



BURLESON RANCH

TBD Hwy 14 Kosse, TX

26 Acres | \$260,000



Copyright 2024 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Dustin Preston

Realtor®- Land Specialist
dpreston@grandland.com

(281) 787-5401

PROPERTY DESCRIPTION

The Burleson Ranch is a 26-acres off HWY 14, under one mile from downtown Kosse. You'll find numerous wildlife species on the property, including whitetail deer, wild hogs, migratory waterfowl, and multiple varmint species. With under 10' elevation change, you can build your dream home in numerous spots. You'll find a medium-sized tank on the property that has been more than sufficient in supplying water to the cattle and wildlife. Whether you're looking for a homestead or a recreational retreat, this property will satisfy all your needs.

The Burleson Ranch offers 26 acres of ag-exempt land with over 1000 feet of Hwy 14 frontage. On the property, you'll find Live Oaks, Mesquite, KR Bluestem, and other trees and grasses native to the area. A medium-sized tank surrounded by thick brush provides a perfect habitat for the wildlife that traverse the land.

The Burleson Ranch is fenced on three sides with 5-strand barbed wire. The fencing is in medium to good condition. There is electricity at the road.

The property is qualified for the agricultural exemption; 2023 taxes were approximately \$15.

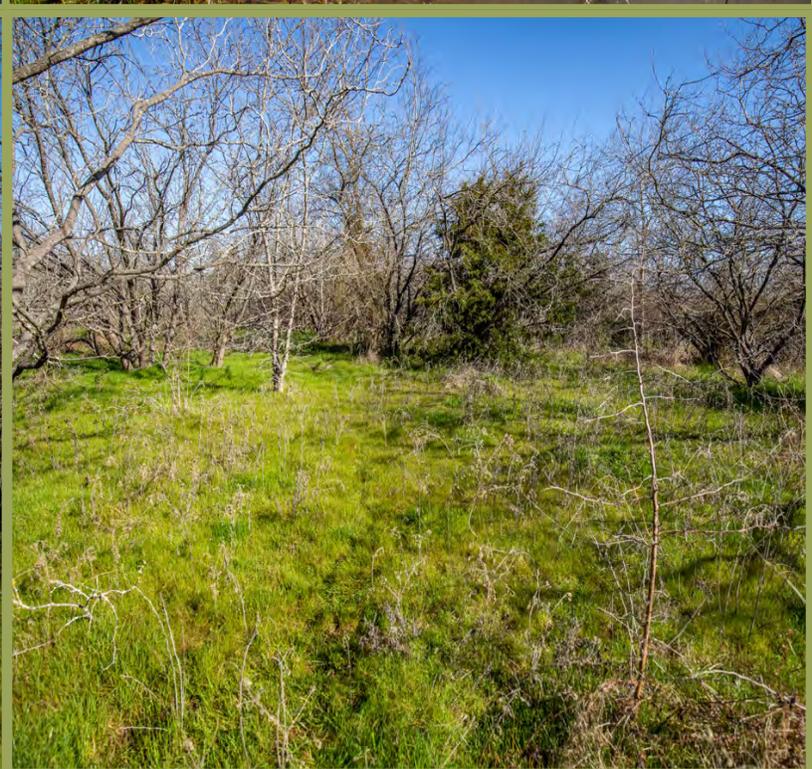
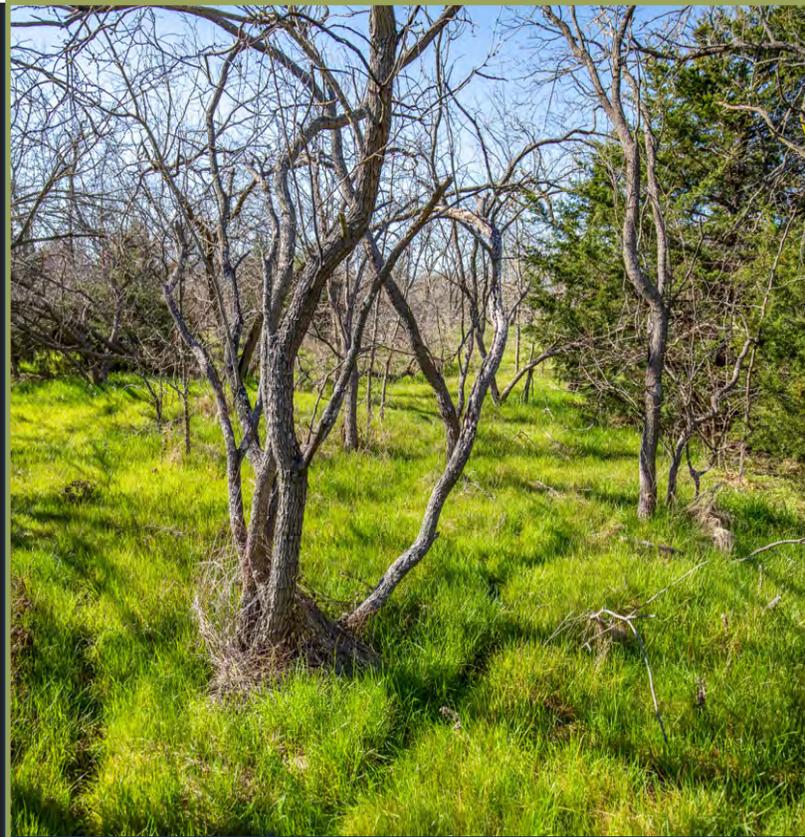
Copyright 2024 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Dustin Preston

