



Pleasant Grove

TBD County Road 330, Rosebud, TX 76570

13, 70, or 83 Acres

\$199,000 - \$750,000



IMPROVED PASTURES

COUNTY ROAD FRONTAGE

THREE PONDS

The entire farm has tons of grass, three ponds, and huge post oaks. With over 1,150 feet of road frontage, there is outstanding potential as a recreational homestead and long-term investment tract. There are three potential homesites, two near ponds and one in a beautiful post oak grove on a small hill.

83 acres of beautiful Brazos River Valley agricultural land with scattered post oak trees and prolific well-maintained bermudagrass. There is a low post oak-covered hill on the south side of the property which holds large native deer and other wildlife. The loamy sand indicative of this part of Falls County and the western part of the Brazos Valley is well-drained and exhibits extremely productive grass growth. The 13-acre offering has one small stock pond fed by overland watershed. The remaining acreage has one large pond that could be stocked and maintained as a private fishing pond, and one spring-fed stock pond that the owners have never seen dry.

The 83 acres is perimeter fenced and has an agricultural tax valuation. 2020 taxes were \$210. Electricity runs along the county road, and a water well and septic are needed. Some mineral rights are negotiable.

13 Acres - \$199,000

70 Acres - \$595,000

83 Acres - \$750,000

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Craig Bowen

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LOCATION

40 miles to Waco, 55 miles to College Station, 95 miles to Austin, 135 miles to DFW, 150 miles to Houston.

DIRECTIONS

Take Hwy 77 to Rosebud, head east on FM 1048, continue straight onto CR 330 in Pleasant Grove. The property is on the right in 1.2 miles.

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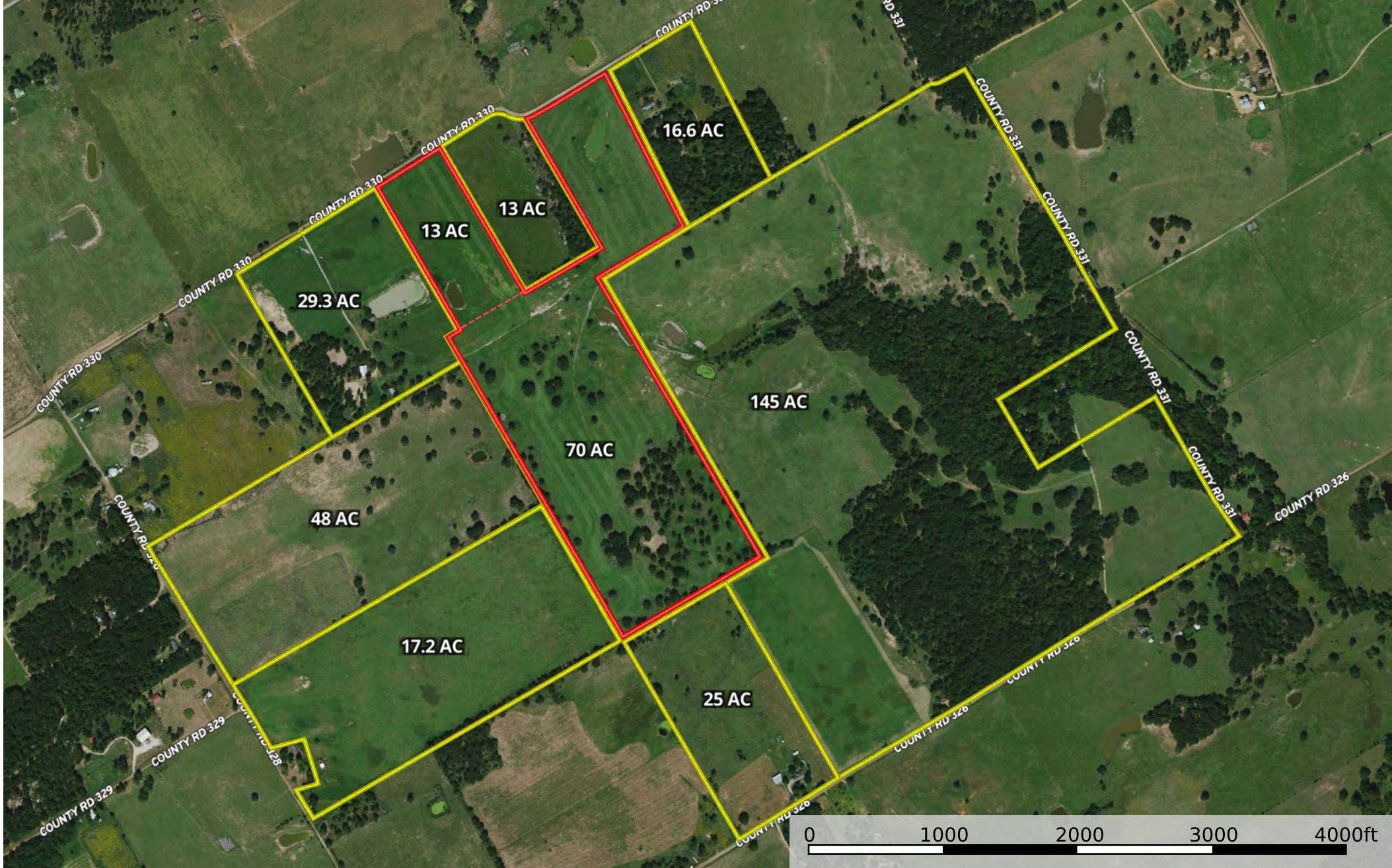
Boundary - - - - Division

