

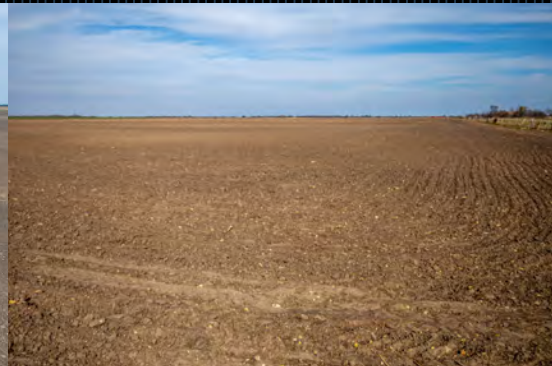


Hickerson Farm

TBD FM 413, Rosebud, TX 76570

224.5 Acres

\$1,680,000



UTILITIES AVAILABLE

4,000 FT. ROAD FRONTAGE

CLOSE TO TOWN

Hickerson Farm is part of an original 1800s Falls County settlement. There is little topography change and fertile soils, making this property ideal for a long-term hold while still enjoying income production from farming or leasing.

The farm is currently in crop productions. There are three small ponds on the farm and scattered trees along the interior fence lines. The silty loam soils are fertile, and there is no known floodplain, pipelines, transmission lines, or other encumbrances to development.

There is a 3-inch Bell-Milam-Falls Water Supply line along the length of the road frontage and Heart of Texas electricity around the perimeter. There is an old barn and a set of working pens on the property which hold no value.

The minerals are believed to be 100% seller-owned and will convey. The property is maintained under the 1-d-1 Open Space Agricultural Tax Valuation, current taxes are \$615.

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LOCATION

Rosebud-Lott ISD, Falls County. Centrally located 25 minutes east of Temple, 45 minutes south of Waco, and just over an hour from both Bryan-College Station and Austin.

DIRECTIONS

From Rosebud, head south on FM 413 and the property is before the big curve on the east (left) side of FM 413.

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 Boundary





 Boundary  Stream, Intermittent  River/Creek  Water Body

