

\$3,144,000 - Tbd Old Hickory Grove Rd. Countyroad Ne, Franklin

MLS® #24005226

\$3,144,000

Bedroom, Bathroom,
Land on 262.00 Acres

Other, Franklin, TX

Investors & Developers, if you are looking for Residential development property in Franklin ISD, this property is a must see, or, if you are wanting a recreational property with current Agricultural exemption, this place will check that box. This 262 Acre tract has approximately 3,500 ft. of frontage on Old Hickory Grove Road. It is 95% wooded with Water Oak, Hickory, Elm, Post Oak, Sycamore, Cedar, and Yaupon & has an abundance of wildlife. Rolling elevation changes of 120 ft. provide multiple beautiful homesites. The Sandy loam soils are a plus for road construction, infrastructure, and housing development. Navasota Valley Electric is on-site, and a Robertson County Water main that will service the 68 reserved meters is being installed along the front. The property is under mineral lease with a full surface waiver preventing any Oil & Gas drilling on this property. Seller will convey all surface rights relating to the Oil and Gas Minerals. Property has an Agricultural tax Exemption in place & is Deed restricted. Seller will provide a new boundary line survey. Travel time is ten minutes to Franklin & about 45 minutes from BCS.



Essential Information

MLS® # 24005226

Price	\$3,144,000
Acres	262.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd Old Hickory Grove Rd. Countyroad Ne
Area	Robertson
Subdivision	Other
City	Franklin
County	Robertson
State	TX
Zip Code	77856

Amenities

Amenities	Water
Utilities	Electricity Available, High Speed Internet Available, Overhead Utilities, Phone Available, Underground Utilities, Water Available
Waterfront	Creek

Exterior

Lot Description	Stream/Creek, Trees Large Size, Trees, Wooded
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School Information

District	Franklin
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Additional Information

Days on Market	104
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Listing Details

Listing Agent	Charles Frieda
Listing Office	Texas Land Company of Franklin

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