Realtor®- Land Specialist
dpreston@grandland.com

(281) 787-5401



SCAN HERE TO VIEW MORE OF
BURLESON RANCH

LOCATION

Limestone County

44 miles to Waco, 64 miles to College Station, 150 miles to Houston.

DIRECTIONS

Starting at the intersection of HWY 7 and Hwy 14 in Kosse, follow HWY 14 southbound for approximately 1 mile. Property will be on the right.

Copyright 2024 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

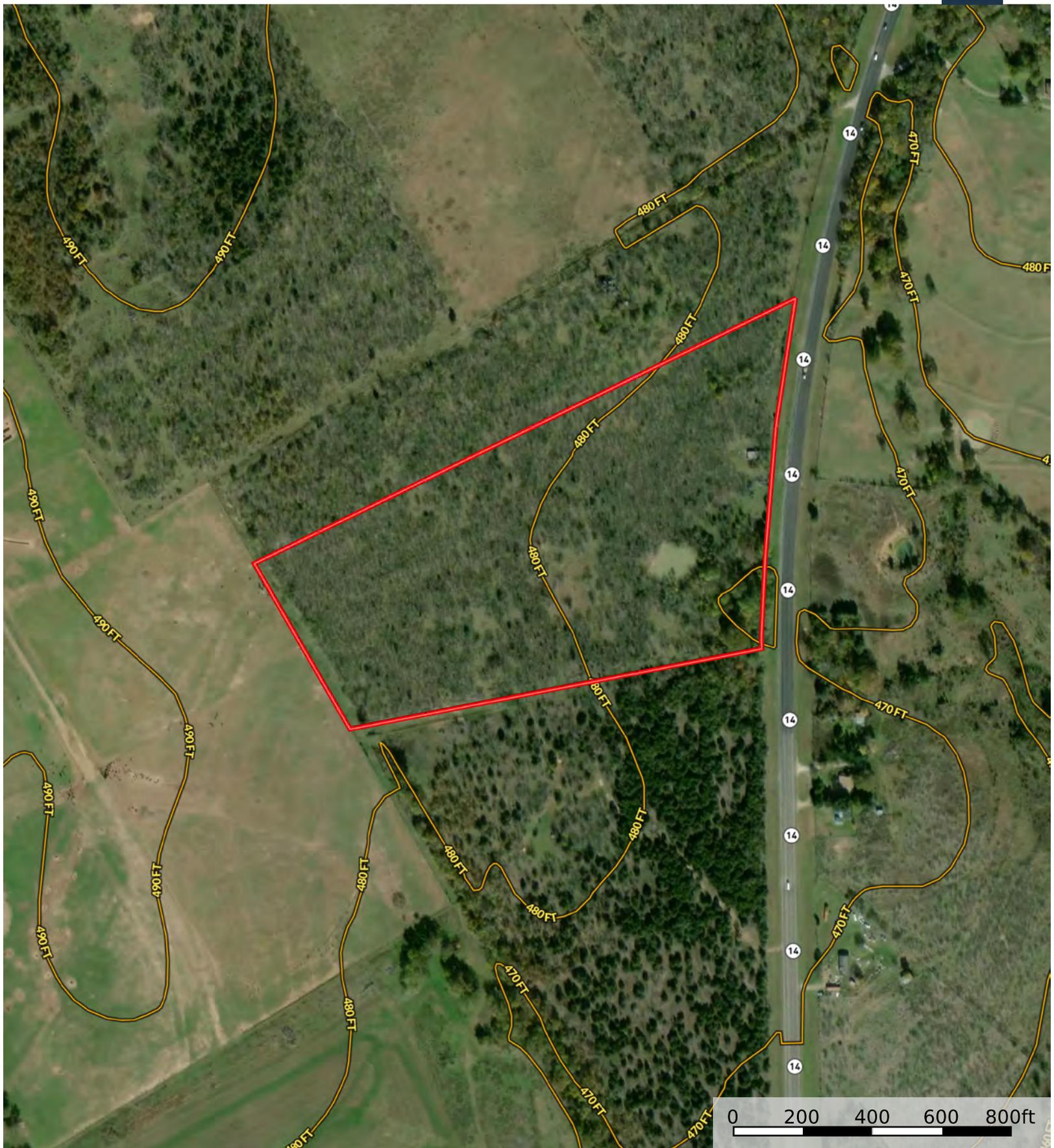


Dustin Preston
Realtor®- Land Specialist
