

GREAT 170 +/- acres in Rockdale! Three parcels of land 170 +/- acres. Seller will consider selling all or individual tracts. Oil wells on the property that are active. Electricity on property. No mineral rights convey. On the 35 acre tract, Approximately 60% open. Ponds on the property provide water for cattle, wildlife or even some fishing. Rear of the property is thick woods with oak trees, cedars, blackjack oaks, and yaupons. A nice wet weather creek runs through this wooded area. This property is accessed via a .90 mile deeded easement off CR 326. No restrictions, AG Exempt ,FEMA -unknown. The 48 acre tract has several oil wells on the property that are active and convey water rights. Accessed by a private gravel-easement road off CR 326. Approximately 60% wooded and open areas have good grass cover with numerous wildflowers in the spring. Several power lines traverse the property and there is a small pond in the rear and fencing on 3 sides. Restrictions: Unknown

The 85 acre tract is mostly wooded acres just outside of Rockdale, TX. This property consist of rolling terrain with large openings and quality grasses. Recently built Pole Barn. Two stock tanks make for ample water sources for cattle and wildlife. Completely fenced. Cattle working pens. Great potential for quality hunting. Oil extraction is currently occurring on this property. No Minerals convey. Water Well. This property has easements that cross through it.