

All Boundaries

For Sale on Market

\$500,000

Call 7138840322 Today!

## LAND / UNIMPROVED LAND

Discover this 54.168-acre tract of land located in the mineral rich city of Kosse, on TBD Mitchell Road in Kosse, Texas, in Robertson County—an ideal Central Texas property for those seeking land for a future home, ranch, recreational retreat or investment. This unimproved acreage is covered in native trees, creating a private, natural setting with abundant shade, character and seclusion. The property currently holds all minerals, an agricultural exemption, helping keep property taxes low while providing flexibility for livestock, hunting or continued agricultural use. Native wildlife is plentiful, making this an excellent opportunity for outdoor enthusiasts looking for hunting land or a peaceful escape in the Texas countryside. Water is available at the road, giving buyers a head start on future development with the ability to establish a meter and connection. An existing Utility easement and a ingress and egress easement for a neighbor to access their property. Conveniently located in Kosse, Texas, with access to Groesbeck, Mexia and other surrounding Central Texas communities, this property combines rural living with reasonable proximity to town amenities. The heavily wooded landscape offers multiple potential homesites, allowing you to create your own private ranch, country home or weekend getaway. Larger acreage tracts with agricultural exemption, water line access and tree coverage are becoming increasingly hard to find in this part of Texas. Whether you're looking to build, invest or enjoy recreational land,

### GENERAL DESCRIPTION

Subdivision: .

Property Type: Land / Unimproved Land

Lotsize: 2,359,560

MLS# / Area: NTREIS-21224252



Presented By  
**Alyssa Lienau**

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TBD Mitchell Rd, Kosse, TX 76653

Visit <https://www.har.com/NTREIS-21224252> for more information

Listing Broker

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