

For Sale on Market

**\$835,866**

Call 7133771022 Today!

## COUNTRY HOMES/ACREAGE

Discover the perfect canvas for your rural vision on this stunning 46+ acre tract. Boasting over 900 feet of FM 2548 frontage, the property welcomes you with a professional pipe-gated entrance and a durable rock ranch drive leading to a massive rock building pad. Formerly an oil site (now fully plugged and abandoned), the pad offers a rock-solid foundation for a custom home or shop. Infrastructure is already in motion with existing electrical service and an on-site water well (requires a new pump and pressure tank). Beyond the build site, the land transitions into a lush hay field framed by majestic scattered trees on the north side. A small pond and natural drainage course offer the ideal topography to develop a larger private lake. With nutrient-rich sandy loam soil, this property is a producer's dream for crops, pecans, or livestock. Whether you're looking for a weekend recreational escape or a permanent homestead, the local wildlife and peaceful surroundings make this a rare find.

### GENERAL DESCRIPTION

**Subdivision:** None

**Property Type:** Country Homes/Acreage

**Lotsize:** 2,022,800

**Market Area:** Midway Area

**MLS# / Area:** 12403736 / 52



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
**Navasota Realty**

0046 FM 2548 E, Midway, TX 75852

Visit <https://www.har.com/12403736> for more information