



# TIDWELL PRAIRIE RANCH

TBD S. Tidwell Prairie Rd. Calvert, TX

44 Acres | \$484,000



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Dustin Preston

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# PROPERTY DESCRIPTION

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The Tidwell Prairie Ranch is a secluded, 44-acre ranch located approximately 11 miles North of Hearne off of HWY 6. On the Tidwell Prairie, you'll find roughly 20 acres of grazeable pasture, with the rest covered in mature hardwoods. With more than 30 feet of elevation change, numerous spots exist to build your perfect dream home. Being so close to Waco, Bryan, College Station, and Huntsville, this property would make for a great weekend getaway.

Tree and plant species on the ranch include Live Oak, Blackjack Oak, Post Oak, Velvet Ash, Rye Grass, King Ranch Bluestem, and many more. There is no shortage of Whitetail deer, wild hogs, turkeys, and multiple varmint species for the Hunting enthusiast.

The Tidwell Prairie Ranch has barbed wire fencing on three sides. Electricity is at the road and crosses the NE corner of the property. Hunting stands and feeders will not convey.

2022 Taxes were approximately \$11,500.

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SCAN HERE TO VIEW MORE OF  
TIDWELL PRAIRIE RANCH

## LOCATION

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Robertson County

28 miles to Bryan, 52 miles to Waco, 80 miles to Huntsville, 129 miles to George Bush International Airport.

## DIRECTIONS

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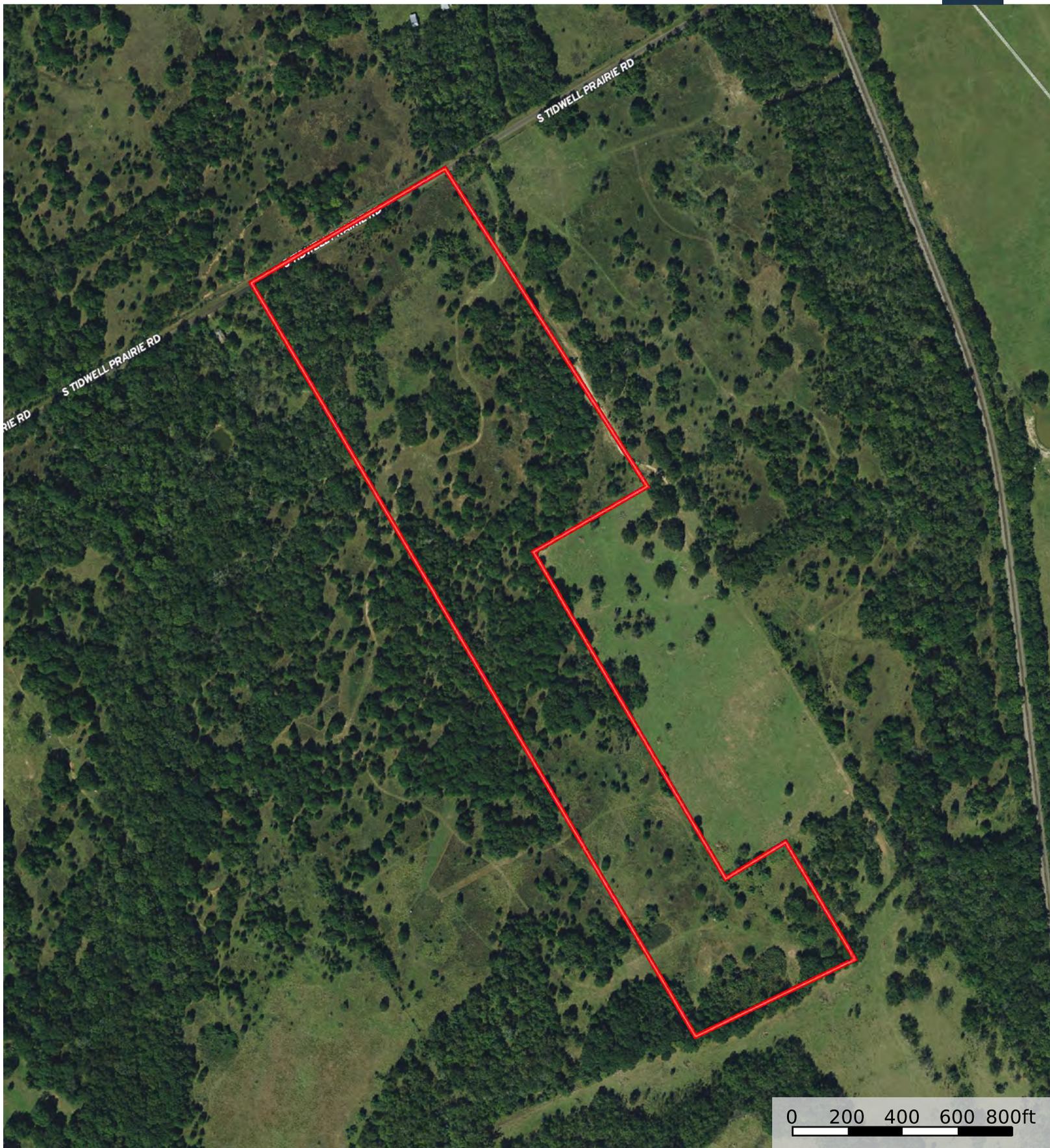
From Calvert- Drive North on Hwy 6 for 4.5 miles, turn right onto S. Tidwell Prairie Rd., Drive 1 mile, and the property will be on your right.

