Page 433 (O.R.R.C.).

THENCE: along the common line of this tract and the called 9.99 acre Maryann Tract 5 for the following three (3) calls:

- 1) N 34° 31' 30" W (DEED CALL: N 32° 41' 40" W - 835.24) for a distance of 835.16 feet to a found 3/8-inch iron rod marking an interior corner of this tract, said iron rod also marking the west corner of the called 5.00 acre Slavicek tract, from whence a found 3/8-inch iron rod marking the north corner of the called 5.00 acre Slavicek tract, and
- 2) S 54° 02' 07" W (DEED CALL: S 55° 48' 45" W) for a distance of 521.26 feet to a found 3/8-inch iron rod marking an interior corner of this tract, said iron rod also marking the south corner of the called 7.00 acre Slavicek tract, and
- 3) S 54° 31' 30" E (DEED CALL: S 32° 41' 40" E - 835.24) for a distance of 834.98 feet to a found 3/8-inch iron rod marking an exterior corner of this tract, said iron rod also marking the east corner of the called 7.00 acre Slavicek tract, the south corner of the called 9.99 acre Maryann Tract 5 and being in the northwest line of the called 21.913 acre Eastep Tract 3.

THENCE: S 54° 03' 19" W (DEED CALL: S 55° 51' 57" W - 345.00) along the common line of this tract, the called 21.913 acre Eastep Tract 3 and the called 21.913 acre Elin Corbin Eastep and Freddie Eastep Tract 2 recorded in Volume 1434, Page 103 (O.R.R.C.), at 221.37 feet, pass a found 1/2-inch iron rod marking the west corner of the called 21.913 acre Eastep Tract 3, continue for a total distance of 264.09 feet to a found 3/8-inch iron rod marking an exterior corner of this tract, said iron rod also marking the south corner of the called 7.00 acre Slavicek tract and the west corner of the called 9.99 acre Frank Welch and Dorothy Williams Tract 3 recorded in Volume 456, Page 433 (O.R.R.C.).

THENCE: along the common line of this tract, the called 9.99 acre Welch Tract 3, the called 4.999 acre Larry G. Eastep Tract 1A, recorded in Volume 1434, Page 103 (O.R.R.C.), the called 19.99 acre Larry Eastep and Dorothy Eastep remainder tract recorded in Volume 467, Page 475 (O.R.R.C.), and the called 9.99 acre Elin Corbin and Freddie Eastep tract recorded in Volume 667, Page 744 (O.R.R.C.) for the following two (2) calls:

- 1) N 34° 28' 19" W (DEED CALL: N 32° 41' 40" W - 835.24) for a distance of 834.87 feet to a found 1/2-inch iron rod marking an interior corner of this tract, and
- 2) S 54° 02' 07" W (DEED CALL: S 55° 48' 45" W) at 321.65 feet, pass a found 3/8-inch iron rod marking the west corner of the called 5.99 acre Meta Tract 1, continue for a total distance of 1,263.19 feet to a found 1/2-inch iron rod marking the common south corner of this tract and the called 148.7092 acre Slavicek tract, said iron rod also marking the west corner of the called 9.99 acre Eastep tract and being in the northeast line of the called 234.859 acre Dan Alan Frohlich tract recorded in Volume 1228, Page 372 (O.R.R.C.).

THENCE: N 34° 12' 32" W (DEED CALL: N 32° 45' W - 1,110) along the fenced common line of this tract and the called 234.859 acre Frohlich tract for a distance of 1,109.46 feet to a found 1-1/4-inch iron pipe marking the common west corner of this tract described by the called 148.7092 acre Slavicek tract, said iron pipe also marking the north corner of the called 234.859 acre Frohlich tract and being in the fenced southwest line of the 1,316.815 acre Coulter Happiness tract recorded in Volume 522/528, Page 701/708 (O.R.R.C.).

THENCE: generally along the fenced common line of this tract and the called 1,316.815 acre Happiness tract for the following three (3) calls:

- 1) N 54° 22' 24" E (DEED CALL: N 56° E - 1222.2) for a distance of 1,141.57 feet to a wire fence post for corner,
- 2) N 28° 53' 33" W (DEED CALL: N 32° W - 836.1) for a distance of 756.26 feet to a 24-inch oak tree with fence remnants for the most northerly west corner of this tract, and
- 3) N 54° 02' 07" E (DEED CALL: N 54° 58' E - 2,733) branching off the fence for a distance of 2,836.71 feet to a found 4" x 4" concrete monument marking the common north corner of this tract and the called 148.7092 acre Slavicek Tract, said concrete monument also marking the west corner of the called 387.538 acre JSD Enterprises LP tract.

