

For Sale on Market

**\$1,350,000**

Call 7133771022 Today!

## COUNTRY HOMES/ACREAGE, 4 BEDS, 2 FULL & 1 HALF BATH(S)

Along the banks of the Brazos River, life slows down a little on this 36-acre piece of Texas ground. Here, wide pastures roll into shaded woods, and pecan trees stand steady through the seasons. Nearly 1,122 feet of river frontage stretches across the back edge of the property, offering space for fishing, hunting, or simply sitting still while the water carries the day away. The land holds an ag exemption and plenty of room for horses, livestock, or recreation. The home is a one-story brick ranch from 1976, built solid with four bedrooms and two and a half baths. At its heart, a wood-burning fireplace waits for cool evenings, flames dancing against a brick hearth that's warmed many gatherings before. The kitchen looks out toward the pasture, and the laundry room is more than just laundry — it's a work space with cabinets, counters, a sink, and room for sewing or canning or storing what needs to be put by. Out back, a pergola stretches over the patio, a shady place to sit and breathe in the wide Texas sky. A workshop with electricity stands ready for projects, and the property includes city water, septic, and an existing well not currently in use. Trails wind through native growth toward the river, while the home site itself sits high and secure, away from flood concerns. Just minutes from town, tucked in Bosqueville ISD, it's the kind of property that gives you both connection and retreat. Out here, the pace eases, the stars shine brighter, and the river keeps rolling, same as it always has.

### GENERAL DESCRIPTION

**Subdivision:** Swain W L

**Property Type:** Country Homes/Acreage

**Bedrooms:** 4

**Baths:** 2 Full & 1 Half

**Stories:** 1

**Garage:** 2 / Attached

**Style:** Ranch

**Year Built:** 1976

**Building Sqft:** 2,684 /

**Lotsize:** 1,573,820 / SEEREMRK

**MLS# / Area:** NTREIS-21071239



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

203 River Ln, Waco, TX 76708

Visit <https://www.har.com/NTREIS-21071239> for more information

Listing Broker