

\$424,900 - Tbd, +/- 25 Ac. Hwy 36 Highway, Caldwell

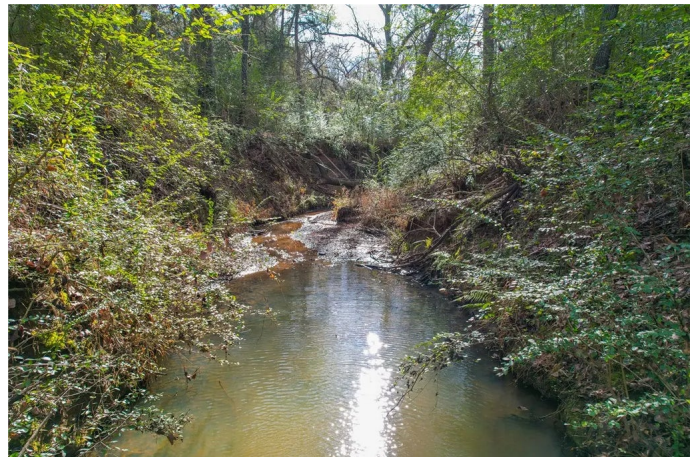
MLS® #25006785

\$424,900

Bedroom, Bathroom,
Land on 25.00 Acres

Other, Caldwell, TX

Centrally located between College Station and Austin, this beautiful +/- 25 acre ag. exempt property covers a multitude of uses from hunting to recreation and everything in between. With approximately 900 ft. of road frontage this property would be a great future investment, making it a prized possession for its next owners. The land is predominantly wooded with multiple varieties of hardwoods and offers over 50 feet of elevation change. The interior of the ranch offers numerous trails and clearings making the ranch easily accessible. In addition, there is a healthy blend of open areas/hilltops that have been recently cleared that would make for excellent built site locations. The property features over 550 ft. of Thompson Branch Creek frontage which traverses the eastern portion of the property and provides a great water source for wildlife and other game species. Whitetail deer, hogs, and doves can be seen regularly and there are several areas across the ranch that are set up well for further development of hunting areas. The property offers a healthy blend of underbrush & cover providing adequate resources for wildlife & game. In addition, the ranch has various hardwood bottoms providing some great hunting archery stand locations. The property has great access with frontage on HWY 36 and new entrance recently installed by TXDOT. Power and water both run along Hwy 36. With ample road frontage, this tract is primed for a future investment opportunity or homesite.



Essential Information

MLS® #	25006785
Price	\$424,900
Acres	25.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Tbd, +/- 25 Ac. Hwy 36 Highway
Area	Burleson
Subdivision	Other
City	Caldwell
County	Burleson
State	TX
Zip Code	77838

Amenities

Utilities	Electricity Available
Waterfront	Creek

Exterior

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

District	Caldwell
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Additional Information

Days on Market	146
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Listing Details

Listing Agent	Jeremy Young
Listing Office	Swope & Young Land Company

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