THENCE: along the common line of this tract and the called 387.538 acre JSD Enterprises LP tract for the following five (5) calls:

- 1) S 33° 35' 45" E (DEED CALL: S 33° 12' E - 1,855) for a distance of 1,855.55 feet to a found 4" x 4" concrete monument marking an interior corner of this tract,
- 2) N 56° 40' 55" E (DEED CALL: N 56° 36' 42" E - 248.08) for a distance of 247.75 feet to a found 26-inch iron line marking an exterior corner of this tract, from whence a found 4" x 4" concrete monument bears at the base of said 26-inch iron line,
- 3) S 32° 56' 41" E (DEED CALL: S 32° 12' 00" E - 986.58) for a distance of 986.19 feet to a found 4" x 4" concrete monument marking an interior corner of this tract,
- 4) S 32° 56' 41" E (DEED CALL: S 32° 12' 00" E - 128.61) for a distance of 127.61 feet to a found 4" x 4" concrete monument marking an interior corner of this tract, and
- 5) S 32° 56' 41" E (DEED CALL: S 32° 56' 41" E - 401.40) for a distance of 401.42 feet to the POINT OF BEGINNING and constituting 204.044 acres of land.

LEGEND

- ① - 1/4" Iron Pin Found (20)
- ② - 1/2" Iron Pin Found (20)
- ③ - 3/4" Iron Pin Found (20)
- ④ - 1" Iron Pin Found (20)
- ⑤ - 1-1/4" Iron Pin Found (20)
- ⑥ - 2" Iron Pin Found (20)
- ⑦ - 3" Iron Pin Found (20)
- ⑧ - 4" Iron Pin Found (20)
- ⑨ - 5" Iron Pin Found (20)
- ⑩ - 6" Iron Pin Found (20)
- ⑪ - 7" Iron Pin Found (20)
- ⑫ - 8" Iron Pin Found (20)
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- ② - 100" Iron Pin Found (20)

GENERAL NOTES:

1. Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. Survey is valid only if print has original seal and signature of Surveyor.
3. See Field Note Description prepared with this survey.
4. Every document of record that would affect this survey is noted hereon. No document of title, nor title commitment, nor results of the title searches were furnished to the surveyor. There may be other documents of record that would affect this survey.
5. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following, which may be applicable to adjacent real estate, whether or not possible easements that were visible of this survey, building setback lines, utility easements, or other land-use regulations, and any other facts that on accurate and current title search may disclose.
6. There are no visible improvements hereon.
7. According to the Flood Insurance Rate Maps for Robertson County, Texas and incorporated Areas, No. 4839502120, Map Revised July 10, 2011, a portion of this property is located within Special Flood Hazard Area Zone A. Location is approximate and was scaled per map.

Owner: MARION SLAVICEK and MARIE SLAVICEK

I, Cody Karbach, Registered Professional Land Surveyor No. 7004, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on June 23, 2025.



LINE TABLE			
LINE	BEARING	DISTANCE	DEED CALL
L1	N 34°31'30" W	564.46'	N 32°41'40" W
L2	S 54°03'17" W	260.57'	S 55°51'57" W - 260.77'
L3	S 54°02'07" W	521.26'	S 55°48'45" W
L4	S 54°03'18" W	365.09'	S 55°51'57" W - 365.00'
L5	N 56°40'55" E	247.75'	N 56°36'42" E - 248.08'
L6	S 53°35'45" E	127.61'	S 55°40'41" W - 128.61'
L7	S 34°11'42" E	401.02'	S 32°28'44" E - 401.40'

