

For Sale on Market

**\$910,950**

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Property Type:** Residential Lots

**Lotsize:** 2,645,400

**MLS# / Area:** BCSREGTX-26003654

## RESIDENTIAL LOTS

Welcome to this scenic and secluded 60 acre tract located in Robertson County that offers a rare combination of water, elevation, mature timber, and close proximity to College Station. This versatile ag. exempt property features a beautiful mix of wooded areas and open pasture, a 2.5 acre spring-fed lake/pond, and frontage along Spring Creek lined with large mature Cypress trees, a rare feature for this area. Improvements include a 60x40 covered structure with an attached enclosed garage. The enclosed garage sits on a concrete slab, while the open carport area offers covered storage and functional workspace with scenic views of the pond and surrounding countryside. Electricity is available on the property and a water well is already in place, providing a strong start for any future use. A major highlight of the property is the 2.5 acre spring-fed lake/pond located near the center of the ranch, providing a scenic focal point and excellent water source for wildlife and livestock. Spring Creek runs along the back portion of the property and is lined with large mature cypress trees. The wooded creek and surrounding cover create natural travel routes and bedding areas. Whitetail deer, feral hogs, dove, and other native game species are commonly seen throughout the area. With multiple elevated build sites overlooking the water and surrounding countryside, the ranch offers excellent potential for a private residence, weekend retreat, recreational property, or long-term investment.



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

Jackrabbit Lane, Bryan, TX 77808

Visit <https://www.har.com/BCSREGTX-26003654> for more information

Listing Broker  
**Swope & Young Land Company**