



Pleasant Grove 70

TBD County Road 330, Rosebud, TX 76570

70 Acres

\$595,000



IMPROVED PASTURES

COUNTY ROAD FRONTAGE

TWO PONDS

This farm has tons of grass, two ponds, and huge post oaks. With over 600 feet of road frontage, there is outstanding potential as a recreational homestead and long-term investment tract. The post oak grove on the southern portion of the property would make a lovely west-facing homesite with a view.

70 acres of beautiful Brazos River Valley agricultural land. Scattered post oak trees, prolific well-maintained bermudagrass, and two ponds. 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. There is 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 fully fenced property has an agricultural tax valuation. 2020 taxes were \$190. Electricity runs along the county road, and a water well and septic are needed. Some mineral rights are negotiable.

ADDITIONAL ACREAGE AVAILABLE – The adjacent 13 acres with a pond and homesite is also available.

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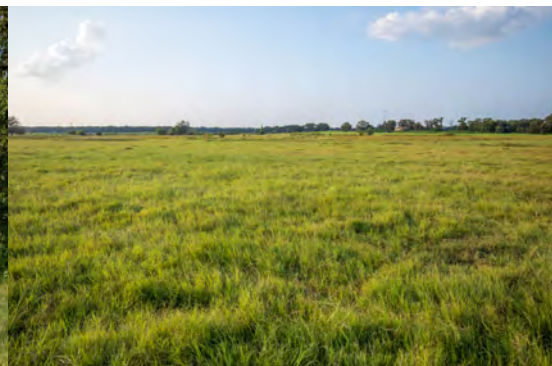


Craig Bowen

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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 which turns into CR 330 in Pleasant Grove. The property is on the right in 1.4 miles.

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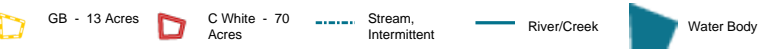
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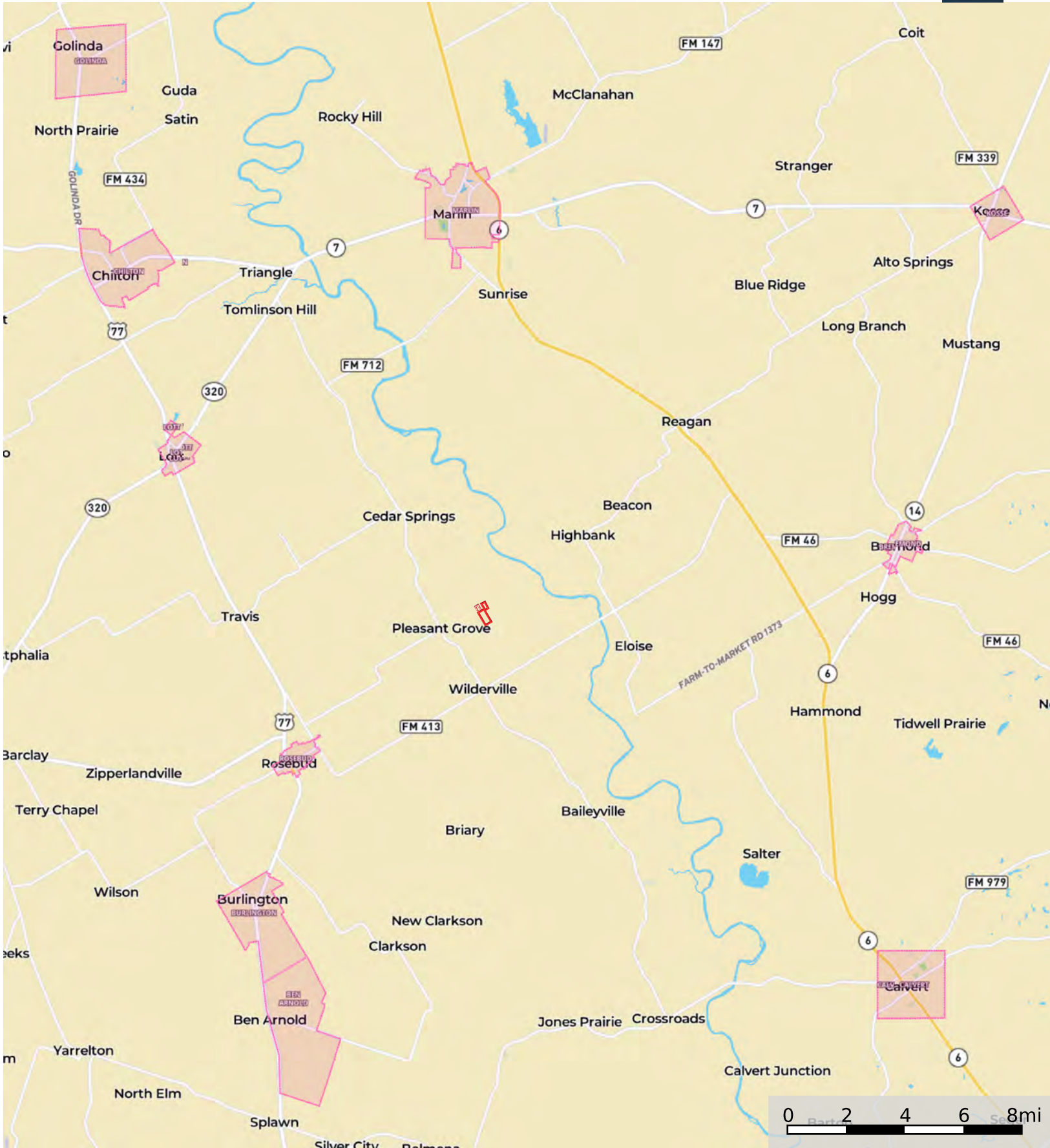


GB - 13 Acres C White - 70 Acres



Pleasant Grove - 13, 70, or 83 Acres

Falls County, Texas, 83 AC +/-



GB - 13 Acres C White - 70 Acres