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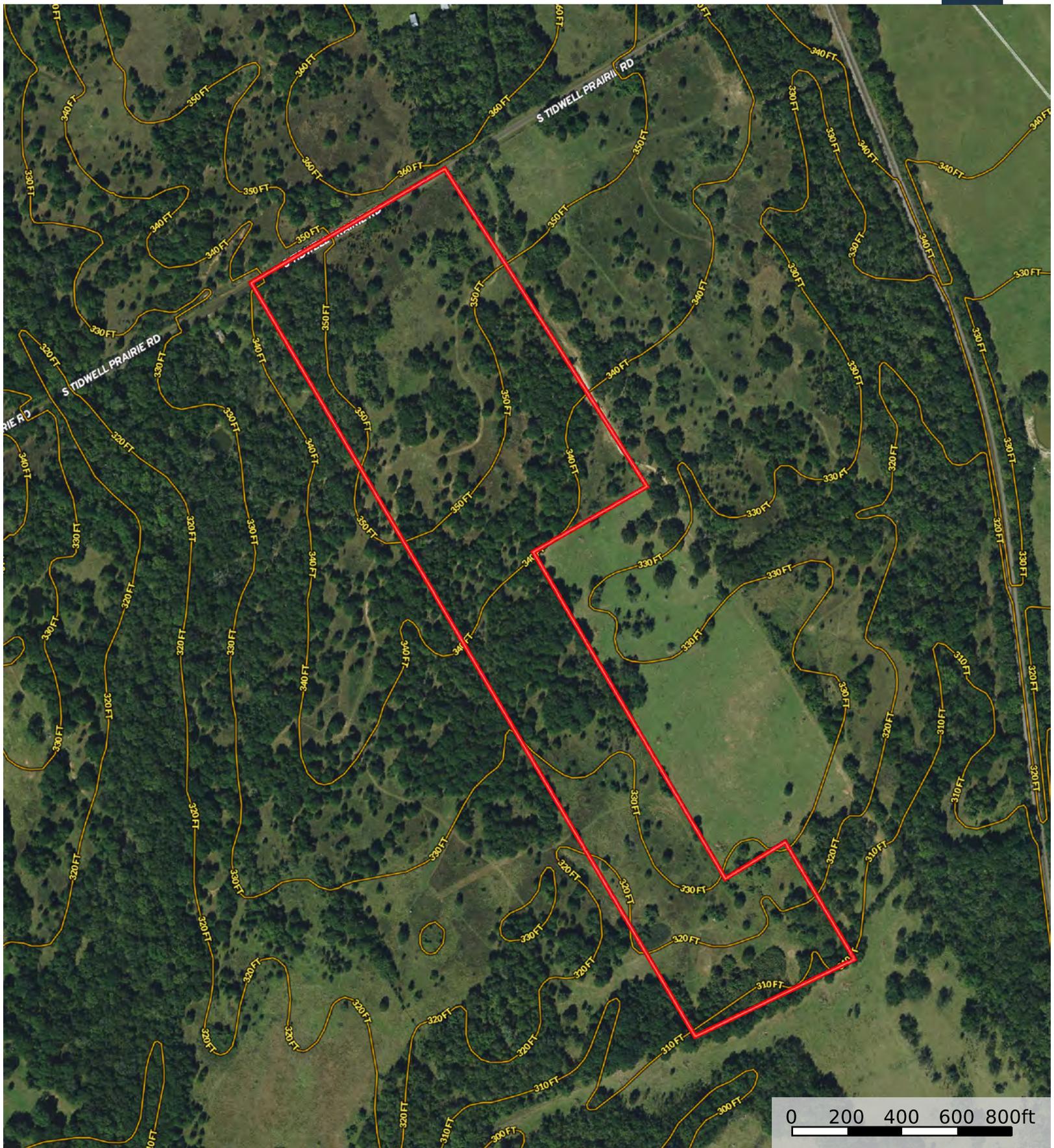


