



SANDY CREEK RANCH

13042 Boyd Rd, Bremond, TX
70 Acres | \$415,000



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PROPERTY DESCRIPTION

The Sandy Creek Ranch offers 70 acres of closed-canopy woodlands and grazable pastures. There are three large tanks on the property that are all fed by tributaries stemming from Little Sandy Creek. Little Sandy Creek runs along the western boundary of the property for approximately 2000 feet. It is currently ag-exempt and has been used for a smaller cattle operation for several years.

On Sandy Creek Ranch you'll find more than 20 feet of elevation change offering incredible views. With roughly 15 acres of improved pasture and 55 acres of hardwoods, you'll have a blank canvas to make it your own. It has three large ponds that are all fed by tributaries stemming from Little Sandy Creek. There are various amounts of tree and grass species including Post Oak, Water Oak, Live Oak, Sugar Hackberry, Ryegrass, King Ranch Bluestem, and many more. For the hunting enthusiast, you'll find whitetail deer, wild hogs, migratory waterfowl, and multiple varmint species.

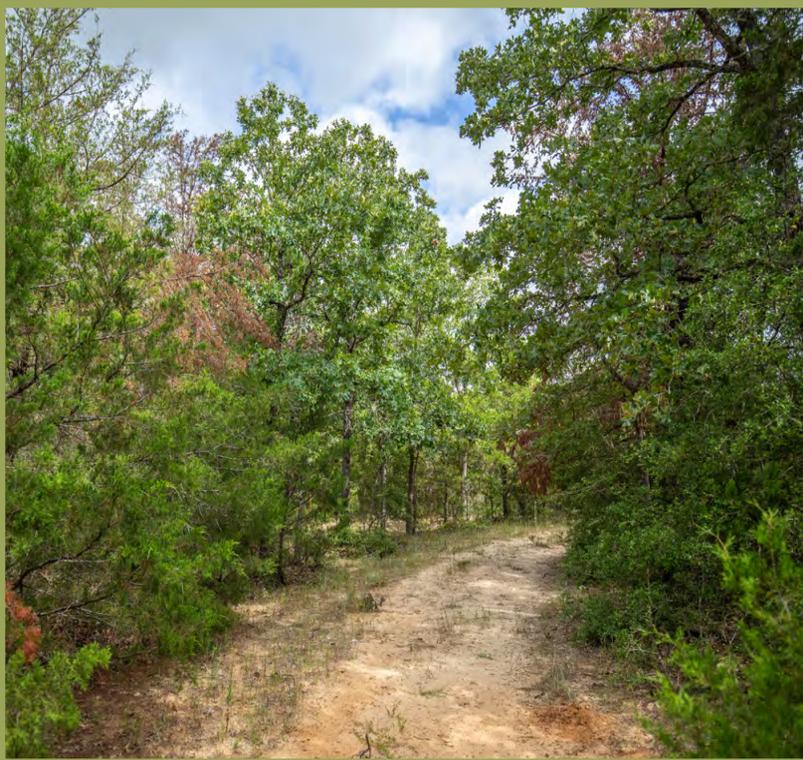
Sandy Creek Ranch is perimeter fenced with 4-strand barbed wire and crossed-fenced in two sections as well. There is electricity at the road close to the entrance gate.

Robertson County, Ag Exempt taxes for 2022 were approximately \$1,000.

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SCAN HERE TO SEE MORE OF
SANDY CREEK RANCH

LOCATION

Robertson County

40 miles to College Station, 40 miles to Waco, 90 Miles to Austin-Bergstrom International Airport.

