



Little Brazos Ranch

TBD County Road 249, Kosse, TX 76653

200 Acres

\$1,299,950



CREEKS & PONDS

An affordable combination recreational and ag property conveniently located 1 hour from Waco, Temple, and Bryan/College Station and 2 hours from Austin and DFW. The Little Brazos River and Sulfur Creek provide an incredible hardwood bottom that is a haven for wildlife and would be perfect for the avid bowhunter. The property is cross fenced into 4 pastures, has 2 reliable ponds, a 35 x 45 ft. barn with county water and electricity. All this comes at a price per acre that has lots of room for appreciation in this rapidly growing market.

BARN & UTILITIES

The property has 3 distinct habitats, a 60-acre upland area, a savannah-like transition zone, and the hardwood bottom along the creek and river. The upland area along the county road frontage was previously used for hay production but in most recent years has been used for cattle grazing. The transition zone slopes downward from the upland area and has two ponds, many large Live Oaks and Post Oaks, and pockets of open area. The hardwood bottom is a closed canopy woodland with most of the mature trees being over 50 ft. in height.

CLOSE TO TOWN

The Little Brazos River makes up a large portion of the western boundary. There is approximately 3,500 feet of frontage on the Little Brazos. Since the property is near the headwaters, the river is best described as a wet-weather creek but appears to hold pockets of water for long periods of time. Sulfur Creek also traverses the northern part of the property in an east to west fashion. There are two ponds with the larger being .75 acres and the smaller one being .25 acres. The bigger pond is full of bluegill and bass for the kids.

Located midway along the eastern boundary is a 35 x 45 ft. metal barn with electricity and county water. The barn has a dirt floor but is set on a concrete beam around the perimeter. An RV could be parked in the barn for temporary lodging or used for equipment and UTV storage. The property has perimeter and cross fencing in fair to good condition. A portion of the mineral estate may be available, subject to negotiation. The property is qualified under the Agricultural Valuation and the estimated annual taxes are around \$650.

Copyright 2022 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Realtor® - Land Specialist

john@grandlandco.com

(512) 497-8284



Little Brazos Ranch

TBD County Road 249, Kosse, TX 76653

200 Acres

\$1,299,950



TREES

Live Oak, Post Oak, Water Oak,
American Elm, Cedar Elm, Ash,
Pecan, Eastern Red Cedar,
Honey Locust, Mesquite,
Hackberry, Osage Orange,
Black Willow, Gum Bumelia

GRASSES

Coastal Bermuda
Texas Wintergrass
Silver Bluestem
King Ranch Bluestem
Wild Rye
Three Awn

SHRUBS

American Beautyberry,
Winged Elm, Frostweed,
Woolly Croton, Broomweed,
Western Ragweed,
Green Briar, Dewberry

WATER

Little Brazos River frontage
Sulfur Creek
Two ponds

WILDLIFE

Whitetail deer
Hogs
Dove
Turkey
Bass, Bluegill

UTILITIES

Electricity
County water

Copyright 2022 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

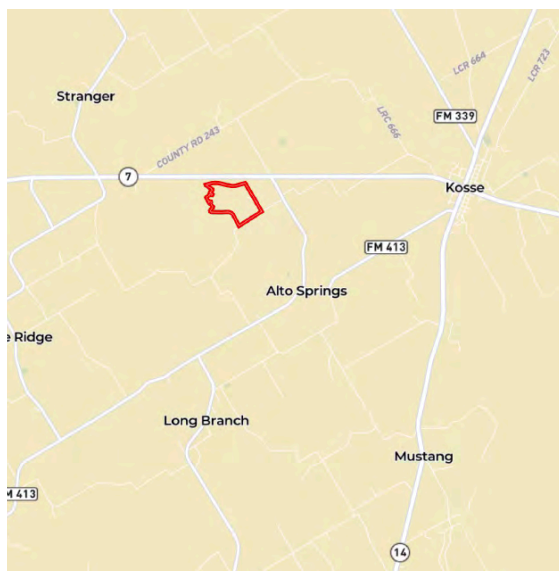


John Melnar

Realtor® - Land Specialist

john@grandlandco.com

(512) 497-8284



LOCATION

Falls County, Marlin ISD

3.5 Miles to Kosse, 14 miles to Marlin, 42 miles to Waco,
51 miles to Temple, 54 miles to B/CS, and 120 miles to
Austin and DFW.

