



Morrison Meadow Farm

TBD Turkey Rd, Troy, TX 76579 (Tract D)

45 Acres

\$899,950



HAY PRODUCTION

Escape the city life but still be close enough to take advantage of its conveniences. Come build a home on this conveniently located and unrestricted 45 acres. Raise your family, animals, and/or crops all in the same place. This site has great long-range views, rolling topography, and no floodplain. Located just 2 miles from I-35 and 10 miles to Temple.

UNRESTRICTED

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 for hay production and has produced over 200 round bales in 2021 in two cuts. The grass is a mixture of improved grasses such as Haygrazer and Coastal Bermuda. The rolling topography has over 50 feet of elevation change with the highpoint being in the northwest corner then gently sloping towards the east. On the east boundary, there is an area that holds water regularly and could be improved to hold water permanently.

CLOSE TO TOWN

The property has 340 feet of frontage on Turkey Road and is less than half a mile from FM 935. There is five-strand barbwire fencing along the perimeter except the southern boundary. Electrical supply is located nearby on three sides. Little Elm Valley WSC is the water provider. There is an existing water line on Turkey Rd., but it will need to be extended to reach the property. Agricultural tax valuation. Mineral rights are negotiable.

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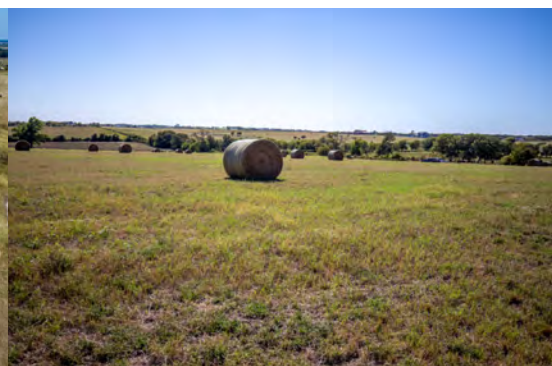


John Melnar

Broker / Owner

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LOCATION

Bell County. 2 miles to I-35, 10 miles to Temple, 30 miles to Waco, 77 miles to downtown Austin, 13 miles to Draughon-Miller Regional Airport, and 82 miles to Austin-Bergstrom International Airport.

DIRECTIONS

From I-35 in Troy, take FM 935 east 1.6 miles, then veer left onto Turkey Rd, follow to 90-degree turn, gate on left.