DIRECTIONS

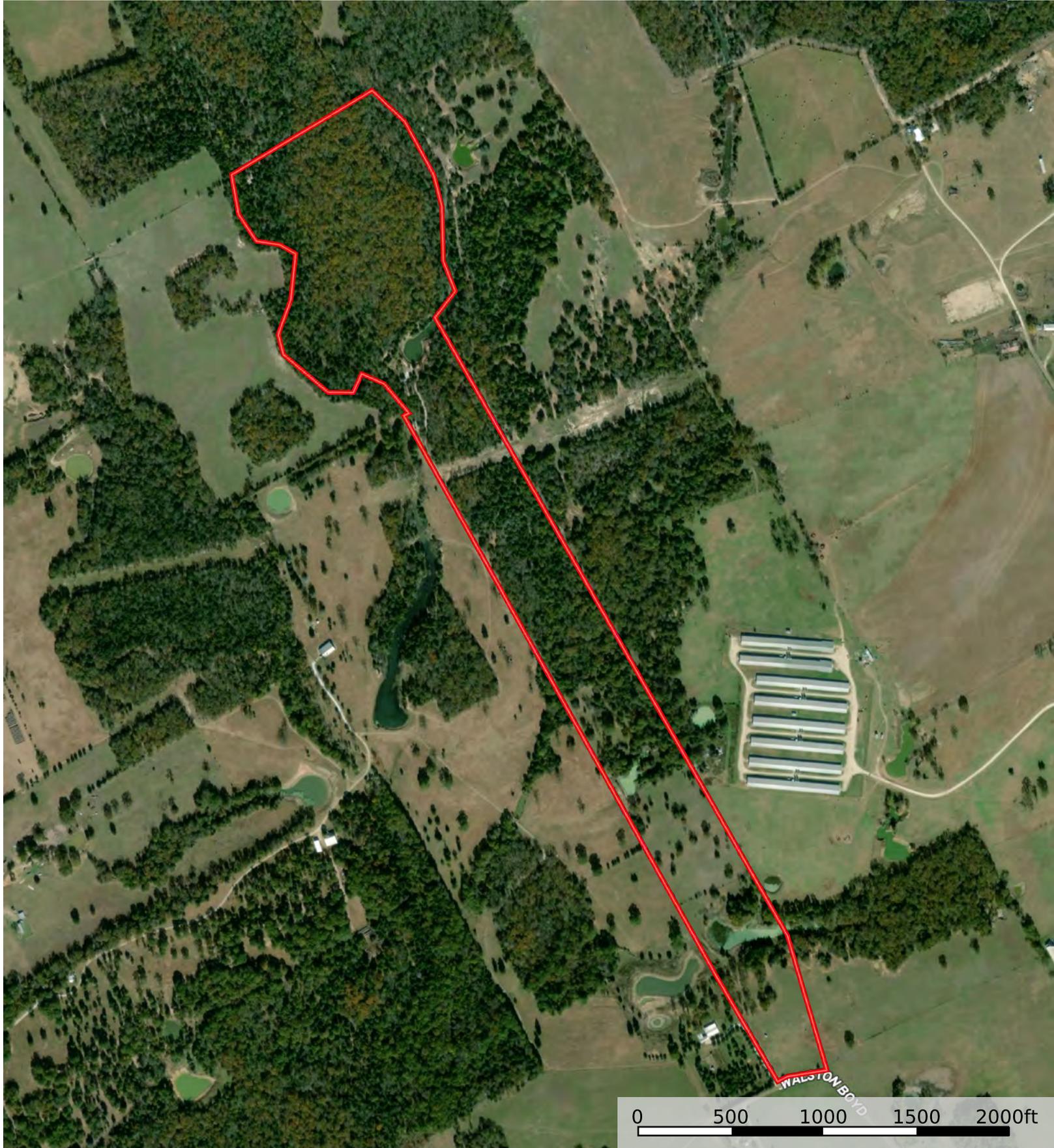
From Bremond, Drive North and turn right on FM 2954, travel EB on FM 2954 until you reach Walston Boyd Rd and turn left. Drive approximately 1/4 of a mile and the property will be on your right.