JAMES CEMETERY ROAD

STANDARD LAND SURVEY

204.044 ACRE TRACT

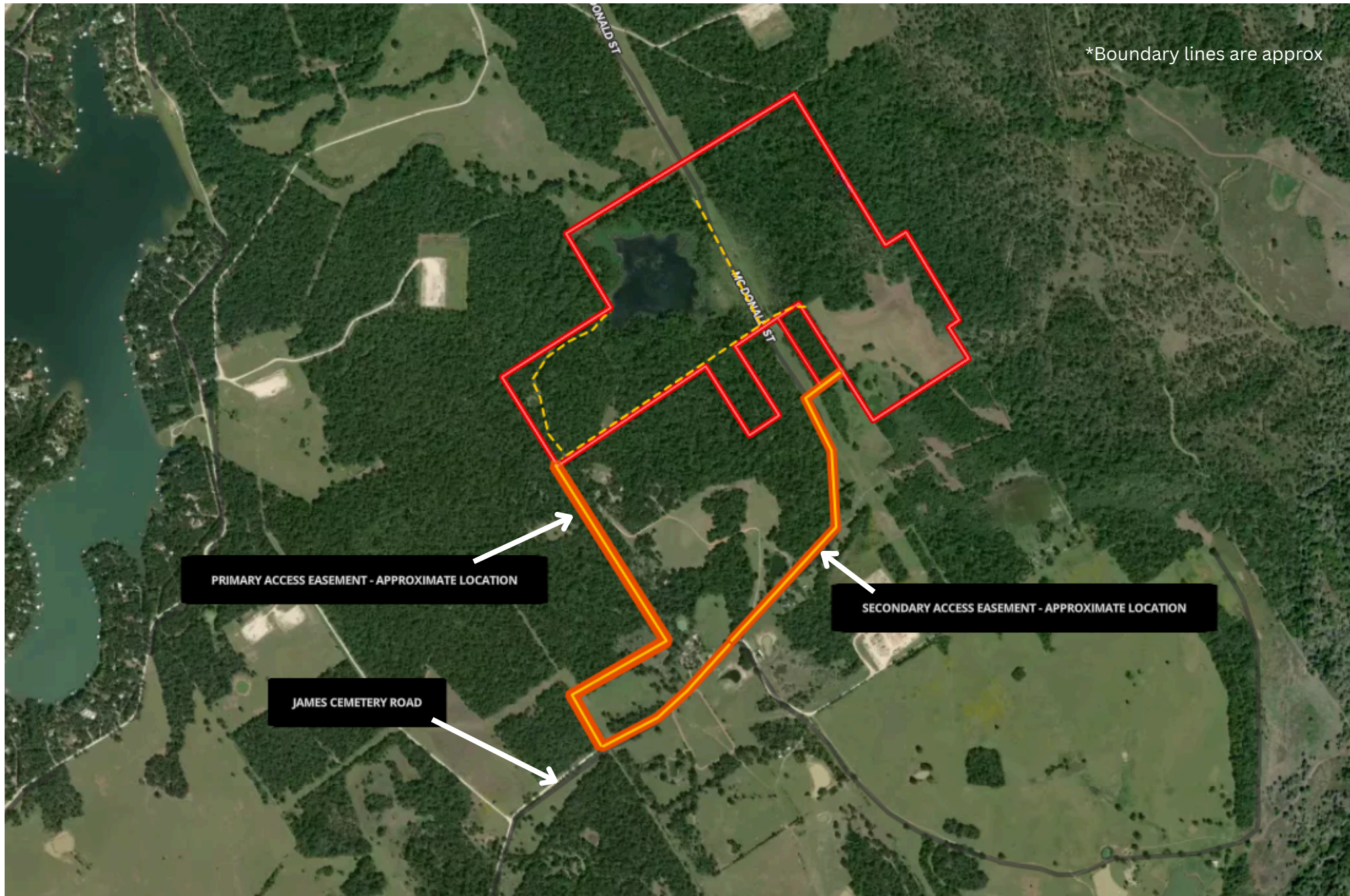
BEING ALL OF THE 148.7092 ACRE THIRD TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 234, PAGE 134 OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS, ALL OF THE CALLED 40.495 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 559, PAGE 335 OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS, ALL OF THE CALLED 7.00 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 721, PAGE 663 OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS, AND ALL OF THE CALLED 5.00 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 751, PAGE 742 OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS.

JOSE MARIA VESCA SURVEY, A-46
ROBERTSON COUNTY, TEXAS
JUNE 23, 2025
SCALE: 1"=200'

Surveyor:
Cody Karbach
Cody Karbach Engineering/Surveying, Inc.
1009 Woodhouse Dr., Suite 100
College Station, Texas 77845
(979) 893-3638

MB

Aerial Map





204 +/- Acres, Off of James Cemetery Rd

ROBERTSON COUNTY | FRANKLIN, TX

for more information about this property, please contact



Matt Bathe

979.268.6840

matt@clarkisenhour.com

www.clarkisenhour.com



Vance Goss

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vance@clarkisenhour.com

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Clark Isenhour Real Estate Services, LLC	8999919	frontdesk@clarkisenhour.com	9792686840
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Josh Isenhour	506325	josh@clarkisenhour.com	9792686840
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Charles Bathe	770632	matt@clarkisenhour.com	9792686840
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date