



For Sale on Market

**\$235,000**

Call 7133771022 Today!

## GENERAL DESCRIPTION

**Lotsize:** 1,529,390

**MLS# / Area:** HLARTX-176461

## CR 434, ROCHELLE, TX 76872

Mesquite and Oak Ranch Discover your own slice of Texas paradise with this exceptional 35.11+/-acre property in Rochelle, TX. Graced by majestic live oaks along a scenic wet weather creek and dotted with mesquite trees, this land offers a beautiful natural setting teeming with wildlife—deer, dove, turkey, quail, ducks, and hogs make this a hunter's dream. The property boasts an agricultural exemption and features a well, one tank, and elevations ranging from 1,430 to 1,450 feet. Enjoy approximately 2,400 feet of CR 434 frontage for easy access. Included in the sale is a 2015 Passport Ultralite Touring Model RV, providing a comfortable place to stay while you explore or build your dream retreat. While the property is mostly fenced, the east and south boundaries will need fencing to complete the perimeter. Don't miss this exceptional opportunity to own a versatile and picturesque property with so much to offer in the heart of Texas!



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
**Ricky McKinnerney, Broker**

CR 434, Rochelle, TX 76872

Visit <https://www.har.com/HLARTX-176461> for more information