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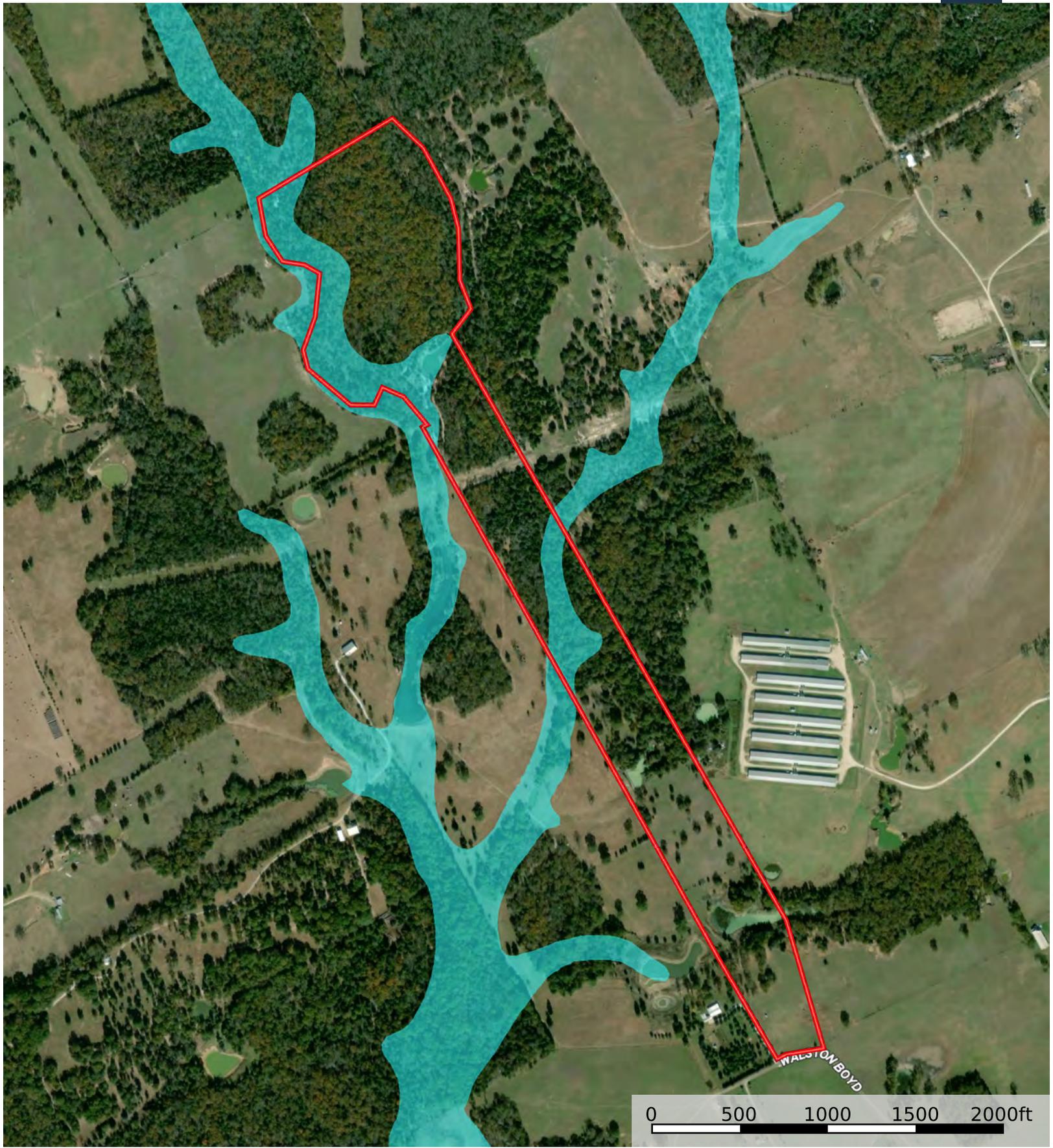


