



# Bremond Oaks Ranch

TBD FM 1373, Bremond, TX

65 Acres

**\$450,000**



## MATURE OAKS

This gentleman's ranch offers an idyllic setting among mature post oaks with gorgeous sunset views. Outside the city yet accessible in a growing area, you can escape here for as long as you need.

This beautiful, grassy property is dotted with mature post oak trees. Native and improved grasses, several species of wildflowers, and a wide stand of oak canopy create a vivid green pastoral setting and plenty of grazing for horses or cattle. Woven into the partially improved pasture is a thriving population of native grasses and forbs, providing habitat for small mammals, songbirds, and raptors, as well as food for deer and feral hogs.

There is a slight rise 500 feet inside the gate that would make an impressive homesite near the ~1-acre pond. The sunsets to the west are glimpsed over tall trees along the western fence line, which doubles as a natural privacy fence. The Bremond fine sandy loam soil is well-drained but holds enough soil moisture and nutrients for intense grazing and light farming. There is no flood plain and no deed restrictions. The property has a barbed-wire boundary fence in fair condition. Seller believes there is a water line along FM 1373.

White-tailed deer and feral hog tracks were observed on the property, along with songbirds, small mammals, and multiple species of birds of prey. The pond is suitable for fish stocking and management and could likely be expanded.

The bustling amenities of Waco are just 45 miles northwest. College Station, home to Texas A&M University's 70,000+ student population and enormous economic growth, is a quick 50-minute drive down Highway 6.

The property has a 1-d-1 Open Space Agricultural Valuation. 2020 total tax: \$163.06

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**Craig Bowen**

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**(512) 571-4305**



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## TREES

Post Oak

Mesquite

## GRASSES

Native  
and  
Improved

## SHRUBS

Native

## WATER

1 Pond

## WILDLIFE

Whitetail Deer  
Feral Hogs  
Small Mammals  
Songbirds

## UTILITIES

Electricity and a water line  
available at road  
(no tap or confirmed  
availability)

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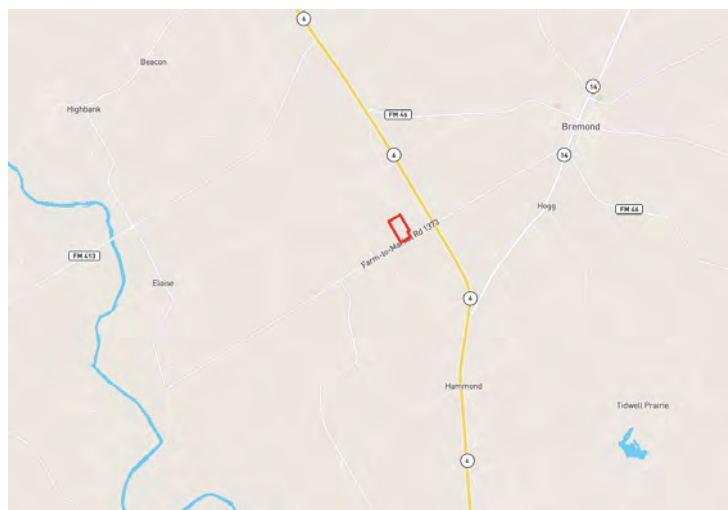
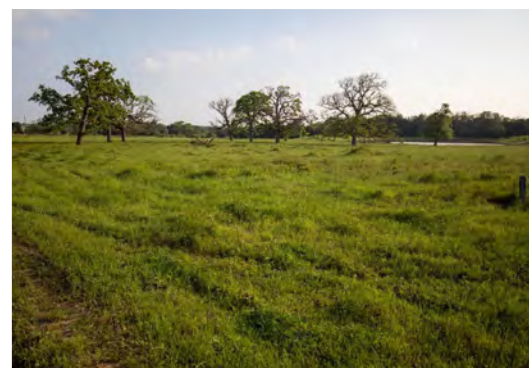
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## LOCATION

Robertson County

4 miles to Bremond

45 minutes to Waco

50 minutes to College Station

45 Minutes to downtown Austin

## DIRECTIONS

From Bremond, head south on Commerce St turning right onto FM1373 W / W San Saba. In 3.5 miles the property will be on the right.