DIRECTIONS

From Kosse, head west on Hwy 7 for 2.8 miles, turn left
on FM.2745, go 0.3 miles, turn right on CR 249, go 0.3
miles to gate.

Copyright 2022 Grand Land Realty, LLC
The material contained in this document is
based in part upon information furnished to
Grand Land Realty, LLC. by sources deemed
to be reliable. The information is believed to
be accurate in all material respects, but no
representation or warranty, expressed, or
implied, as to list accuracy or completeness
is made by any party. Recipients should
conduct their own investigation and analysis
of the information described herein.

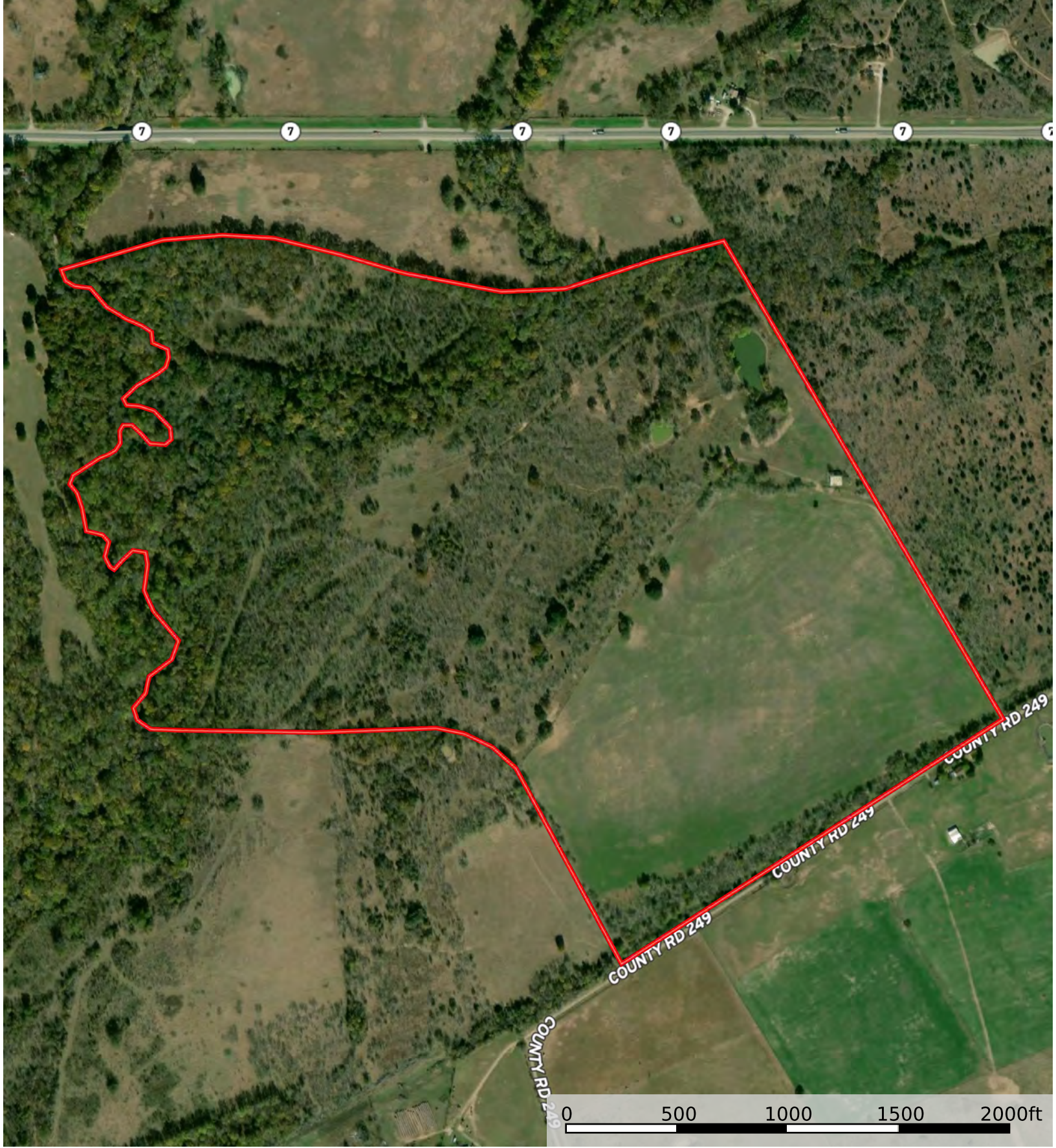



John Melnar

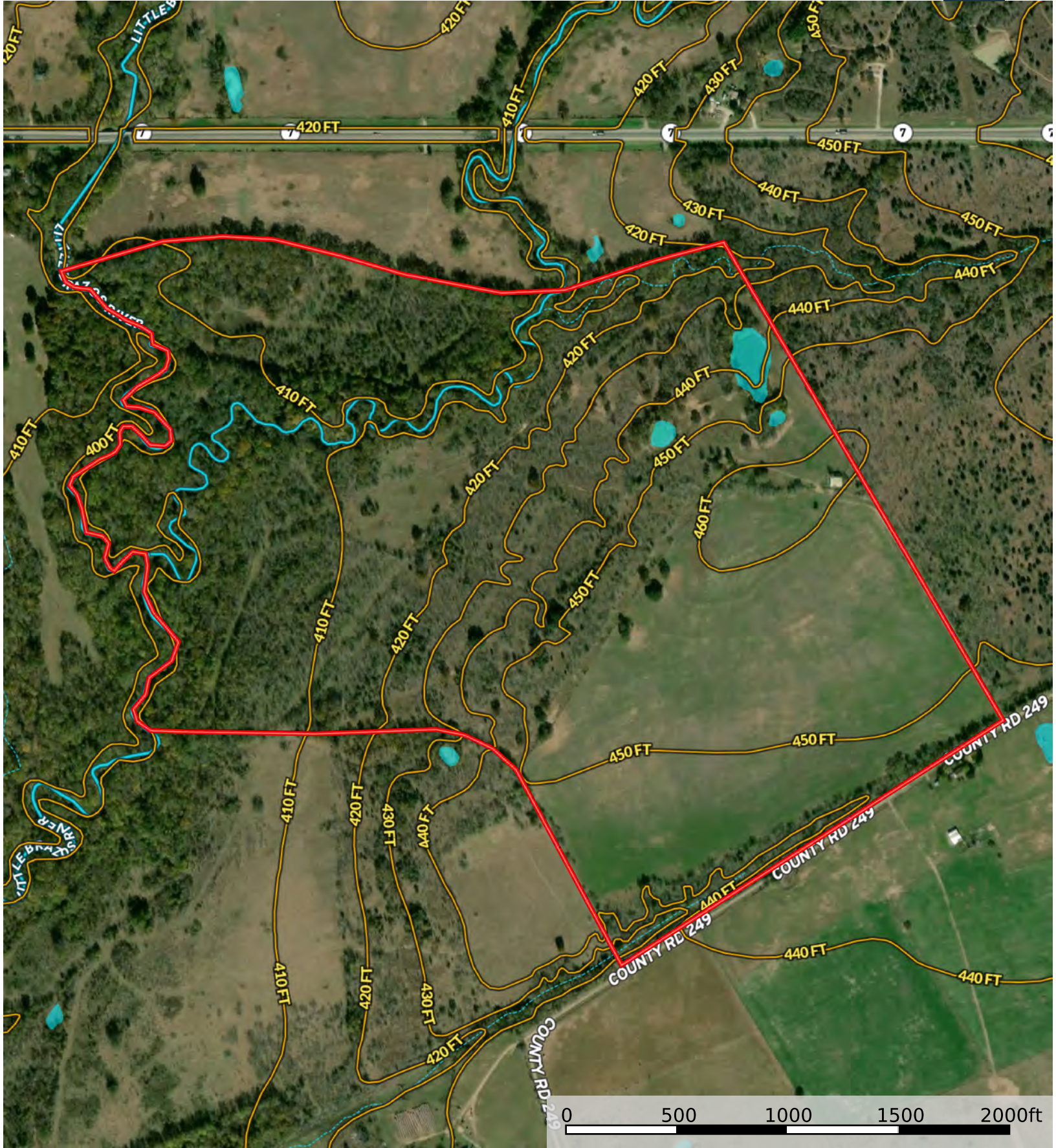
Realtor® - Land Specialist

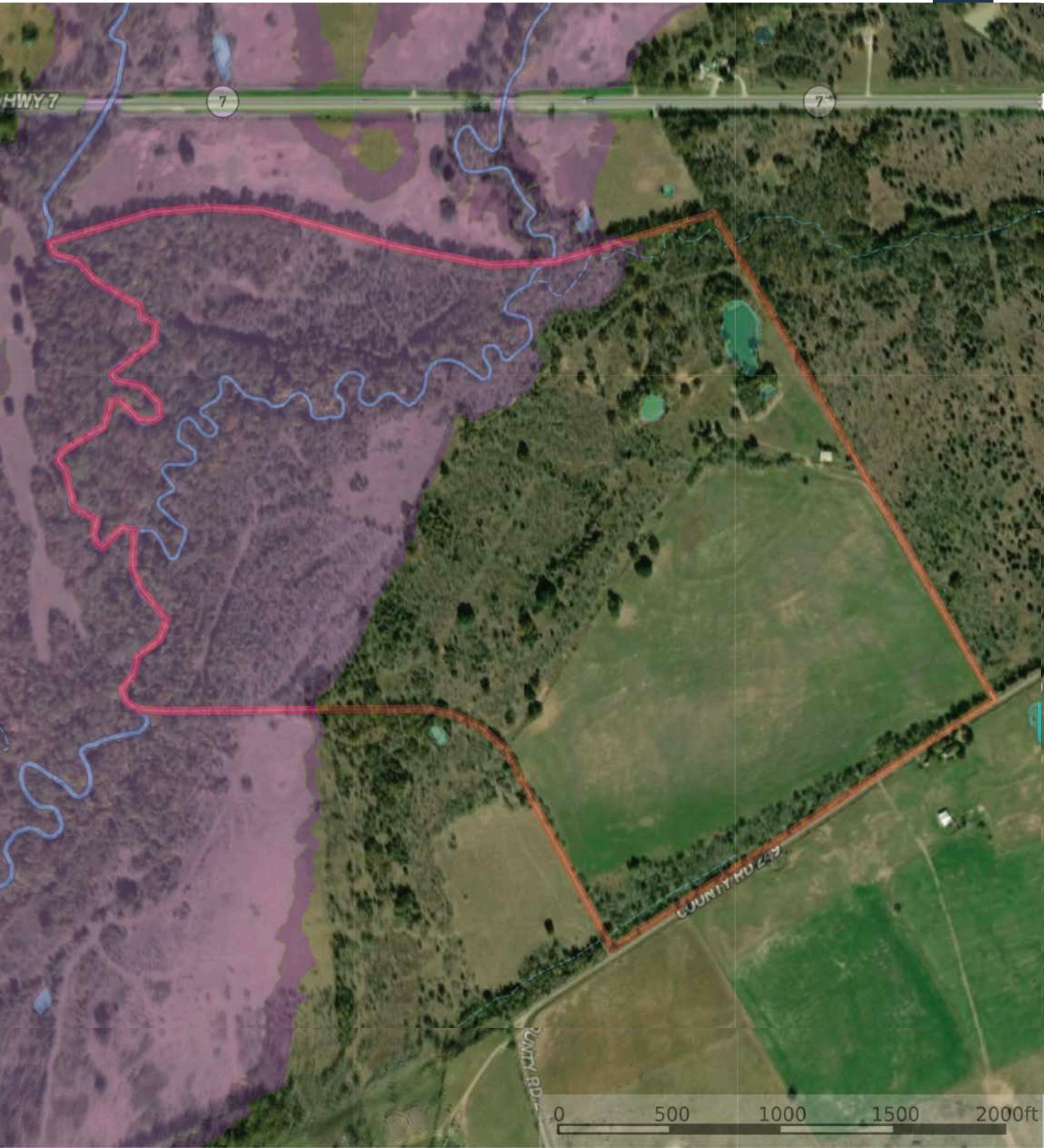