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Boundary

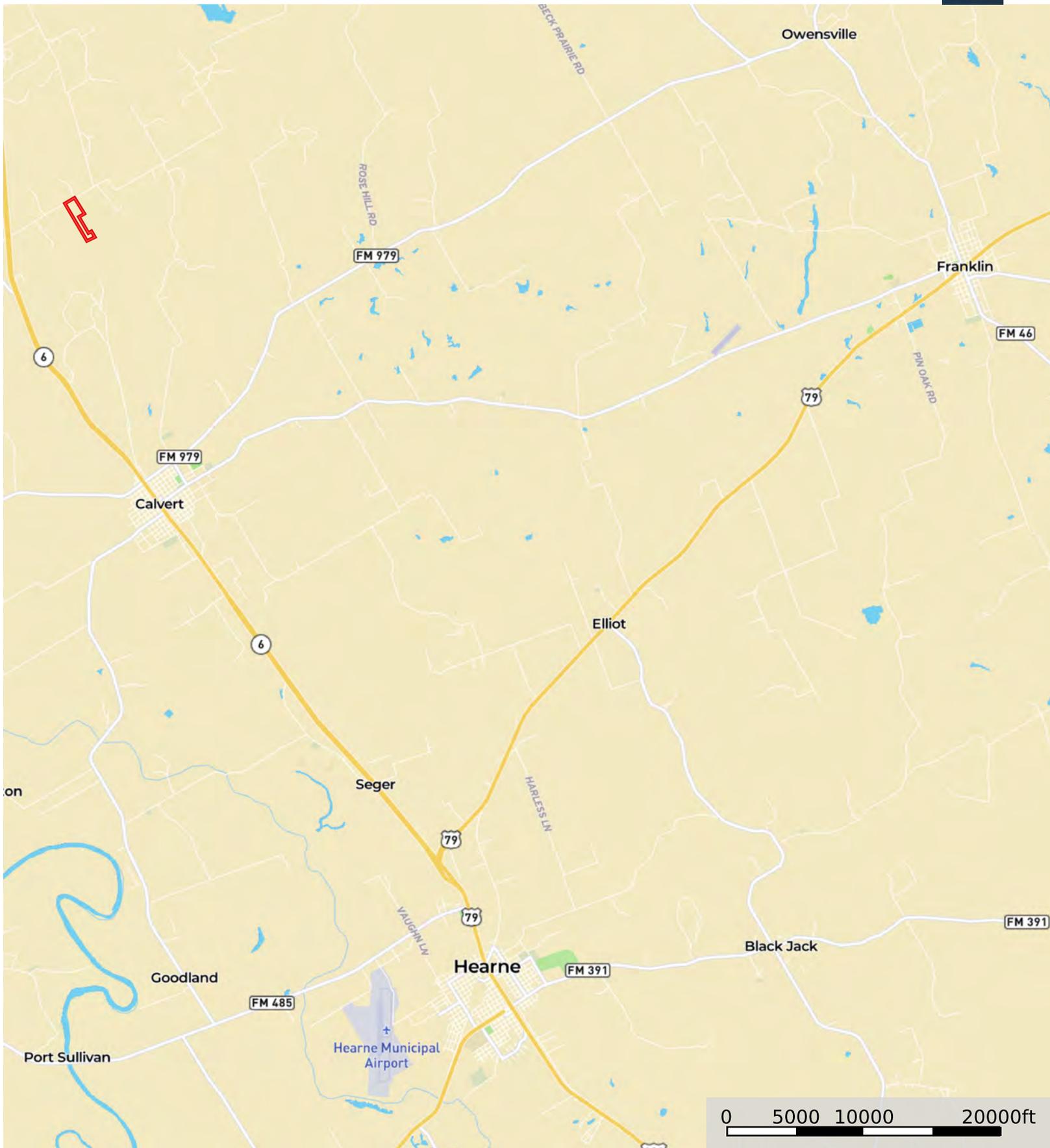


Boundary

