

\$395,000 - Tbd Opersteny Road, Tract 1, 13.5 Acres, Bryan

MLS® #25007924

\$395,000

Bedroom, Bathroom,
Land on 13.50 Acres

Other, Bryan, TX

Discover an amazing blend of peaceful country living and convenient access to town with this stunning 13.5-acre property in Wixon Valley. Nestled just minutes from local amenities, this expansive tract offers a rare opportunity to own a slice of nature without sacrificing location. The land features a mix of open space and beautiful mature trees that provide shade, privacy, and a serene setting. It's partially fenced on three sides and a stocked pond sits at the heart of the property for fishing, relaxing, or simply enjoying the view. Choose as little as 10 acres or as much as 25 acres! The size can go down depending on preference. Water and electric are in area with only light deed restrictions. The pens on the property do not convey. Aerial lines are approximate and the final property lines are to be determined by a final plat. Don't miss your chance to own this unique piece of the countryside.

Essential Information

MLS® #	25007924
Price	\$395,000
Acres	13.50
Type	Land
Sub-Type	Unimproved Land
Status	Active



Community Information

Address	Tbd Opersteny Road, Tract 1, 13.5 Acres
Area	103
Subdivision	Other
City	Bryan
County	Brazos
State	TX
Zip Code	77808

Amenities

Utilities	Electricity Available, High Speed Internet Available
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Exterior

Lot Description	Level, Open Lot, Pond on Lot, Trees Large Size, Trees, Open Space
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School Information

District	Bryan
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Additional Information

Days on Market	93
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Listing Details

Listing Agent	Lamanda Jatzlau
Listing Office	BHHS Caliber Realty

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