

# Sandy Creek Property

165.72± acres | \$952,890 | Navasota, Texas | Grimes County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

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# Sandy Creek Property

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We are proud to have the exclusive listing of the 165.72± acre Sandy Creek Property located in Grimes County, Texas just south of the city of Navasota, Texas on CR 419. The property is approximately 75 miles from Houston and 165 miles from Austin.

## Topography

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This tract is gently rolling with grass meadows and many mature hardwood trees. There is a wet weather creek that runs across the property that is lined with mature hardwood trees. The ranch feels very secluded with the abundance of tree cover.

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## Improvements

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There is good fencing and paved road access to the property.  
Also, electricity is in place on the ranch.

## Resources

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The property is being offered as “ Surface Only “. All wind and solar generation rights convey with the sale of the property.

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## Broker Comments

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This property has been operated as a recreational cattle ranch. The grass meadows offer excellent grazing for a small cattle operation. The tree cover and wet weather creek provides good habitat for the whitetail deer and other wildlife that are native to this area. There are several large hardwood trees that would make great stands for bow hunting.

There is a large industrial steel operation nearby with access to rail. This large-scale operation has been in the area for over 30 years it appears that this tract could be utilized as an industrial site for a large-scale business operation.

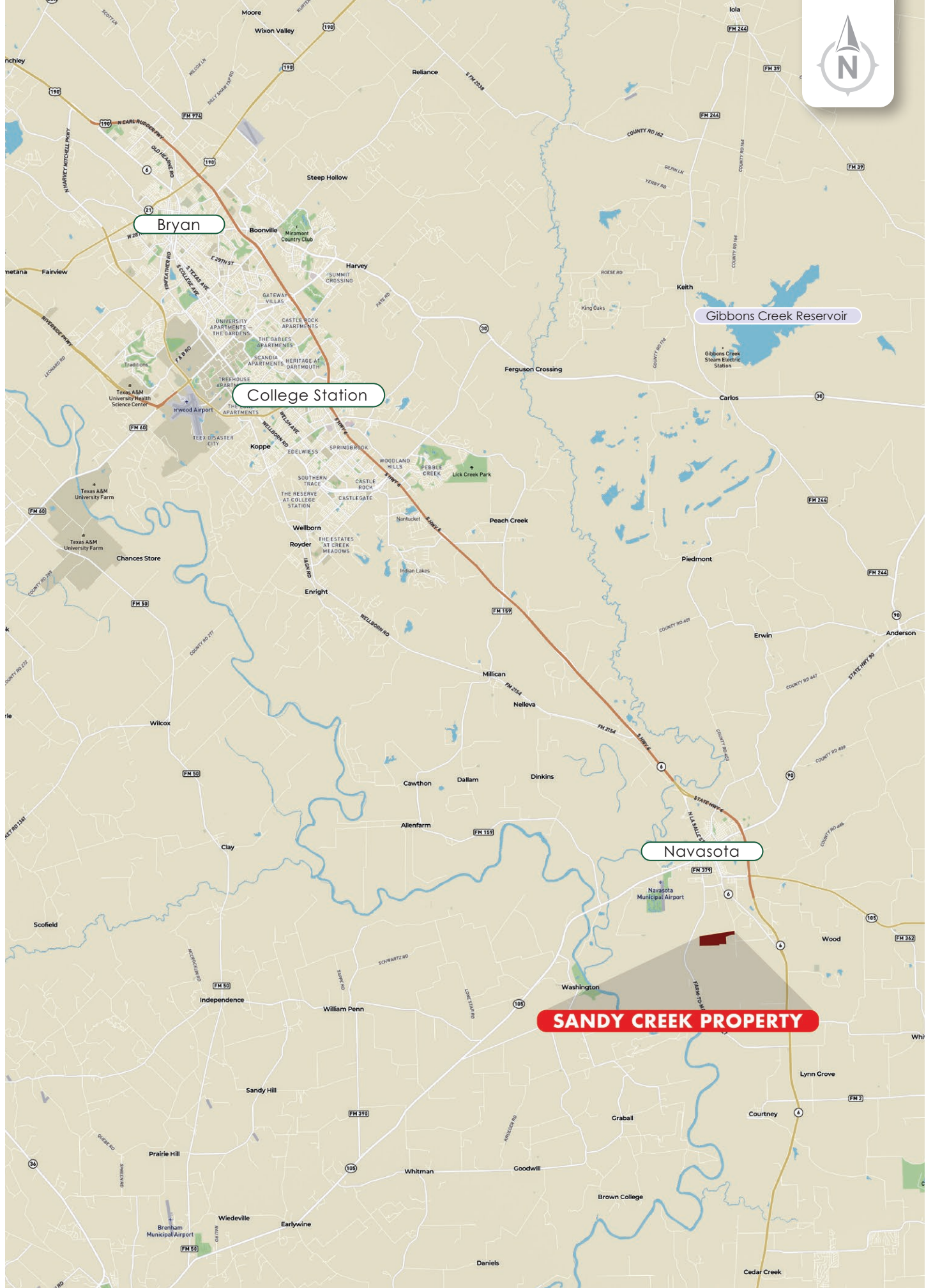
This property is reasonably priced at \$5,750/acre or \$952,890.