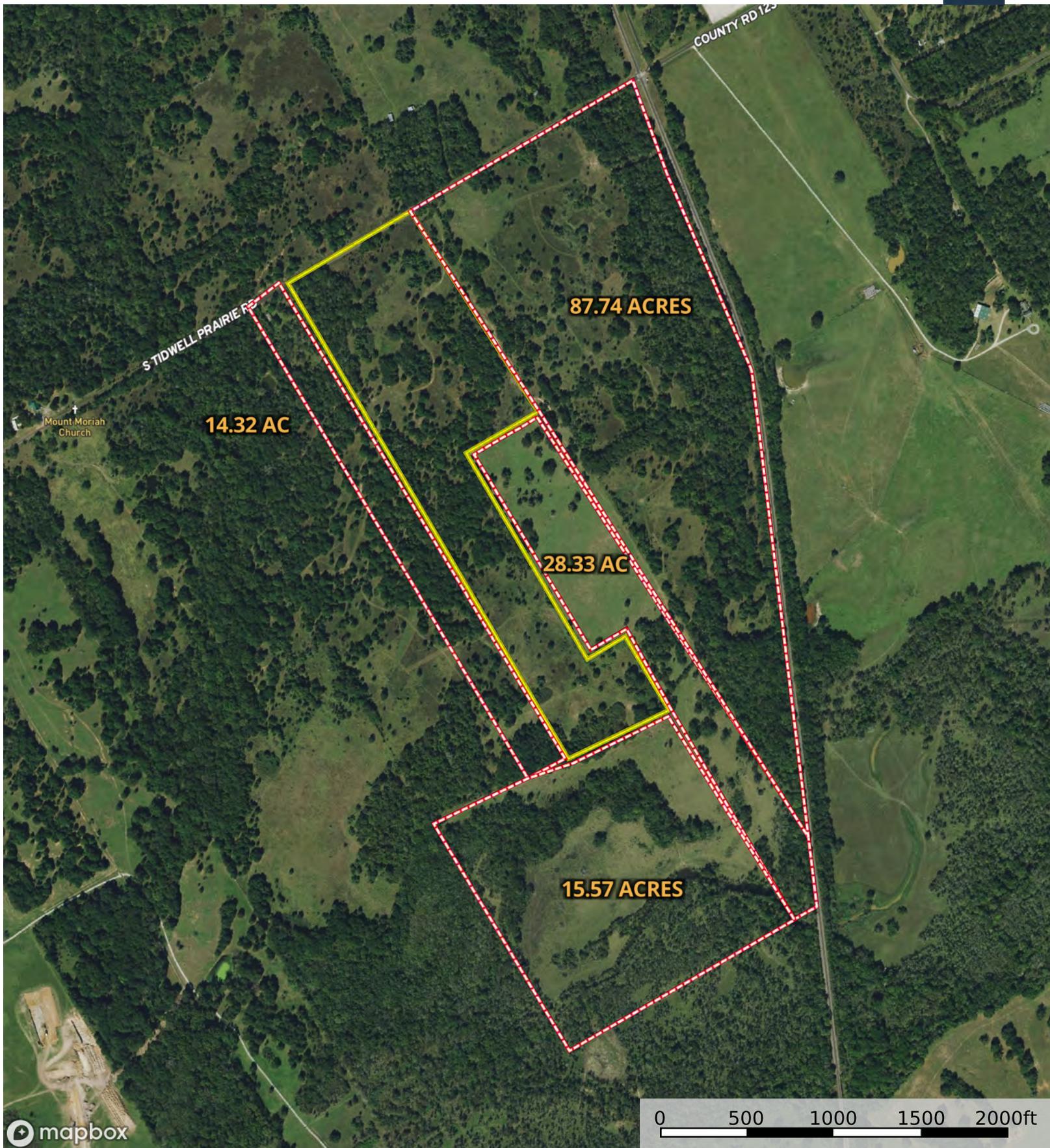


# S TIDWELL PRAIRIE RD, CALVERT, TX, 77837

Robertson County, Texas, 44 AC +/-



Boundary



Boundary Boundary 1