

For Sale on Market

**\$675,000**

Call 7133771022 Today!

## LAND / UNIMPROVED LAND

Exceptional opportunity to own a versatile rural approx 40 acre property in a highly desirable location with convenient, quick access to the highway. Featuring road frontage on two sides, this tract offers excellent accessibility and flexibility for future use. The land showcases beautiful elevation changes that create stunning long-range views and multiple prime homesite options. A scenic pond enhances both the landscape and functionality of the property, providing a reliable water source for livestock and attracting abundant native wildlife. Heavily treed areas offer privacy and natural cover, while thoughtfully cleared openings promote healthy native grasses and create ideal conditions for wildlife habitat. Whether you're seeking a private rural retreat, working ranch, livestock operation, or recreational getaway, this property offers the perfect balance of beauty and practicality. An outstanding combination of location, topography, and usability ready to be yours.

### GENERAL DESCRIPTION

**Subdivision:** Rr Scott Surv A-695

**Property Type:** Land / Unimproved Land

**Lotsize:** 1,779,430

**MLS# / Area:** NTREIS-21190863



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

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Texas Landmark Realtors

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Visit <https://www.har.com/NTREIS-21190863> for more information