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Please give Dane Mount a call at (940) 839.6247 or  
Charlie Middleton at (806) 786.0313 to schedule your private showing!









COUNTY RD 419

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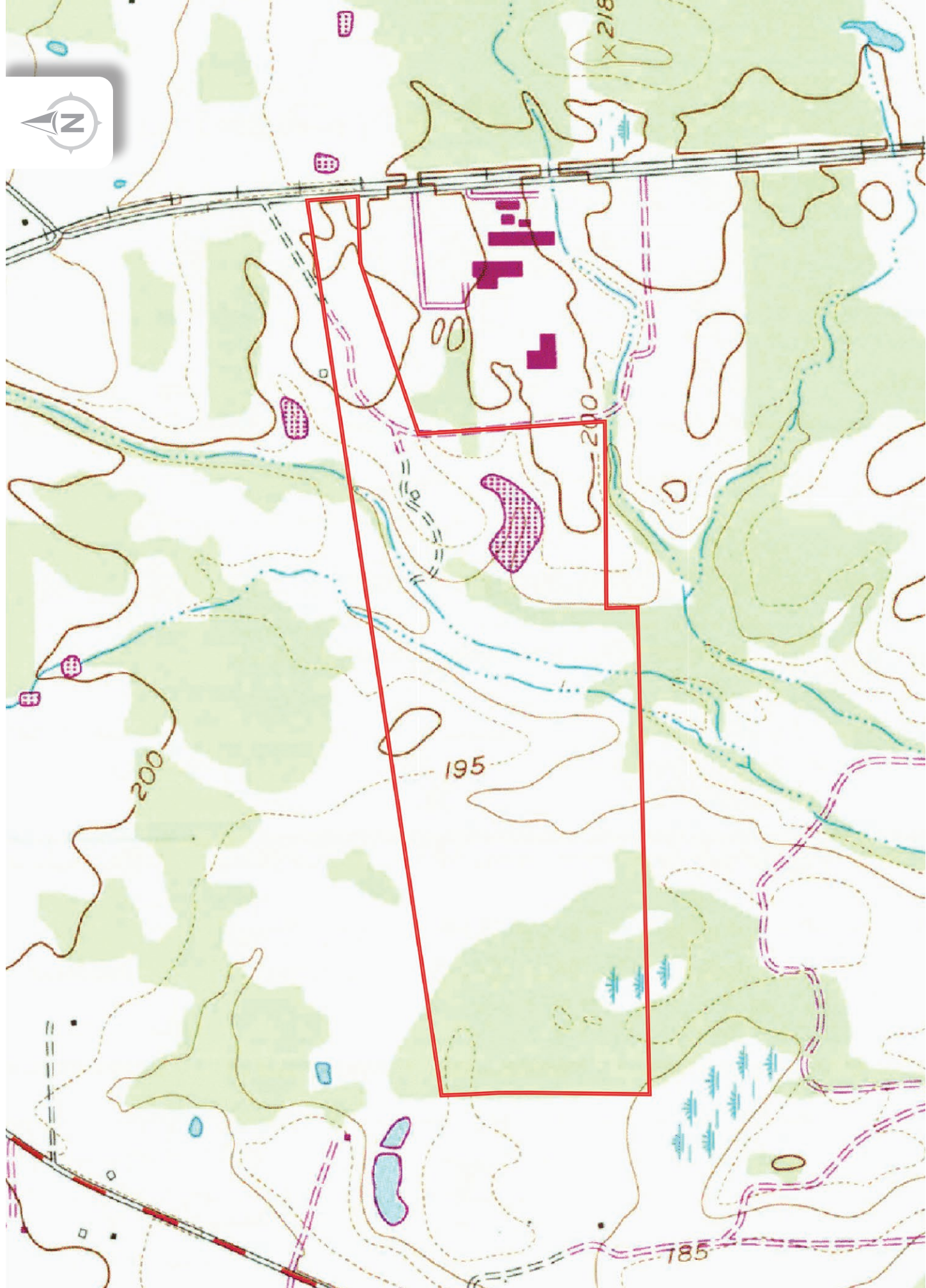
COUNTY RD 419

COUNTY RD 419

Ellwood  
Texas Forge

30.3474, -96.0854

FARM-TO



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## Charlie Middleton

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Scan QR Code for more details on the Sandy Creek Property.

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