



WORTH
COMMERCIAL REAL ESTATE

FOR SALE

979-314-9070



Natural lake



263 Acres on FM 1179, Bryan, TX 77808

4400 OLD COLLEGE ROAD - BRYAN TX 77801

PHONE: 979-314-9070 - FAX: 979-314-9071

www.WORTHCRE.com



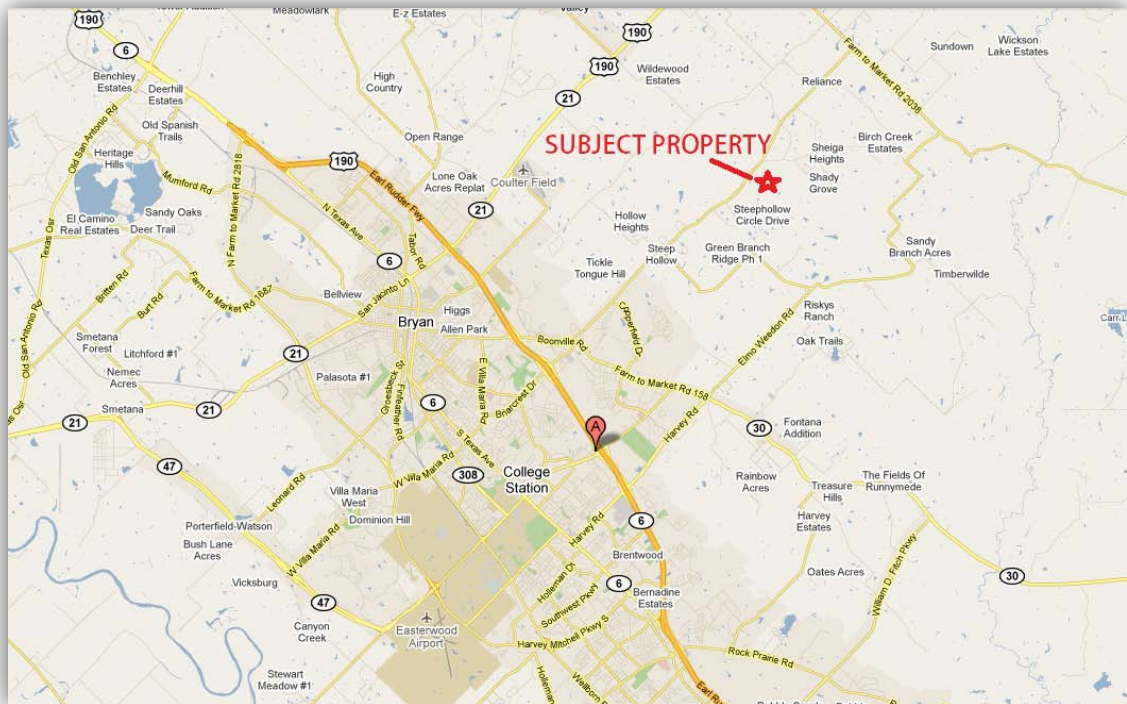
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Property Description

This rare offering includes over 263 acres of land with rolling topography and breathtaking natural pecan orchards 7 miles from Bryan/College Station. Property is well suited for a country home site, recreational ranch, cattle operation, or rural development. Large trees and consistent water allow this property to support an abundance of wild game such as Deer, Dove, and Ducks. Property is located outside of the ETJ and is in the Bryan School District. Property is holding water in multiple locations despite the drought conditions. Unique tract with endless potential.



*Information deemed reliable but not guaranteed, Broker owner. Purchaser should verify all information prior to making any purchase.

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Giant trees



Property Details

Offer Price	\$1,313,685
Price / Acre	\$4,995
Type	Rural Improv/Unimprov
City	Bryan
County	Brazos
Zoning	None
Lot Size	263 acres (per CAD)

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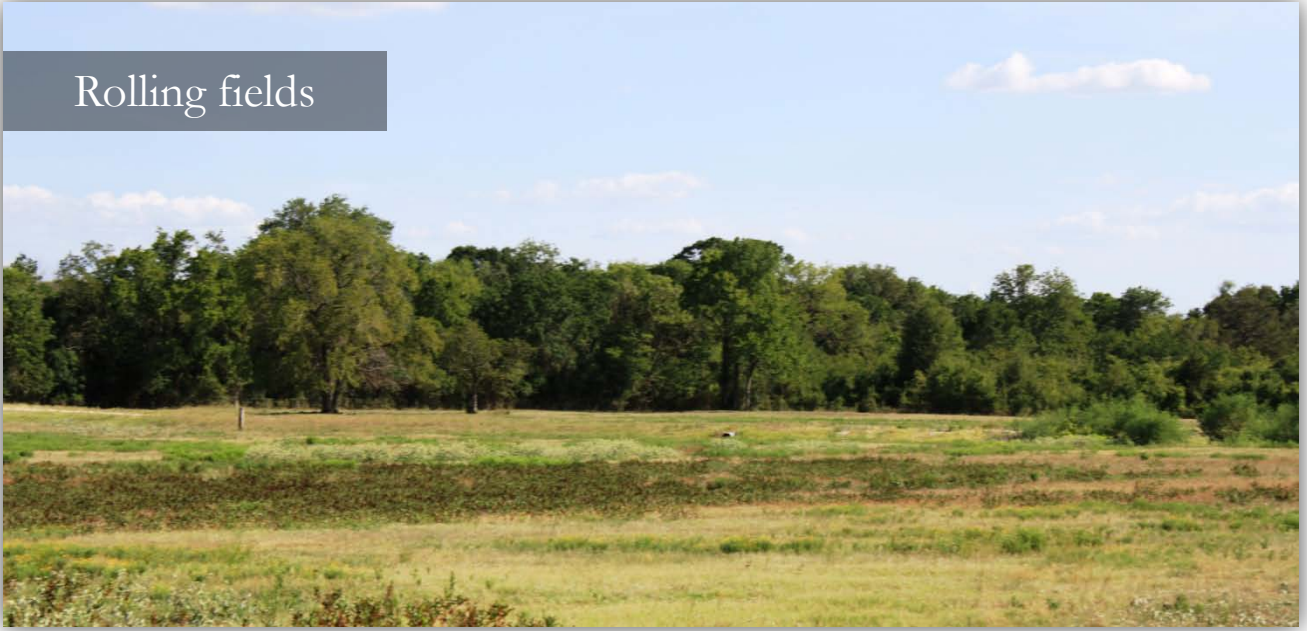


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Rolling fields



Open pastures



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Natural pecan orchards

FOR ADDITIONAL INFORMATION ON THIS PROPERTY CALL

979-314-9070

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