

\$1,270,000 - Tbd Highway 50 (203.4050 Acres), Snook

MLS® #25004333

\$1,270,000

Bedroom, Bathroom,
Land on 203.41 Acres

Other, Snook, TX

203+ acre highly productive, dryland cropland in Burleson County with tillable & fertile soils for row crop agriculture. Contact an agent today! Previously rotated crops of cotton, milo, & corn. Highest & best use is farming.

This rectangular, level tract is currently leased. Farm has great accessibility with paved Hwy 50 frontage. Potential for shallow well water from the Brazos Alluvium Aquifer.

2024 Ag exempt taxes of \$807. Electrical & water utilities adjacent. Burleson Appraisal (CAD) Property ID: 29426.

Farm is located in Burleson County 2 mins from Wilcox, TX, just south of County Road 442 on Hwy 50. 25 mins from CS, 30 mins from Caldwell, & 13 mins from Snook. GPS enter: 30.43365 N, 96.37429 W .

At the intersection of Hwy 50 & Hwy 60, Continue 9.5 miles south & past Wilcox/CR 442 to farm. Turn right onto the easement when driving south. Easement is a private gravel road - look for the decorative windmill & the oil & gas signs.



Essential Information

MLS® #	25004333
Price	\$1,270,000

Acres	203.41
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd Highway 50 (203.4050 Acres)
Area	Burleson
Subdivision	Other
City	Snook
County	Burleson
State	TX
Zip Code	77878

Amenities

Utilities	Electricity Available, Water Available
Waterfront	Creek

Exterior

Lot Description	Level, Open Lot, Stream/Creek
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School Information

District	Snook
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Additional Information

Days on Market	199
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Listing Details

Listing Agent	Michael Mcgrann
Listing Office	eXp Realty LLC

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