john@grandlandco.com


(512) 497-8284

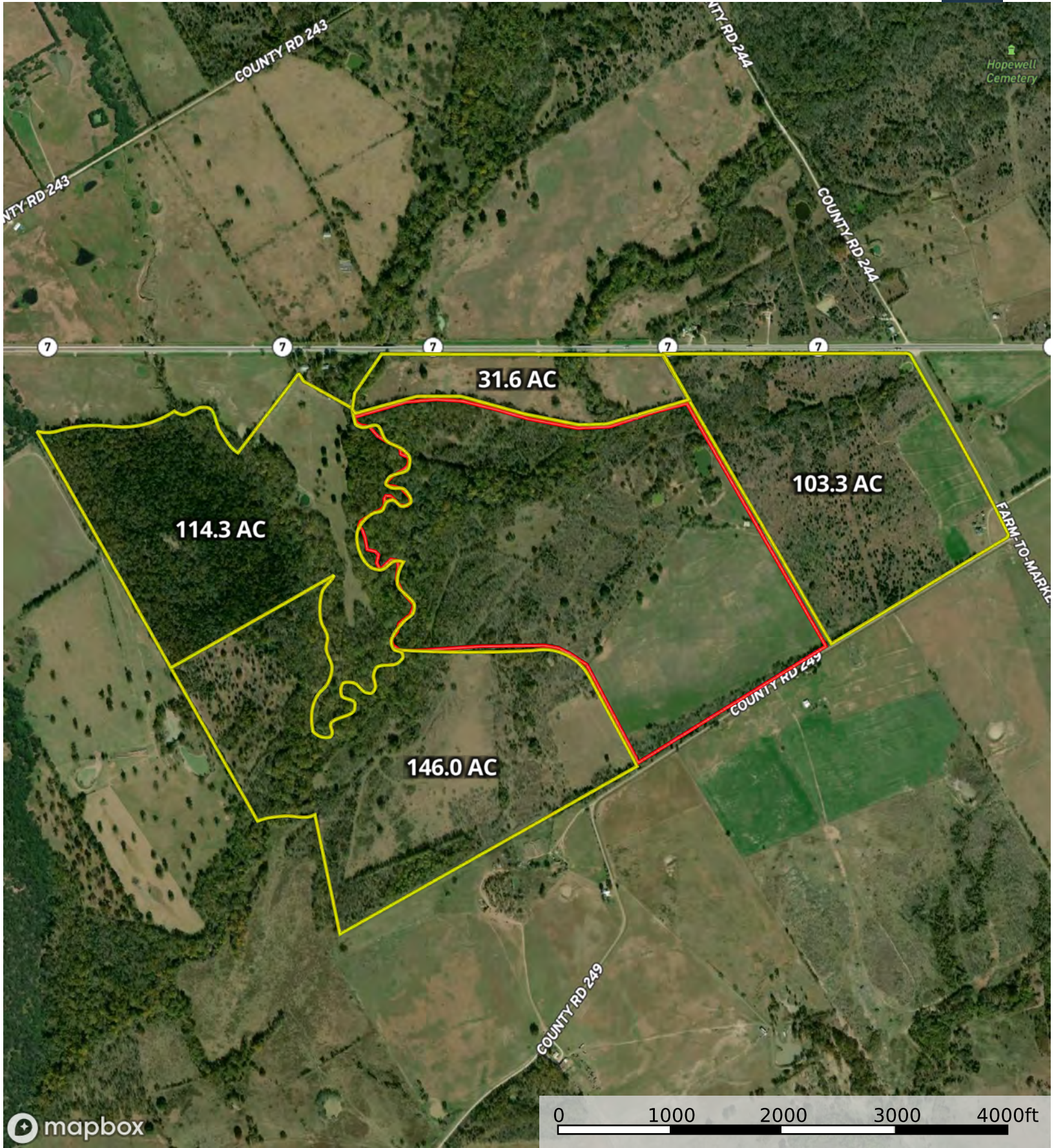


 Boundary

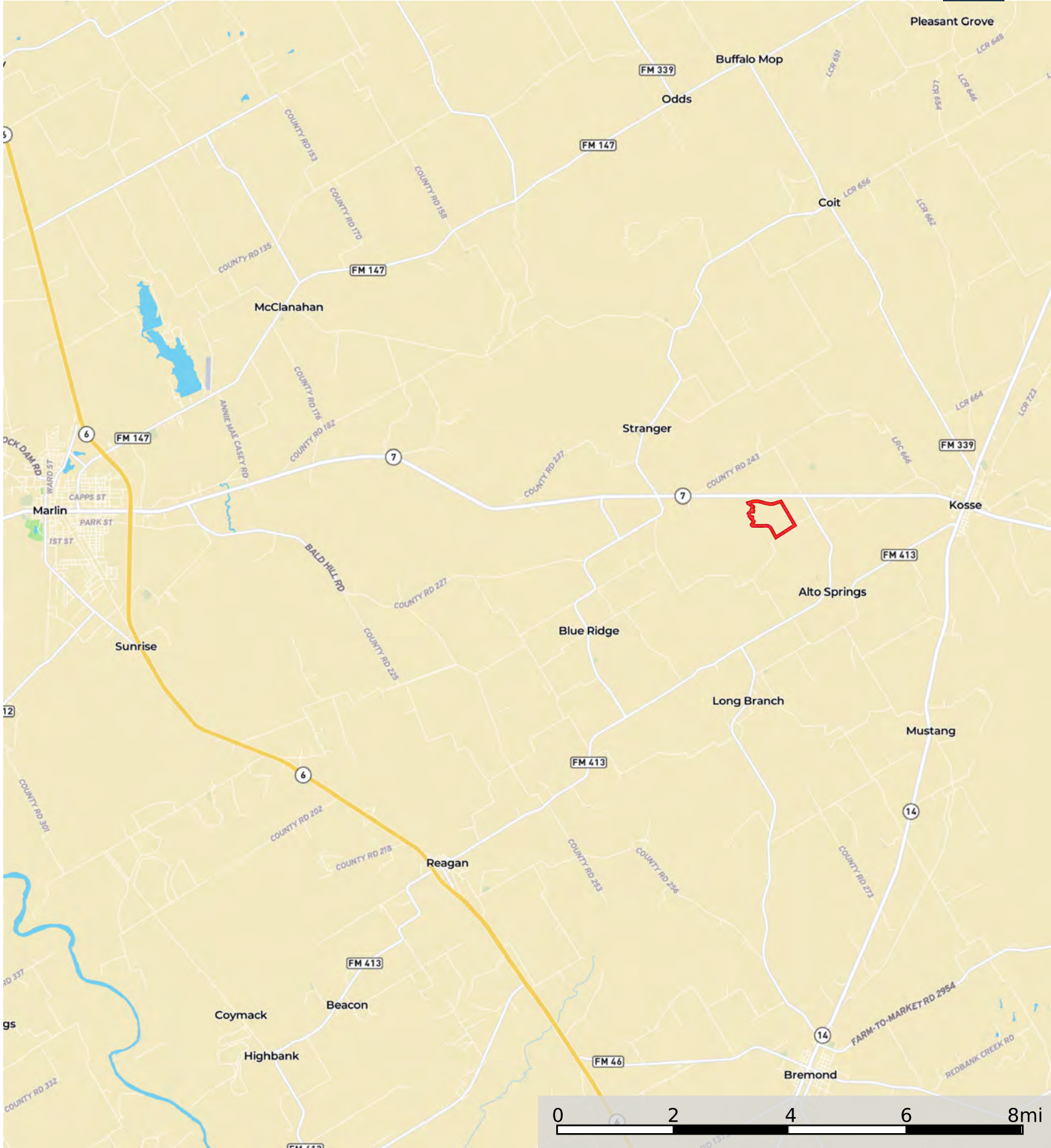




 Boundary



Neighbor Boundary



Boundary