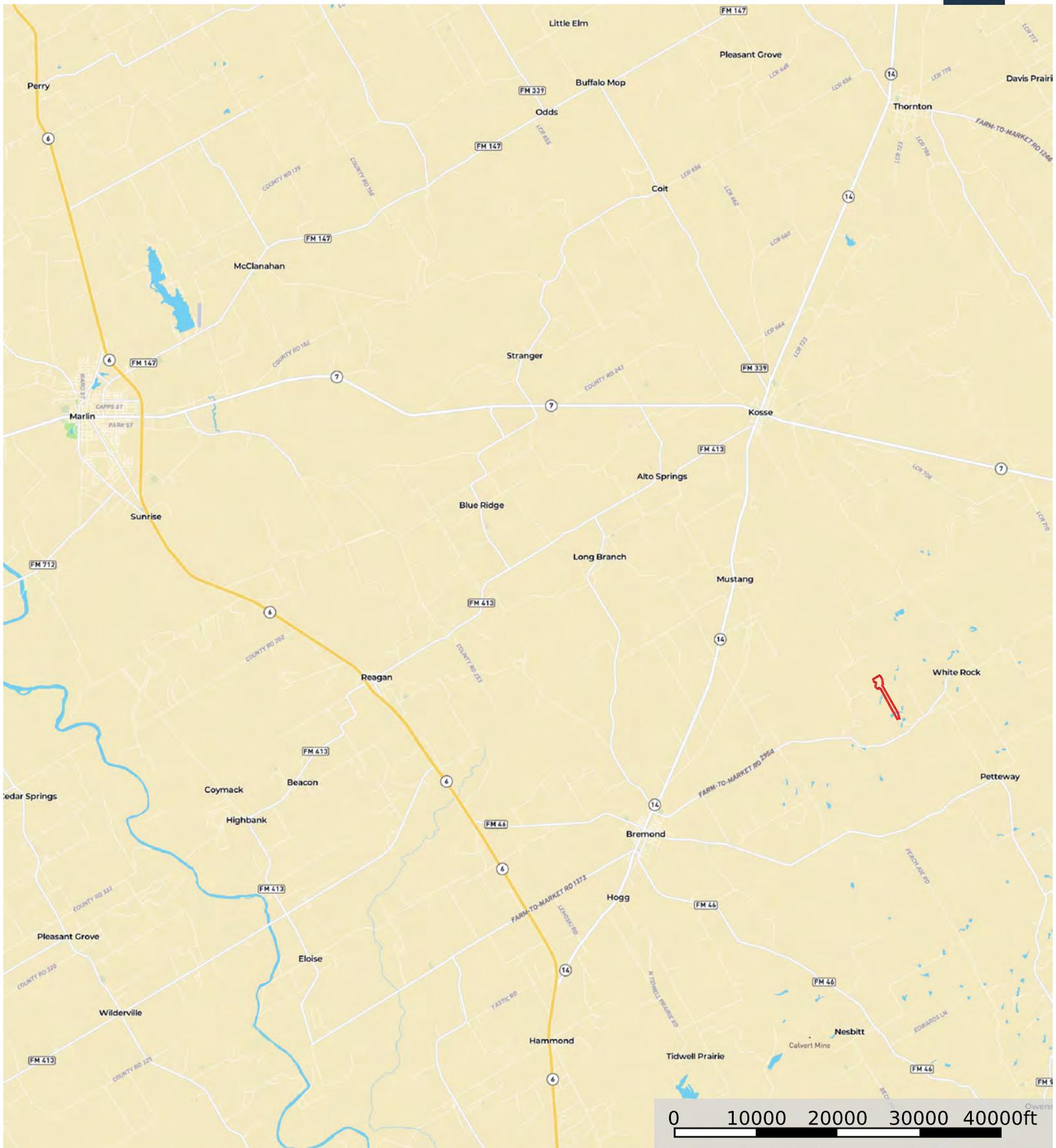


 Boundary

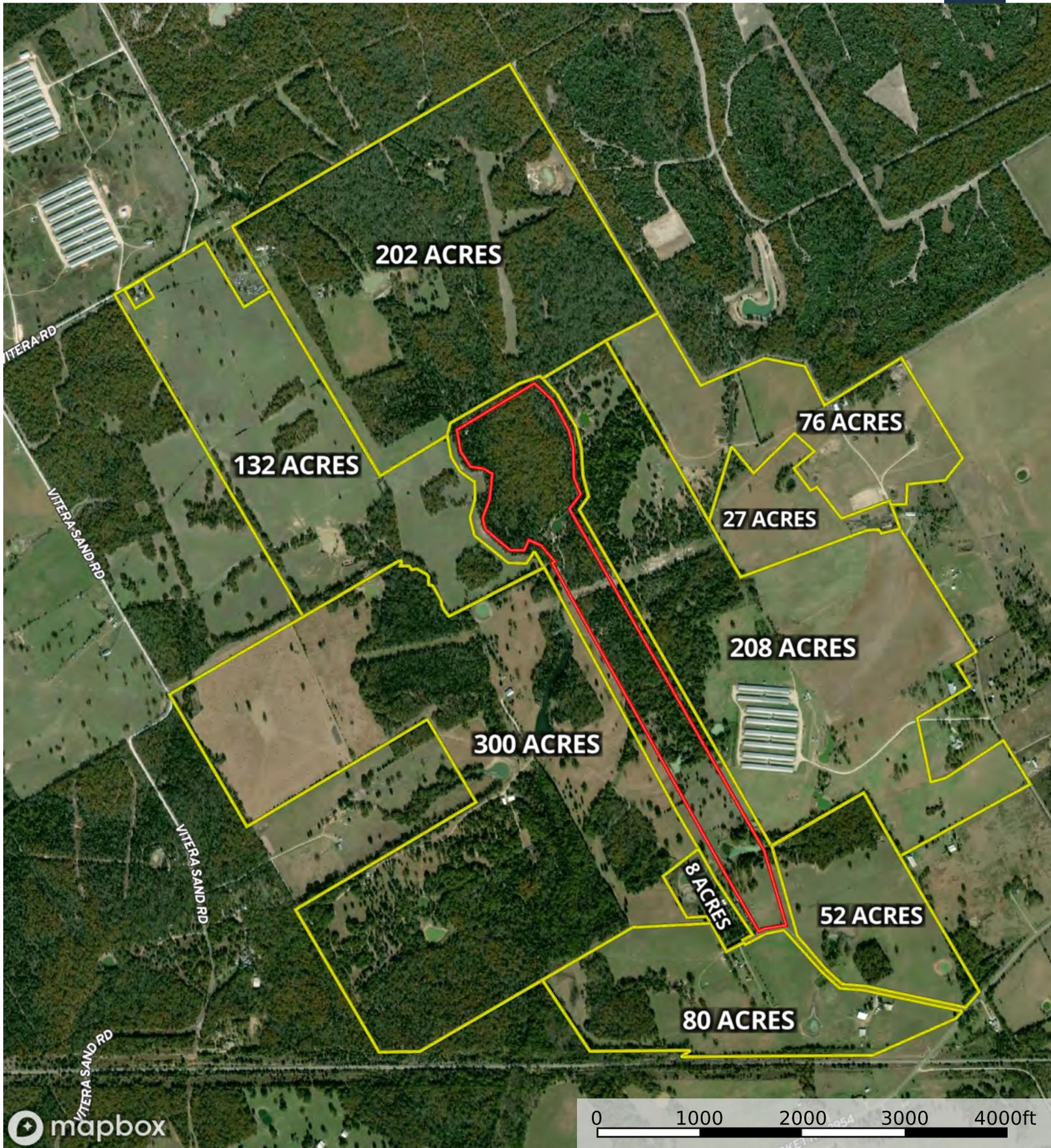


Boundary





Boundary



mapbox

0 1000 2000 3000 4000ft

Boundary 1 Boundary