



Rolling Meadows Ranch

TBD E Main St, Troy, TX 76579

233.445 Acres

\$4,320,000



PARTIAL CITY LIMITS

3,900 FT. ROAD FRONTAGE

LONG-RANGE VIEWS

A unique development tract or investment property with road frontage on over 80% of the perimeter boundary including 3,900 feet of frontage on FM 935 (E. Main St). Approximately 42 acres along the western boundary are inside the city limits of Troy. This site has great long-range views, rolling topography, minimal floodplain and is located just 0.8 miles from I-35 and 9 miles to Temple making this property very attractive to the developer and investor.

This Blackland Prairie site has deep productive soils with the dominant soil types being Austin Silty Clay and Houston Black Clay. The owner has been utilizing the property primarily for hay production and has produced over 1,300 round bales in 2021 in two cuts. The grass is a mixture of improved grasses such as Haygrazer and Coastal Bermuda. Approximately 70 acres has also been under cultivation with various row crops. The rolling topography has over 100 feet of elevation change with the highpoint being in the southwest corner then gently sloping towards the northeast. There is a small riparian area in the NE corner which has a wet-weather creek, mature trees, and approximately 5 acres of floodplain. Along the multiple drainages, there are 4 ponds that appear to be permanent water sources with a couple others that hold water temporarily. Trees observed on the property include American Elm, Cottonwood, Ash, Hackberry, Black Willow and Cedar Elm.

The property has 3,900 feet of frontage on FM 935 (Main St.), 6,200 feet of frontage on Turkey Road and Lower Troy Road and is less than 0.5 mile from FM 935. There is barb-wire fencing along the perimeter ranging from good to poor shape. Other vertical improvements include grain silos, storage buildings, a good set of pipe cattle pens, truck scale, and office which are in a 10-acre area that could be removed from the sale. Approximately 42 acres along the western boundary are located inside the city limits of Troy, which should make future annexation easier. The City of Troy and Little Elm Valley WSC are the water providers. Agricultural tax valuation. Mineral rights are negotiable.

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John Melnar

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TREES

American Elm
Cottonwood
Ash
Hackberry
Black Willow
Cedar Elm

GRASSES

Haygrazer
Coastal Bermuda

SHRUBS

Minimal

WATER

Four ponds
Seasonal creek

WILDLIFE

Whitetail deer
Hogs
Dove
Turkey
Songbirds
Small mammals

UTILITIES

Electricity available
City water & Elm Valley water
lines available

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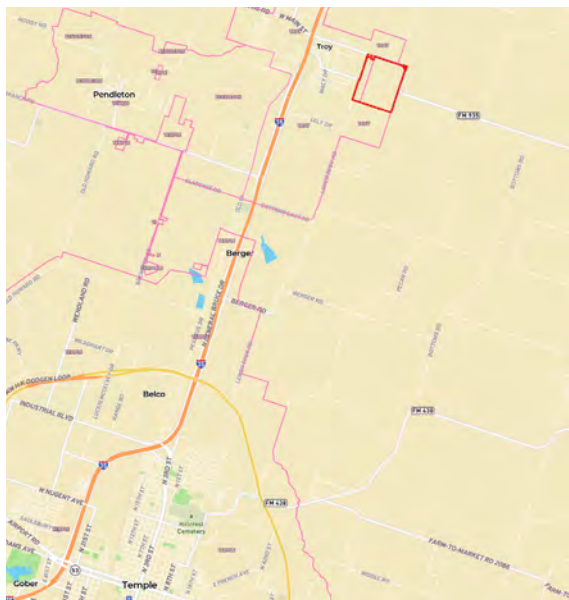


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LOCATION

Bell County. 0.8 miles to I-35, 9 miles to Temple, 29 miles to Waco, 76 miles to downtown Austin, 12 miles to Draughton-Miller Regional Airport, and 81 miles to Austin-Bergstrom International Airport.

DIRECTIONS

From I-35 in Troy, take FM 935 east .8 miles, property on the right, continue to main entrance at the intersection of FM 935 and Turkey Rd.