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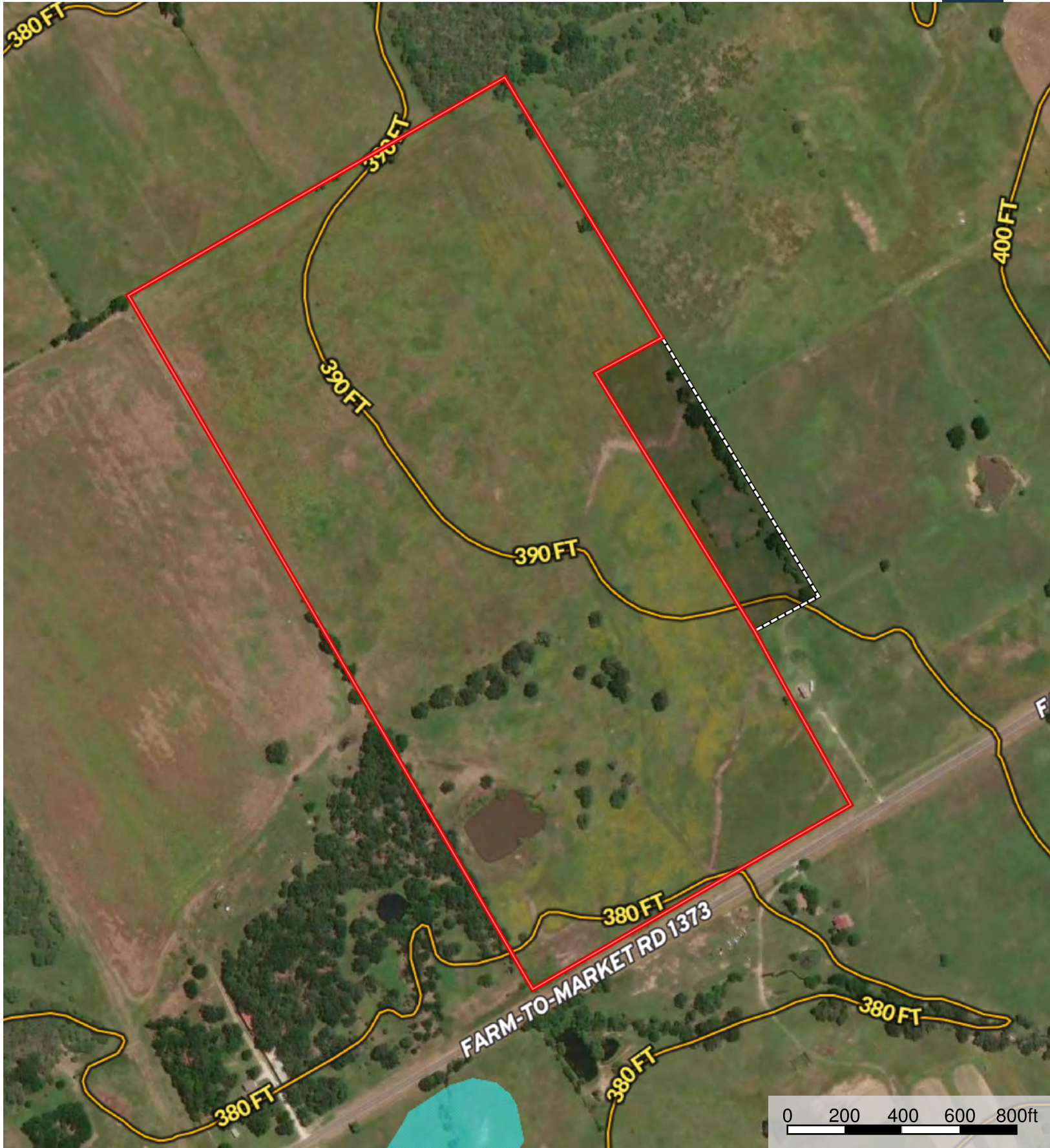
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- Sold to Neighbor
- Subject Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



TBD FM 1373, Bremond  
Robertson County, Texas, 65 AC +/-



Sold to Neighbor  
 Subject Boundary