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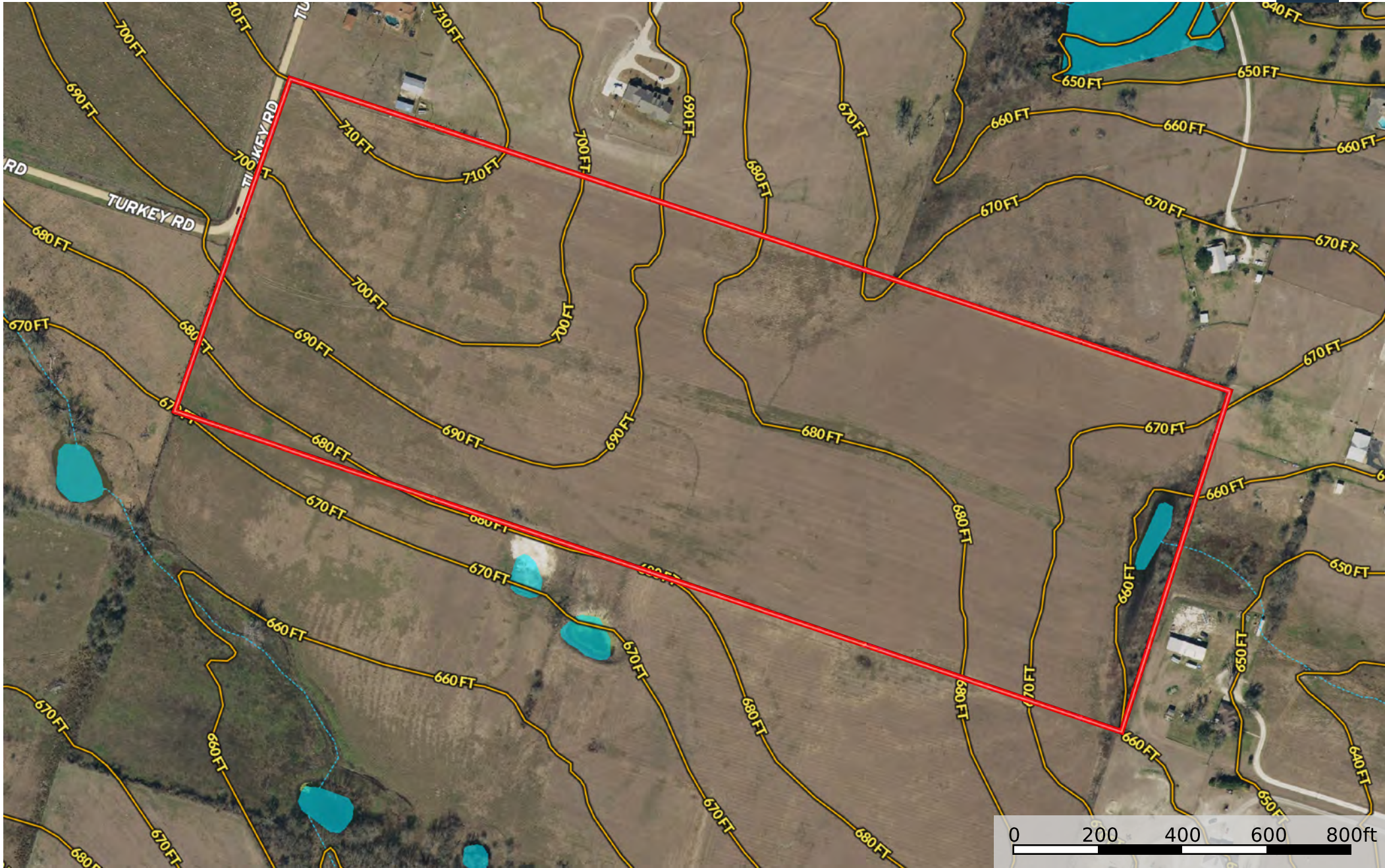
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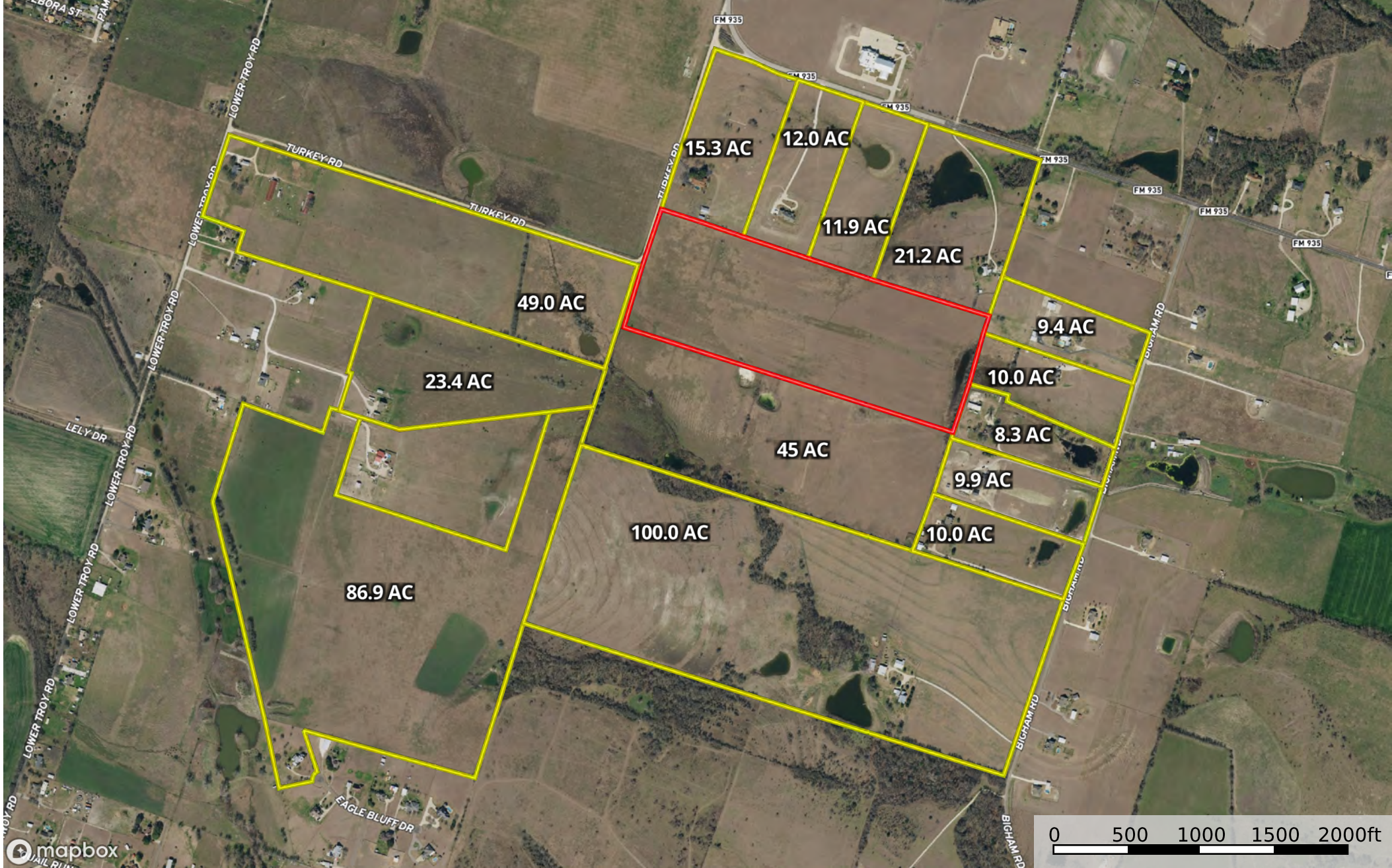


 Boundary

TBD Turkey Rd, Troy, TX 76579 (Tract D)
Bell County, Texas, 45 AC +/-



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



Boundary Neighbor

TBD Turkey Rd, Troy, TX 76579 (Tract D)
Bell County, Texas, 45 AC +/-



 Boundary