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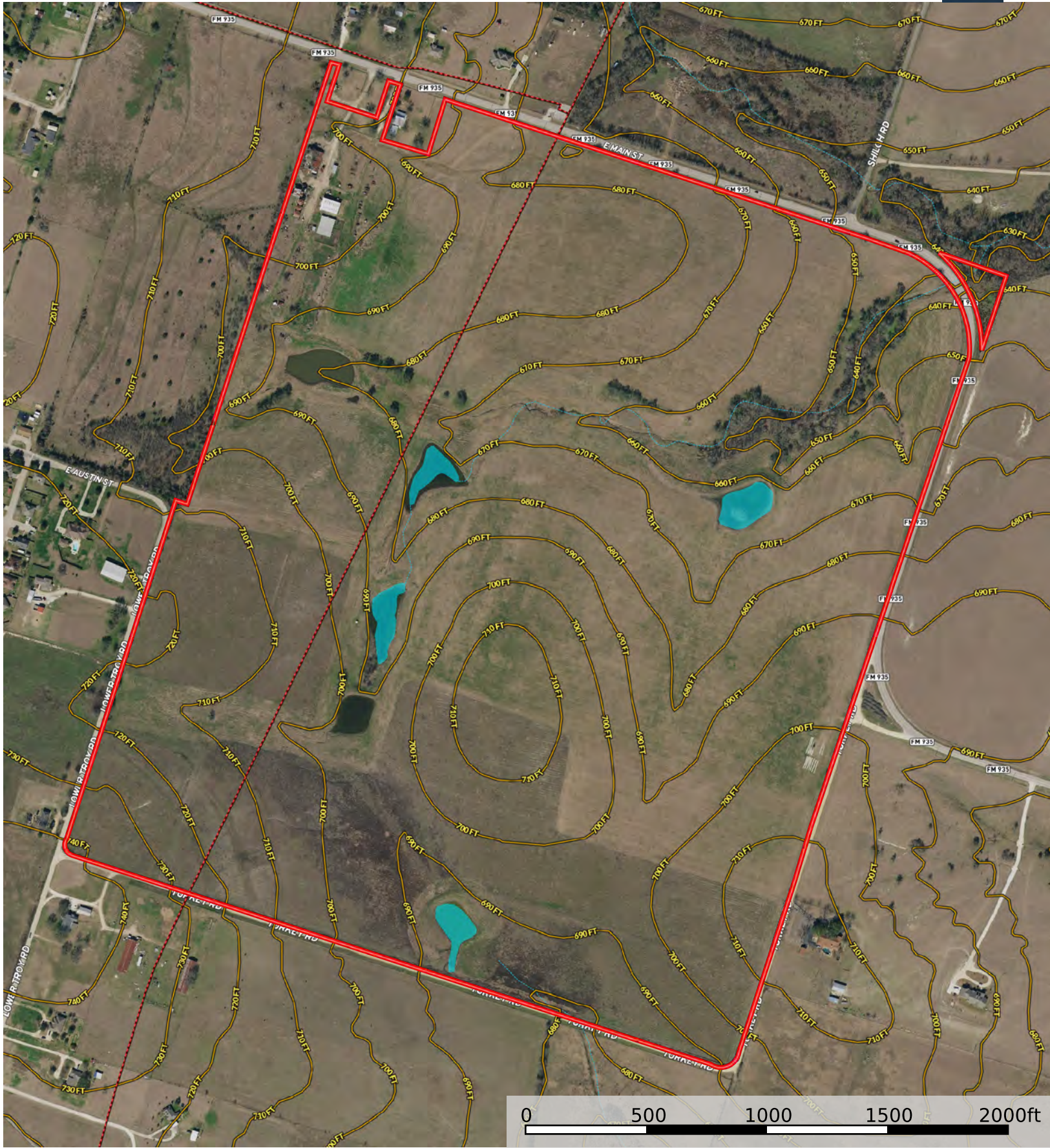
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 Boundary



