

BEVERS REAL ESTATE

Serving Central Texas

Roans Prairie Ranchito



Price: \$499,500 **REDUCED!!**

Type: Farm & Ranch

Address: 10160 Hwy 90 North

City/County: ROANS PRAIRIE, Grimes County

Bed/Bath: 2 Bed, 1 Bath

Size/Acreage: ~1,050 Sq. Ft., ~65 Acres

ID No.: 83671

Listing Name: ROANS PRAIRIE RANCHITO

Status: Active

This is the perfect cattle property with lush green pastures, scattered woods, sparkling pond, pens, and a 3200 sq. ft. equipment barn. An added bonus is a cozy bungalow with central air and heat, metal roof, and front porch. The house is perfect for weekends or retirement and is nestled among a beautiful grove of trees near the pond. This property is located approximately 30 minutes (26 miles) from Bryan/College Station and approximately 1-1/2 hours (85 miles) from Houston.

Call Ken Bevers at 281-685-4050



Improvements	Land Features	Other	Financing
<ul style="list-style-type: none"> 2 Bedrooms 1 Bathroom Approx. 1050 Sq Ft Const. Type: Standard Frame Single Level Floor Wood Exterior Metal Roof Year Built: 1922 Age Range: Over 20 Yrs CHA 3200 Sq Ft Equipment Barn Pens 	<ul style="list-style-type: none"> Maint. Fees: \$0 Paved Road Frontage Minerals Conveyed: None Agricultural Lease Partially Wooded Improved Pasture Mostly Flat Pond 	<ul style="list-style-type: none"> School District: Anderson-Shiro Taxes: \$1,517.84 (qualifies for ag exemption) 	<ul style="list-style-type: none"> Cash Conventional
<p>Directions: From the intersection of State Hwy 30 and State Hwy 90, go north on Hwy 90 approx 1-3/4 miles. Property is on your right with Bevers Real Estate sign on property.</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>			