dpreston@grandland.com
(281) 787-5401



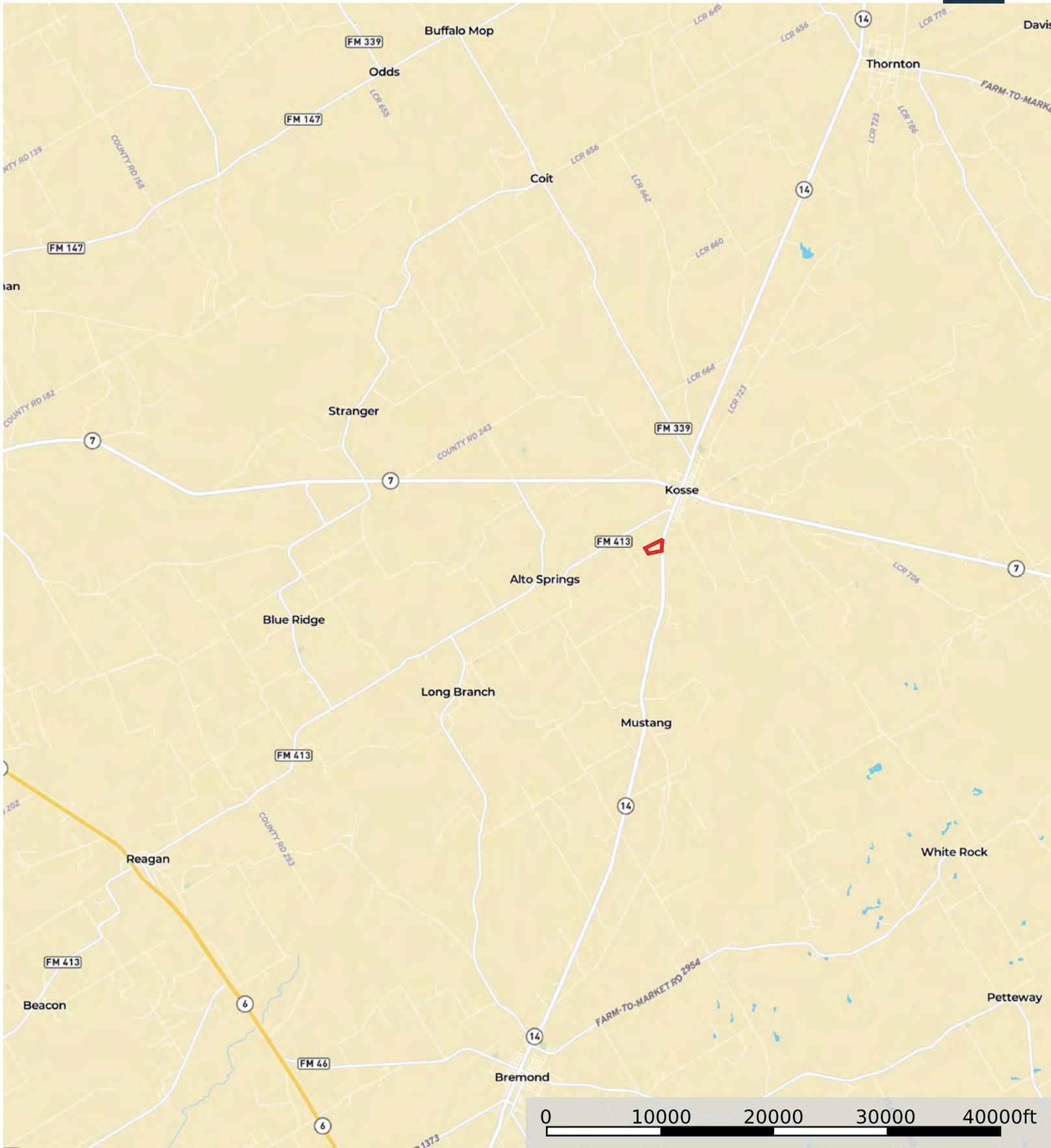


Boundary Water Wells

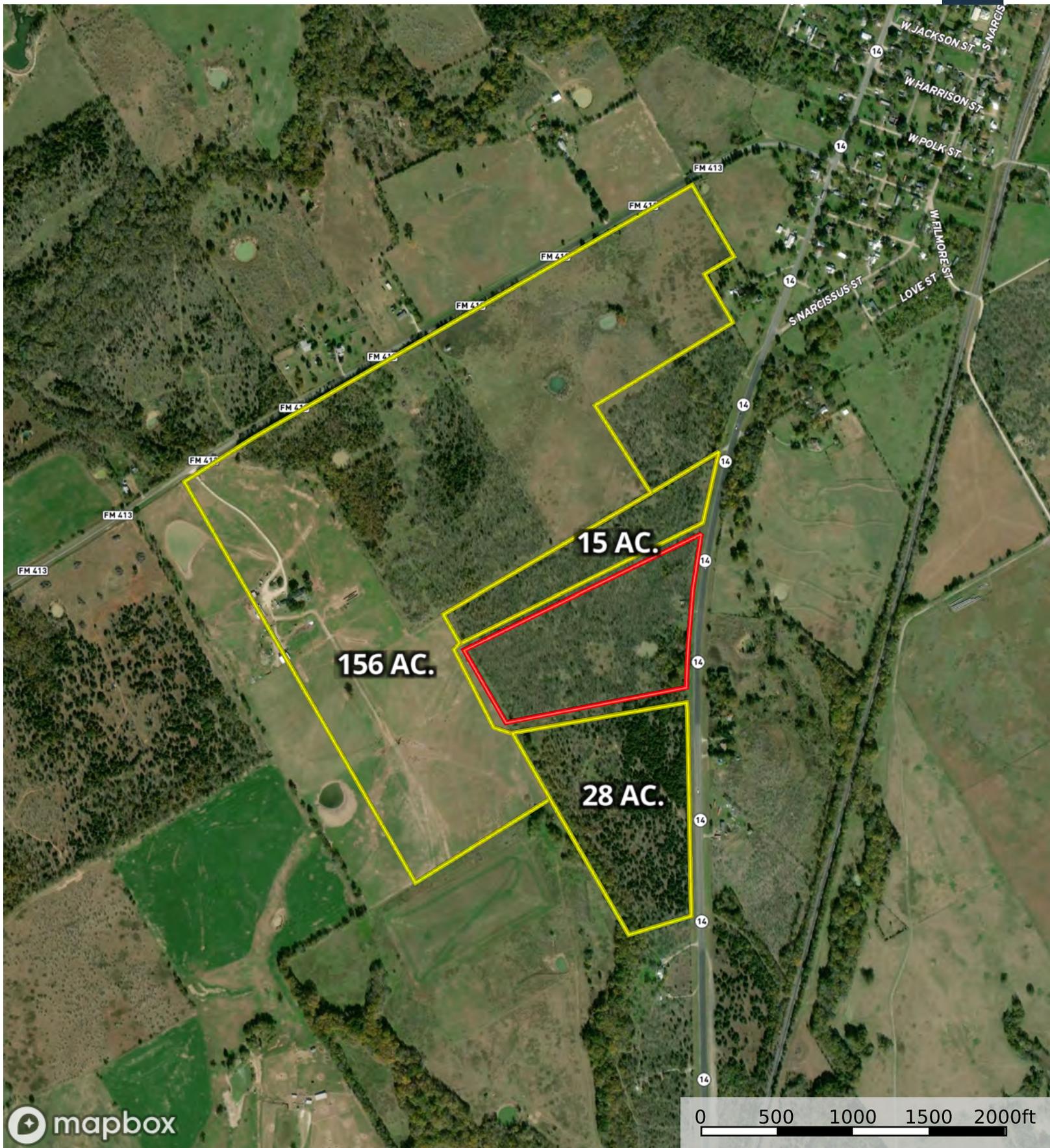


Boundary

TBD HWY 14 Kosse, TX 76653
Limestone County, Texas, 26 AC +/-



Boundary



Boundary 1 Boundary