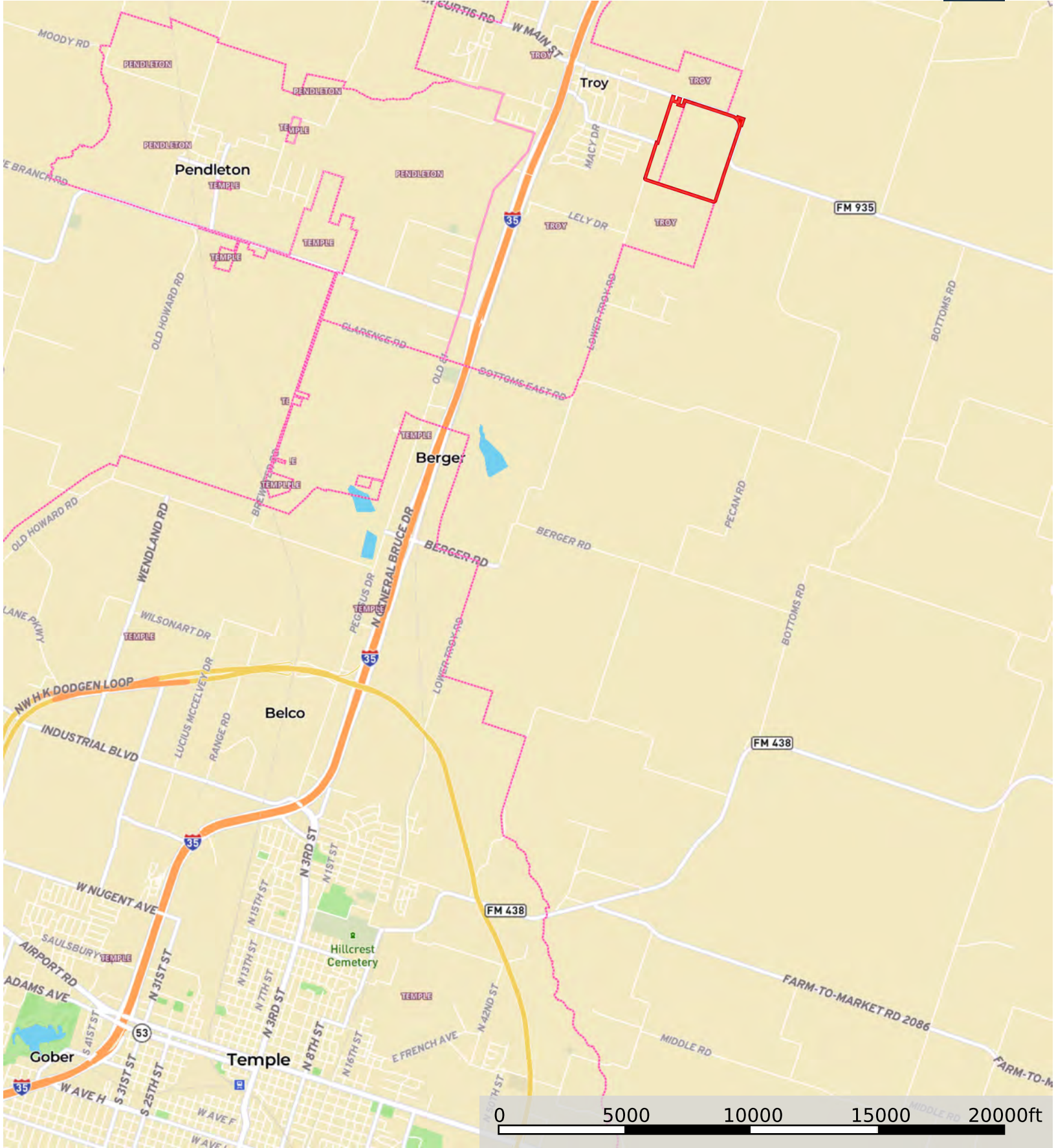
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included
- Stream, Intermittent
- River/Creek
- Water Body



Boundary Stream, Intermittent River/Creek Water Body Crude Oil Natural Gas Other




Boundary Neighbor



 Boundary



 Boundary

 Available 90 Acres