



BEVERS REAL ESTATE

Serving Central Texas



Price: \$3,459,500
Type: Farm & Ranch / Acreage
Address: 14231 County Road 424
City/County: LYONS, Burleson County
Acreage: ~629 Acres
ID No.: 83743
Listing Name: PATRIOT RANCH
Status: Active

If you're looking for a place to run cattle, hunt, enjoy nature, or build your dream home, Patriot Ranch has it all. This property features more than 10 ponds scattered throughout, over a mile of live creek frontage, 200+ acres of woods with trails cut throughout, abundant wildlife, cross-fenced pastures, a storage barn, and six entrances with an automated solar-powered gate to the main entrance. The wooded areas include live oak and pecan trees while the improved pasture areas feature native grasses. Located only 25 minutes from College Station, 20 minutes from Brenham, and under 90 minutes from Houston, the easy access to this ranch makes it the perfect weekend getaway.

Call Brad Bevers at 936-443-6888



Land Features	Other	Financing
<ul style="list-style-type: none"> County Road Frontage Minerals Conveyed: None Storage Barn Cross-fenced Pastures Multiple Entrances Ponds (10 scattered throughout property) Live Creek 200+ Acres of Wooded Area Improved Pasture Rolling 	<ul style="list-style-type: none"> School District: Somerville ISD Taxes: 	<ul style="list-style-type: none"> Cash Conventional
<p>Directions: Heading north on Hwy 36 out of Somerville, turn right on CR 60 in Lyons. Turn left onto CR 424; the property's main entrance will be on the left. There is no sign on the property. Shown by appointment only.</p>		
<p>No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.</p>		