Pleasant Grove - 13, 70, or 83 Acres
Falls County, Texas, 83 AC +/-



- Boundary
- Division
- Stream, Intermittent
- River/Creek
- Water Body

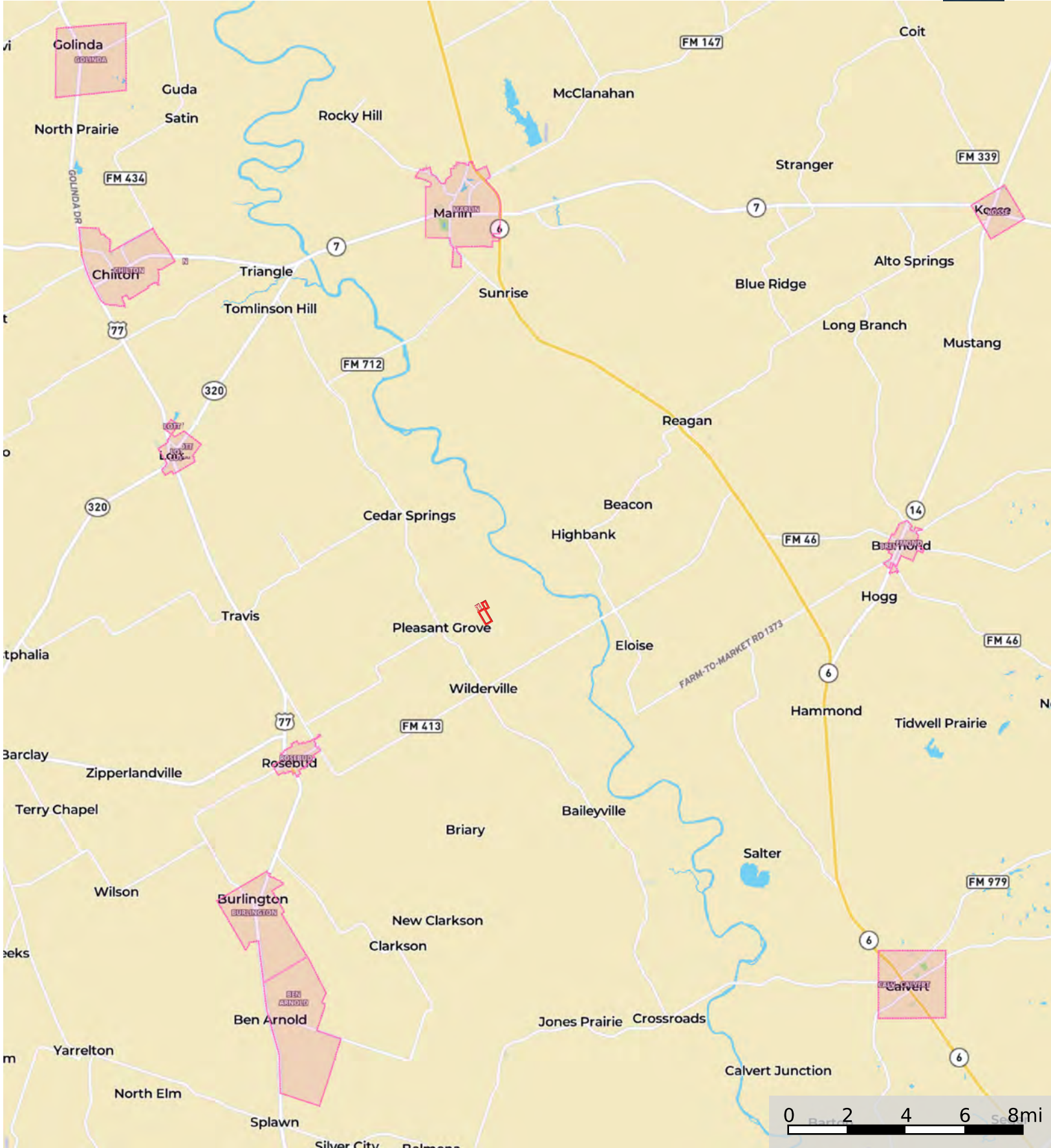
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Neighbor Boundary Division

Pleasant Grove - 13, 70, or 83 Acres

Falls County, Texas, 83 AC +/-



GB - 13 Acres C White - 70 Acres